



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

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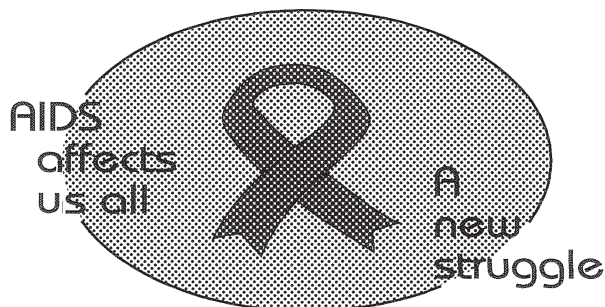
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NELSPRUIT
8 October 2021
8 Oktober 2021

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 71 OF 2021****NOTICE IN TERMS OF SECTION 95 OF THE EMALAHLENI SPARTIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016 FOR THE TOWN SHIP ESTABLISHMENT APPLICATION**

We, **Mmadibuke consulting and projects (Pty) Ltd**, being the authorised agents of the owners of the **Portion 19 of The Farm Aangewys 81IS**, Mpumalanga province hereby give notice in terms of section 95 of the Emalahleni spatial planning and Land use management bylaw, 2016 That we have applied to Emalahleni local municipality for the township establishment application (with gest house, filling station, shops and fuel Depot land uses).

Any objection or comments with grounds therefore and contact details shall be lodged within 30days from the first date of which the notice appeared (**September 2021**) with or made in writing to PO box 3, Emalahleni central, Mpumalanga, 1035 or an email send to demasml@emalahleni.gov.za.

Full particulars of the application will be open for inspection during normal working hours at the above mentioned office **AUTHORISED AGENT DETAILS**: Zambezi Office Park, Cnr Sefako Makgatho Drive and Kameeldrif Weg, Roodeplaat, Pretoria, 0039 Tel: 079 959 5389, Email Address: Planning@Mmadibuke.co.za.

8-15

ALGEMENE KENNISGEWING 71 VAN 2021

KENNISGEWING INGEVOLGE AFDELING 95 VAN DIE WET OP EMALAHLENI RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, 2016 VIR DIE AANSOEK OM DORPSSTIGTING

Ons, **Mmadibuke consulting and projects (Pty) Ltd**, Synde die gemagtigde agente van die eienaars van **Gedeelte 19 van die plaas Aangewese 81IS**, Mphumalanga Provinsie, hier deur kennisgewing te gee ingevolge artikel 95 van die Emalahleni Ruimtelike Beplanning en Grondgebruikbestuur by-law , 2016 Dat ons by die plaaslike munisipaliteit Emalahleni aansoek gedoen het vir die stigting van dorpe (met gastehuis, vulstasie, winkels en grondgebruik).

Enige beswaar of kommentaar met die redes daarvoor en kontakbesonderhede moet binne dertig dae vanaf die eerste datum waarop die kennisgewing verskyn het (**September 2021**), ingedien of skriftelik by Posbus 3, Emalahleni sentraal, Mpumalanga, 1035 of per e-pos gestuur word aan demasml. @ emalahleni.gov.za.

Volledige besonderhede van die aansoek le ter insae gedurende gewone werksure by bogenoemde kantoor. Zambezi Kantoorpark, Cnr Sefako Makgatho-rylaan en Kameeldrift Weg, Roodeplaat, Pretoria, 0039.; 079 959 5389; E-posadres Beplanning@Mmadibuke.co.za.

8–15

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 70 OF 2021****MSUKALIGWA LOCAL MUNICIPALITY
NOTICE OF APPROVAL OF ERMELO 1982 AND MSUKALIGWA LAND USE SCHEME
AMENDMENT SCHEME**

Notice is hereby given in terms of the provision of Section 66(5) of the Msukaligwa Local Municipality Spatial Planning and Land Use Management By-law, 2016, that the municipality has approved the amendment of the Ermelo Town Planning Scheme 1982 and Msukaligwa Land Use Scheme, 2021 in terms of Section 114(a) of the Msukaligwa Spatial Planning and Land Use Management By-law, 2016 by the rezoning of Erf 386, Extension 2, Cassim Park from Residential 1 to Residential 3 for purposes of Dwelling Units; the Remainder of Erf 27 Ermelo from "Residential 1" to special "Special for warehouse retail" for the purposes of a liquor warehouse; the Remainder of Erf 28 from "Business 4" to "Special for warehouse retail" for the purposes of a liquor warehouse and Erf 1914 Wesselton From Residential 1 to Business 2 .

