

**THE PROVINCE OF MPUMALANGA**  
**DIE PROVINSIE MPUMALANGA**

**Provincial Gazette**  
**Provinsiale Koerant**

*(Registered as a newspaper) • (As 'n nuusblad geregistreer)*

**Vol. 28**

**NELSPRUIT**  
15 JANUARY 2021  
15 JANUARIE 2021

**No. 3225**



**CONTENTS**

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
<b>GENERAL NOTICES • ALGEMENE KENNISGEWINGS</b>			
2	Steve Tshwete Spatial Planning and Land Use Management By-law, 2016: Portion 1 of Erf 342, Middelburg.	3225	14
2	Steve Tshwete Grondgebruikskema, 2019: Gedeelte 1 van 342, Middelburg .....	3225	14
<b>PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS</b>			
2	National Environmental Management: Protected Areas Act (57/2003) (as amended): Exclusion of part of protected environment (farms properties) as part of an existing Mabola Protected Environment in terms of the Act .....	3225	15
3	Steve Tshwete Spatial Planning and and Use Management By-law, 2016: Portion 3 of Erf 814, Middelburg...	3225	18
3	Steve Tshwete Ruimtelike Beplanning en Grondgebruiksbestuursverordening, 2016: Gedeelte 3 van Erf 814, Middelburg.....	3225	18
<b>LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS</b>			
1	Local Government: Municipal Property Rates Act (6/2004): Steve Tshwete Local Municipality: Calling for inspection of the supplementary valuation roll dated 8 January 2021 and the lodging of objections .....	3225	19
2	Emalaheni Local Municipality Spatial Planning and Land Use Management By-Law, 2016: Remaining Extent of the Farm Rietkuil, No 558 IS .....	3225	20
2	Emalaheni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur se Bylae, 2016: Plaas Rietkuil, No 558 IS .....	3225	21























---

**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

---

**NOTICE 2 OF 2021****STEVE TSHWETE AMENDMENT SCHEME 6****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE LAND USE SCHEME, 2019, IN TERMS OF SECTION 62(1) AND 94(1) (A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.**

We, Elizone (PTY) LTD being the authorized agent of the registered owner of Portion 1 of Erf 342, Middelburg, hereby give notice in terms of Section 94(1)(a) of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that I have applied to the Steve Tshwete Local Municipality for the amendment of the Land-Use scheme known as the Steve Tshwete Land-use Scheme, 2019, for the rezoning of the abovementioned property situated on Ngwako Street, by rezoning the properties from Residential 1 to Residential 3 subject to certain conditions.

Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from the 8<sup>th</sup> of January 2021.

Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 2497000, for a period of 30 days from 8<sup>th</sup> January 2021.

Address of the Applicant: 6B Klaserie Street, Aerorand, Middelburg, 1055

8-15

**KENNISGEWING 2 VAN 2021****STEVE TSHWETE WYSIGINGSKEMA 6****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE GRONDGEBRUIKSKEMA, 2019, INGEVOLGE ARTIKEL 62(1) EN 94(1) (A) VAN DIE STEDELIKE BEPLANNING EN GRONDGEBRUIK BESTUUR VERORDENINGE, 2016**

Ek, Elizone (PTY) LTD, synde die gemagtigde agent van die geregistreerde eienaar van Gedeelte 1 van 342, Middelburg, gee hiermee ingevolge Artikel 62(1) en 94(1)(a), van die Stedelike Beplanning en Grondgebruik Bestuur Verordeninge, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van Steve Tshwete grondgebruikskema, 2019, deur die hersonering van die bogenoemde eiendom geleë te Ngwako Straat, vanaf Residensiele 1 na Residensiele 3, onderworpe aan sekere voorwaardes.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die munisipale bestuurder, Steve Tshwete Plaaslike munisipaliteit, munisipale gebou, Wandererslaan, Middelburg, 1050, vir 'n tydperk van 30 dae vanaf 8 Januarie 2021.

Besware of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 8 Januarie 2021, skriftelik by of tot die munisipale bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

Adres Van Applikant: KlaserieStraat 6B, Aerorand, Middelburg, 1055

8-15

---

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**

---

**PROVINCIAL NOTICE 2 OF 2021**

**EXCLUSION OF PART OF PROTECTED ENVIRONMENT (FARMS PROPERTIES) AS PART OF AN EXISTING MABOLA PROTECTED ENVIRONMENT IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT 57 OF 2003 (AS AMENDED)**

I, **V.R. SHONGWE**, Provincial MEC for Agriculture, Rural Development, Land and Environmental Affairs, hereby exclude part of protected environment (certain farm properties) as listed below, as part of the existing **Mabola Protected Environment** in terms of section 29(b) of the National Environmental Management: Protected Areas Act (2003) located within the jurisdiction of **Pixley Ka Seme Local Municipality, within Mpumalanga Province**.


Prior to the decision to exclude the farms properties which are part of protected of protected environment, I the MEC had consulted with all relevant role players, including the Minister, Local Municipality, Land owners and the community involved in terms of **section 32 of NEMPAA read with section 33 and 34**.

The rationale for the exclusion of the farms which are part of the protected environment is the following:

1. To ensure balance towards use of natural resources for socio- economic benefits of all the citizens / community of **Pixley Ka Seme Local Municipality** and the country, while promoting environmental protection and sustainability;
2. To ensure / promote economic growth of the country and the community of the area;
3. To promote co- existence of mining activities and conservation within the area on the properties, the boundaries of which are as indicated on addendum 1 and 2 hereto.

For further information and maps indicating the extent of the proposed areas to be excluded contact: **Ms P.N. Ntuli (Chief Director: Environmental Services)**, email: [Pnntuli@mpg.gov.za](mailto:Pnntuli@mpg.gov.za), tel: 013 766 6335

Given under my Hand at Mbombela, this 08<sup>th</sup> day of December 2020.



**HON MR V.R SHONGWE**  
**MEMBER OF EXECUTIVE COUNCIL:**  
**AGRICULTURE, RURAL DEVELOPMENT, LAND AND ENVIRONMENTAL AFFAIRS**  
**MPUMALANGA PROVINCE**

**LIST OF FARMS EXCLUDED FROM THE EXISTING MABOLA PROTECTED  
ENVIRONMENT IN TERMS OF SECTION 29(B) OF THE NATIONAL  
ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT  
(ACT 57 OF 2003)**