The amendments are known as Ermelo Town Planning Scheme Amendment Scheme 852, Msukaligwa Land Use Scheme, 2021, Amendment Scheme 1-2021&2-2021 and shall come into operation on date of publication of this notice. Particulars of the application will lie for inspection during normal office hours at the office of the Director: Planning and Economic Development, 2nd Floor, Civic Centre, Taute Street, Ermelo.

Address of Applicant: 14/10508 Blesbok Street, Ermelo, 2350: P.O Box 1072, Ermelo, 2350; E-mail: info@intongasurveys.co.za

PROCLAMATION NOTICE 71 OF 2021**CITY OF MBOMBELA****AMENDMENT SCHEME AW/16/00386**

It is hereby notified in terms of Section 58 of the Mbombela By-Law on Spatial Planning and Land Use Management, 2019, that the City of Mbombela has approved an amendment of the City of Mbombela Land Use Scheme, 2019, by the rezoning of Erf 320 White River Extension 1 Township from "Residential" to "Business" for purposes of offices limited to the existing building.

Copies of the amendment scheme are filed with Municipal Manager, Civic Centre, Nel Street, Nelspruit, and are open for inspection at all reasonable times. This amendment scheme shall come into operation on date of publication hereof.

WJ KHUMALO
MUNICIPAL MANAGER
City of Mbombela Local Municipality
P O Box 45
MBOMBELA
1200

PROCLAMATION NOTICE 72 OF 2021**THABA CHWEU AMENDMENT SCHEME
(Ref. No. 17/4/1/2)**

It is hereby notified in terms of Section 66(5) of the Thaba Chew By-law on Spatial Planning and Land Use Management, 2016, that the Thaba Chweu Municipality has approved an amendment of the Thaba Chweu Land Use Scheme 2018, by rezoning a Portion of Erf 2499, Lydenburg (now known as Portion 1 of Erf 2499, Lydenburg), from 'Residential 1' to 'Business 1'.

Copies of the amendment scheme are filed with Municipal Manager, Cnr of Central and Viljoen Streets, Lydenburg, and are open for inspection at all reasonable times. This amendment scheme shall come into operation on date of publication hereof.

A copy of this notice will be provided in Afrikaans or Siswati to anyone requesting such in writing within 30 days of this notice.

**S.S. MATSI
MUNICIPAL MANAGER
Thaba Chweu
P.O. Box 61
LYDENBURG
1120**

PROCLAMATION NOTICE 73 OF 2021**CITY OF MBOMBELA LAND USE SCHEME, 2019 – AMENDMENT SCHEME AM/20/00019**

It is hereby notified in terms of Section 58 of the Mbombela By-law on Spatial Planning and Land Use Management, 2019, that the City of Mbombela has approved an amendment of the Mbombela Land Use Scheme, 2019, by the rezoning of Erf 3252, Nelspruit Township, to "Business" permitting a bakery, a launderette, and a gaming establishment additional to the existing permitted uses.

Copies of the amendment scheme are filed with the Municipal Manager, Civic Centre, Nel Street, Mbombela, and are open for inspection at all reasonable times. This amendment scheme shall come into operation on date of publication hereof.