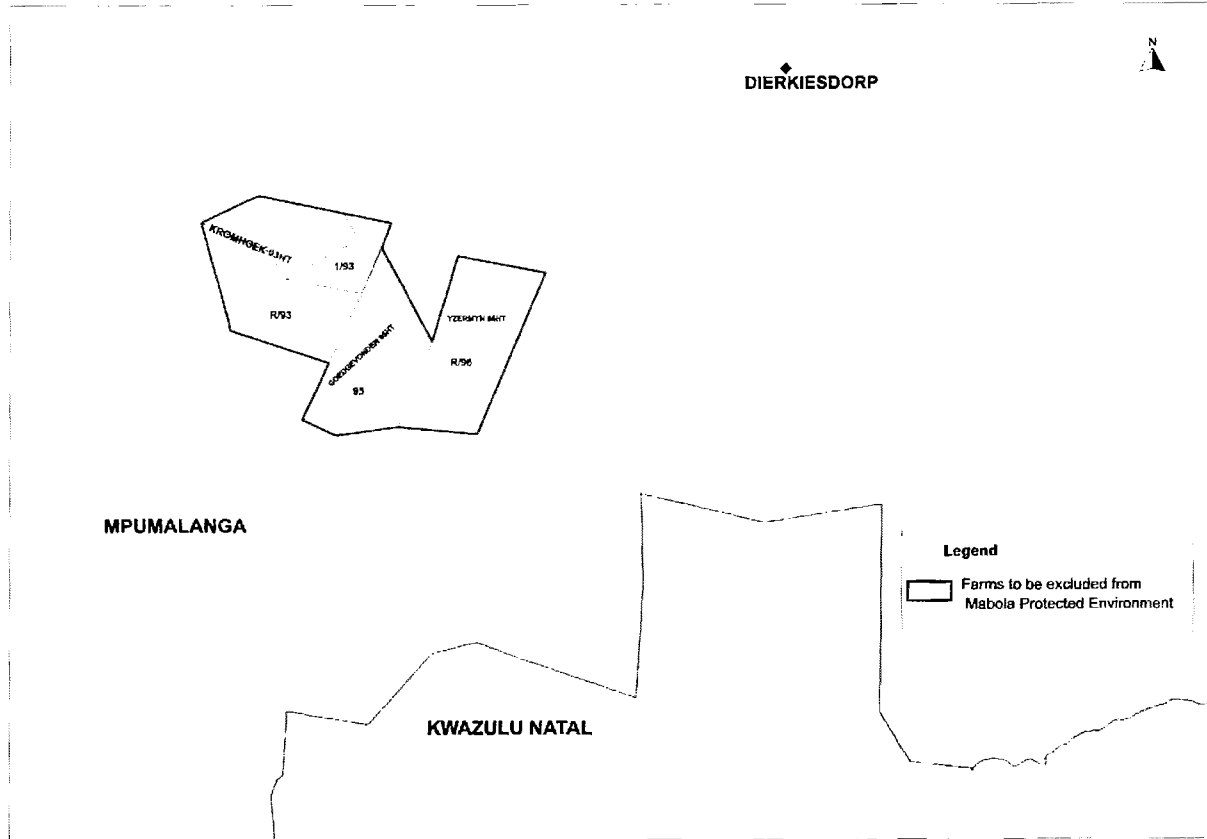
**ADDENDUM 1: PROPERTIES EXCLUDED FROM MABOLA PROTECTED ENVIRONMENT**

<b>PropertyDescription</b>	<b>TitleDeedNo.</b>	<b>Size(ha)</b>
Portion1 of Kromhoek 93HT	T73729/1994	204.3073
Remainder of Kromhoek 93HT	T25588/1975	980.4206
Goedgevonden 95HT	T138593/2002	739.4455
Remainderof Yzermyn 96HT	T136706/1984	826.1608



**ADDENDUM 2: MAP SHOWING EXTENT OF PROPERTIES TO BE EXCLUDED FROM THE EXISTING MABOLA PROTECTED ENVIRONMENT:**

**EXCLUSION OF CERTAIN FARM S PROPERTIES FROM THE EXISTING MABOLA PROTECTED ENVIRONMENT**



**PROVINCIAL NOTICE 3 OF 2021****STEVE TSHWETE AMENDMENT SCHEME 2, ANNEXURE A2****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE LAND USE SCHEME, 2019, IN TERMS OF SECTIONS 62(1) AND 94(1)(A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.**

I, Jaco Peter le Roux, of Afriplan CC being the authorized agent of the owner of the **Portion 3 of Erf 814, Middelburg** hereby give notice in terms of Section 94(1)(a) of the Steve Tshwete Spatial Planning and Use Management Bylaw, 2016, that I have applied to the Steve Tshwete Local Municipality for the amendment of the land use management scheme known as the Steve Tshwete Land Use Scheme, 2019, for the rezoning of Portion 3 of Erf 814, Middelburg situated at 5 Samora Machel Street, from “**Residential 1**” to “**Business 4**” for offices.

Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 249 7000, for a period of 30 days from **15 January 2021** (last day for comments being 15 February 2021). Any person who cannot write may during office hours attend the Office of the Municipal Manager, where an official will assist that person to lodge comment.

Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from **15 January 2021**.

*Details of agent: Afriplan CC, 14 John Magagula Street, Middelburg 1050. Tel: 013 282 8035 Fax: 013 243 1706. E-mail: [jaco@afriplan.com](mailto:jaco@afriplan.com)/[vicky@afriplan.com](mailto:vicky@afriplan.com)*

15–22

**PROVINSIALE KENNISGEWING 3 VAN 2021****STEVE TSHWETE WYSIGINGSKEMA 2, BYLAAG A2****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE GRONDGEBRUIKSKEMA, 2019, INGEVOLGE ARTIKELS 62(1) EN 94(1)(A) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURSVERORDENING, 2016**

Ek, Jaco Peter le Roux, van Afriplan CC synde die gemagtigde agent van die eienaar van die **Gedeelte 3 van Erf 814, Middelburg** gee hiermee ingevolge Artikel 94(1)(a) van die Steve Tshwete Ruimtelike Beplanning en Grondgebruiksbestuursverordening, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Steve Tshwete Grondgebruikskema, 2019, deur die hersonering van Gedeelte 3 van Erf 814, Middelburg, geleë te Samora Machelstraat 5 vanaf “**Residensiël 1**” na “**Besigheid 4**” vir kantore.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipale gebou, Wandererslaan, Middelburg, 1050, vir 'n tydperk van 30 dae vanaf **15 Januarie 2021** (laaste datum vir kommentare 15 Februarie 2021). Enige persoon wat nie kan skryf nie sal tydens kantoor-ure deur 'n amptenaar by die Kantoor van die Munisipale Bestuurder bygestaan word om kommentaar in te dien.

Besware of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf **15 Januarie 2021**, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

*Besonderhede van die agent: Afriplan CC, John Magagulastraat 14, Middelburg 1050. Tel: 013 282 8035 Faks: 013 243 1706. E-pos: : [jaco@afriplan.com](mailto:jaco@afriplan.com)/[vicky@afriplan.com](mailto:vicky@afriplan.com)*

15–22

---

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

---

**LOCAL AUTHORITY NOTICE 1 OF 2021****STEVE TSHWETE LOCAL MUNICIPALITY****PUBLIC NOTICE: CALLING FOR INSPECTION OF THE SUPPLEMENTARY VALUATION ROLL DATED 08 JANUARY 2021 AND THE LODGING OF OBJECTIONS**

Notice is hereby given in terms of Section 50 of the Local Government: Municipal Rates Act, 2004 (Act 6 of 2004) hereinafter referred to as the "Act" that the supplementary valuation roll dated 08 January 2021 for the financial years 1 July 2018 to 30 June 2023 is open for public inspection at the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg from 22 January 2021 to 26 March 2021. In addition the supplementary valuation roll is available at this Municipality's official website: [www.stevetshwetelm.gov.za](http://www.stevetshwetelm.gov.za).

An invitation is hereby made in terms of Section 50 of the Act that every person who wishes to lodge an objection in respect of any matter in, or omitted from the supplementary valuation roll, shall do so within the above-mentioned period with the Municipal Manager.

Attention is specifically drawn to the fact that in terms of Section 50(2) of the Act an objection must be in relation to a specific individual property and not against the supplementary valuation roll as such. The form for the lodging of an objection is obtainable at the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg or at this Municipality's official website: [www.stevetshwetelm.gov.za](http://www.stevetshwetelm.gov.za).

The completed form must be returned to the Municipal Manager by hand at the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg by no later than 26 March at 13h00.

For enquiries, please phone Mrs. Juanita Dedekind of the Department of Property Valuation Services at Tel: (013) 249-7088.

Any person who cannot read or write can visit Mrs. Juanita Dedekind of the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg where he/she will be assisted with the transcription of this notice and the completion of an objection form if required.

**B KHENISA  
MUNICIPAL MANAGER**

**LOCAL AUTHORITY NOTICE 2 OF 2021****Notice of an application in terms of Section 98 of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, for the establishment of a township in terms of Section 59(1) of the Emalahleni Local Municipality Spatial Planning and Land Use Management By-Law 2016, read with the provisions of Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013)**

Notice is hereby given that an application for the establishment of a township on Remaining Extent of the Farm Rietkuil, No 558 IS, Mpumalanga Province, has been lodged with the Emalahleni Local Municipality, in terms of Section 59 (1) of Emalahleni Local Municipality Spatial Planning and Land Use Management By-Law 2016.

The municipality in association with the Department of Human Settlements seeks to establish a township on Remaining Extent of the Farm Rietkuil, No 558 IS, for the development of a sustainable human settlement. The subject property is situated approximately 5km north of the existing settlement of Kriel and measures approximately 518.50 Ha in extent.