**W KHUMALO
MUNICIPAL MANAGER**

City of Mbombela
P O Box 45
NELSPRUIT
1200

PROCLAMATION NOTICE 74 OF 2021**NKOMAZI LOCAL MUNICIPALITY PLOCAMATION NOTICE****MALELANE AMENDMENT SCHEME NO 02**

The Nkomazi Local Municipality hereby in terms of the provisions of Section 56 of the Nkomazi By-law on Spatial Planning and Land Use Management the Nkomazi Local Municipality, 2015, declares that it has approved an amendment scheme, being an amendment of the Malelane Town Planning Scheme, 1997, comprising of the same land as included in the Schoemansdal Township.

The Amendment Scheme Maps are filed with the Municipal Manager, Nkomazi Local Municipality, 9 Park Street, Malelane and are open for inspection at all reasonable times.

This amendment is known as the Malelane Amendment Scheme No 02 and shall come into operation on date of publication hereof.

A copy of this notice will be provided in Afrikaans or English to anyone requesting such in writing within 30 days of this notice.

Mr Muzi Danie Nqwenya
Municipal Manager
Nkomazi Local Municipality
9 Park Street
Malelane
1320

NKOMAZI LOCAL MUNICIPALITY PLOCAMATION NOTICE**DECLARATION OF SCHOEMANSDAL TOWNSHIP AS AN APPROVED TOWNSHIP**

The Nkomazi Local Municipality hereby in terms of the provisions of Section 56 of the Nkomazi By-law on Spatial Planning and Land Use Management the Nkomazi Local Municipality, 2015 hereby declares the township of Schoemnsdal to be an approved township, subject to the conditions set out in the schedule hereto.

A copy of this notice will be provided in Afrikaans or English to anyone requesting such in writing within 30 days of this notice.

Mr Muzi Danie Nqwenya
Municipal Manager
Nkomazi Local Municipality
9 Park Street
Malelane
1320

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA UNDER THE PROVISIONS OF SECTION 56 OF THE NKOMAZI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 45 OF THE FARM SCHOEMANSDAL 581, REGISTRATION DIVISION J.U. MPUMALANGA PROVINCE HAS BEEN APPROVED

The Nkomazi Local Municipality hereby declares **SCHOEMANSDAL**, in terms of Section 61 of the Nkomazi Spatial Planning and Land Use Management By-Law, 2015, to be an approved township subject to the conditions set out in the schedule attached hereto.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP IN TERMS OF THE PROVISIONS OF SECTION 56 OF THE NKOMAZI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 45 OF THE FARM SCHOEMANSDAL 581 JU, IS GRANTED/APPROVED SUBJECT TO COMPLIANCE WITH CONDITIONS BELOW:

1.1. GENERAL

- 1.1.1.** The applicant shall satisfy the Council of the Nkomazi Local Municipality:
- 1.1.1.1. Positive comments from SANRAL with respect to additional accesses to and from the proposed development should be provided to accompany the submitted/provided Traffic Impact Study;
 - 1.1.1.2. Positive comments from the Department of Agriculture, Forestry and Fisheries must be obtained in support of the proposed township as it falls out of the urban edge;
 - 1.1.1.3. Proof of Water Rights License approval from the Department of Water & Sanitation for Disposal or Recycling of Treated Effluent must be submitted prior to any development taking place and with inclusive of the Environmental Impact Assessment;
 - 1.1.1.4. That the developer proves to the municipality that the water quantity will be sufficient for utilisation and that water quality will be suitable for human consumption on the proposed development;
 - 1.1.1.5. Positive comments from Eskom regarding the Eskom Power Line situated in proximity to the proposed development must be submitted;

- 1.1.1.6. That a services agreement be entered into with the Nkomazi Local Municipality with respect to all services to be provided by that municipality, including the provision of an agreement to utilise a licensed landfill site for solid waste;
 - 1.1.1.7. That all other approvals required by and/or given by other relevant Departments and institutions be adhered to;
 - 1.1.1.8. An interim court interdict granted in June 2016 states that no building should be erected on the concerned property. A declaratory order with respect to the validity or otherwise of this interdict must be obtained prior to any development on the proposed township.
- 1.2.** The applicant shall comply with the provisions of sections 57, 58, 59, and 60 of Nkomazi SPLUM By-law upon which the municipality will issue a certificate in terms of Section 59 and Section 82 of the said By-law.