**Number of erven in proposed township according to proposed zoning:**

<b>Proposed zoning</b>	<b>Number of Erven</b>
Residential 2	7725
Residential 4 (Flats)	3
Business 2	10
Business 3	3
Commercial	5
Institutional	15
Park	25
Public Roads	-
<b>TOTAL</b>	<b>7786</b>

A copy of the application may be inspected during normal office hours at the Directorate Development Planning, 3<sup>rd</sup> Floor, Civic Centre, Mandela Avenue, Emalahleni, 1035. Contact details of relevant Municipal officials: Ms. D. Mkhabela (013 690 6354) / Mr. V. Manyoni (013 690 6480)/ Ms M Demas (013 690 6278).

Any person or persons having any objection to or representation in respect of this application must lodge such written objection/representation, together with a motivation, in a format as contemplated in Sections 103 and 104 of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, with the Municipal Manager, P.O. Box 3, Witbank and the undersigned, within a period of 30 days from date of this notice and not later than 26 February 2021.

Name of agent: Isibuko Development Planners cc  
 Physical Address of agent: Unit 2, Building 4,  
 141 Witch-Hazel Avenue,  
 Techno Park, Highveld,  
 Centurion, 0157  
 Contact details of agent: 012-6431154

**PLAASLIKE OWERHEID KENNISGEWING 2 VAN 2021****Kennisgewing van aansoek om die stigting van 'n dorp ingevolge Artikel 59(1) van die Emalaheni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Vergiftiging 2016, gelees met die bepalings van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet No. 16 van 2013)**

Kennis gehef hiermee dat 'n aansoek om die stigting van 'n dorp op resterende omvang van die Plaas Rietkuil, No 558 IS, Mpumalanga Provinsie, ingevolge Artikel 59 (1) van Emalaheni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur, ingevolge Artikel 59 (1) van Emalaheni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur se Bylae 2016 ingedien is.

Die munisipaliteit in samewerking met die Departement van Menslike Nedersettings poog om 'n township oor die oorblywende omvang van die Plaas Rietkuil, No 558 IS, te stig vir die ontwikkeling van 'n volhoubare menslike nedersetting. Die onderwerp eiendom is ongeveer 5km noord van die bestaande vereffening van Kriel geleë en meet ongeveer 518.50 Ha groot.

**Aantal erwe in voorgestelde dorp volgens voorgestelde sonering:**

<b>Voorgestelde sonering</b>	<b>Aantal Erwe</b>
Residensieel 2	7725
Residensieel 4 (Woonstelle)	3
Besigheid 2	10
Besigheid 3	3
Kommersiële	5
Institusionele	15
Ontspannings	25
Publieke Paaie	-
<b>Totale</b>	<b>7786</b>

'n Afskrif van die aansoek kan gedurende normale kantoorure by die Direkoraat Ontwikkeling Beplanning, 3de Vloer, Burgersentrum, Mandelalaan, Emalaheni, 1035 besigtig word. Kontakbesonderhede van relevante Munisipale amptenare: Me. D. Mkhabela (013 690 6354) / Mnr. V. Manyoni (013 690 6480) / Me M Demas (013 690 6278).

Enige persoon of persone wat enige beswaar teen of vertoe ten opsigte van hierdie aansoek het, moet sodanige skriftelike beswaar/vertoe indien, tesame met 'n motivering, in 'n formaat soos bedoel in Artikels 103 en 104 van die Emalaheni Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2016, met die Munisipale Bestuurder, Posbus 3, Witbank en die ondergetekende, binne 'n tydperk van 30 dae vanaf die datum van hierdie kennisgewing en nie later nie as 26 Februarie 2021.

Naam van agent: Isibuko Development Planners cc  
 Fisiese Adres van agent: Eenheid 2, Gebou 4,  
 141 Witch-Hazel Laan,  
 Techno Park, Hoëveld,  
 Centurion, 0157  
 Kontakbesonderhede van agent: 012-6431154