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 56 OF THE NKOMAZI SPLUM BY-LAW)

2.1. NAME

The name of the township shall be **SCHOEMANSDAL**.

2.2. DESIGN

The township shall consist of erven and streets as indicated on the layout **0208 – Schoemandsal_03**.

2.3. ACCESS

- 2.3.1** The ingress and egress shall be provided off district provincial road D2943 to the satisfaction of Nkomazi Local Municipality and the Mpumalanga Department of Public Works, Roads & Transport.
- 2.3.2** Access to the township is subject to the approval letter (Reference number **F02/11/1/1/39-581JU**) and the conditions contained therein by the Mpumalanga Department of Public Works, Roads & Transport.
- 2.3.3** Additional access from the R570 road will be allowed upon final written approval of such access being obtained from the South African National Roads Agency Limited based on the approval granted provisionally by verbal confirmation and subsequent e-mail communication stating that a roundabout implemented simultaneously in conjunction with curbed

islands (to aid in local access management) is the SANRAL preferred access solution for additional access to the development.

2.4. RECEIPT AND DISPOSAL OF STORMWATER

2.4.1 The township owner shall arrange the stormwater drainage of the township; in such a way as to fit in with all relevant roads and he shall receive and dispose of the stormwater running off or being diverted from the road.

2.4.2 Stormwater will be controlled and managed to follow natural watercourses and/or channels within road reserves to prevent erosion and damage to other properties. It will be ensured that any existing stormwater structures e.g. pipes, culverts, etc. that have to collect stormwater from the proposed development, have adequate capacity to accommodate such stormwater. The applicant/owner shall be responsible for the upgrading of such infrastructure if required.

2.5. PROVISION AND INSTALLATION OF ENGINEERING SERVICES

2.5.1 The township owner shall, at its costs and to the satisfaction of the Municipality, design, provide, and construct all engineering services, including the stormwater reticulation within the boundaries of the township, to the satisfaction of the Municipality.

2.5.2 If external services are not available or the existing services are not sufficient to accommodate the township special arrangements shall be made, after consultation with the applicable departments, to the satisfaction of the Municipality.

2.5.3 All internal engineering services installed shall remain the responsibility of the township owner including link connections.

2.5.4 Electricity to the township will be provided by ESKOM

2.6. CONDITIONS IMPOSED BY THE MPUMALANGA DEPARTMENT OF AGRICULTURE, RURAL DEVELOPMENT, LAND, AND ENVIRONMENTAL AFFAIRS

2.6.1. The township applicant/owner shall at its own expense ensure that the Environmental Authorisation and Environmental Management Plan (EMP) be reviewed and submitted to the Mpumalanga Department of Agriculture, Rural Development, Land and Environmental Affairs for approval before construction commences.

- 2.6.2.** The township applicant/owner must ensure that all conditions imposed by the Department of Agriculture, Rural Development, Land and Environmental Affairs in terms of the Environmental Authorisation issued by the said Department under NEAS reference number **MPP/EIA/0000550/2019** and application number **1/3/1/16/1E-204** are adhered to.

2.7. CONDITIONS IMPOSED BY PROVINCIAL HERITAGE RESOURCES AUTHORITY: MPUMALANGA

The township owner shall, at its own cost, comply with the provisions of the National Heritage Resources Act, 1999 (Act 25 of 1999), and strictly adhere to all the conditions and/or requirements imposed by the Provincial Heritage Resources Authority: Mpumalanga, where applicable.

2.8. CONDITIONS IMPOSED BY MPUMALANGA DEPARTMENT OF PUBLIC WORKS, ROADS, AND TRANSPORT

The township owner shall, at its own cost, comply with and strictly adhere to all the conditions and/or requirements imposed by the Mpumalanga Department of Public Works, Roads and Transport: Roads Planning.

2.9. CONDITIONS IMPOSED BY ESKOM

- 2.9.1.** Eskom Infrastructure that provides electricity to the township needs to be installed prior to the commencement of construction;
- 2.9.2.** The Electricity line that transverse the property will have to be relocated to the satisfaction of Eskom prior to the commencement of construction;
- 2.9.3.** There are a 9-meter building and tree restriction on either side of the centre line of the 22 kV power lines, which must be adhered to in all future development. The rights are not registered against the property, but are secured under a Wayleave Agreement;
- 2.9.4.** Eskom Distribution's services and equipment must be acknowledged at all times and may not be tampered with or interfered with. It is important to acknowledge and respect Eskom's Distributions services at all times;
- 2.9.5.** Eskom Distribution shall at all times retain unobstructed access to and egress from its services.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT INDICATED IN 2 ABOVE

4. ACCESS

- 5.** The ingress and egress shall be provided by district road D2943 to the satisfaction of Nkomazi Local Municipality and the Mpumalanga Department of Public Works, Roads & Transport.
- 6.** Access to the township is subject to the approval letter (Reference number **F02/11/1/1/39-581JU**) and the conditions contained therein by the Mpumalanga Department of Public Works, Roads & Transport.
- 7.** Additional access from the R570 road will be allowed upon final written approval of such access being obtained from the South African National Roads Agency Limited.

8. ACCEPTANCE AND DISPOSAL OF STORMWATER

- 9.** The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the roads shall be received and disposed of, to the satisfaction of the Municipality.
- 10.** Specifically, provision for the management and/or acceptance of stormwater emanating from the design and construction of such ingress and egress as mentioned in clause 3.1 above shall be done in consultation with and to the satisfaction of the Nkomazi Local Municipality.
- 11.** The Township owner shall ensure that all stormwater is contained and should ensure that stormwater does not enter the sewerage system or vice versa.
- 12.** The Township owner shall ensure that a stormwater management plan is put in place.

13. REFUSE REMOVAL

- 14.** The township owner shall at its own expense have all litter within the township area removed to the satisfaction of the Municipality when required to do so by the Municipality.
- 15.** The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the Municipality for the removal of all refuse.

16. REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM, and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the Municipality, should it be deemed necessary.

17. DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings/structures situated within the building-line reserves, side spaces, or over common boundaries to be demolished to the satisfaction of the Municipality, when requested thereto by the Municipality, or where buildings/structures are dilapidated.

18. CONSOLIDATION OF ERVEN

- 19.** The township owner shall, at its own costs, after the proclamation of the township but prior to the development of the township, consolidate Erf 1 and Erf 2 to the satisfaction of the Municipality (new consolidated erf to be known as Erf 3).
- 20.** The Municipality hereby grants its consent for the consolidation of Erf 1 and Erf 2 in terms of Section 73 of the Nkomazi By-law on Spatial Planning and Land Use Management 2015, which consolidation shall only come into operation on the proclamation of the township and subject to the Section 82 certificate being issued by the Municipality.

21. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE:

- 22.** The township owner shall install and provide internal engineering services in the township as provided for in the services agreement.
- 23.** The Municipality shall install and provide external engineering services for the township as provided for in the services agreement.

24. DISPOSAL OF EXISTING TITLE CONDITIONS

All erven shall be made subject to the existing conditions and servitudes if any:

5.1 All erven shall be subject to:

- A. The Remaining Extent of the farm Schoemansdal 581 J.U. measuring 10 000,2364 hectares is subject to a powerline servitude in favour of Eskom with ancillary rights as will more fully appear from Notarial Deed of Servitude K6002/2002S.
- B. The Remaining Extent of the farm Schoemansdal 581 J.U. measuring 10 000,2364 hectares is subject to a powerline servitude in favour of Eskom with ancillary rights as will more fully appear from Notarial Deed of Servitude K346/2016S.
- C. Portion 45 of the Farm Schoemansdal 581 J.U. measuring 8,1091 hectares is subject to a Notarial Lease registered in favour of Matsamo Mall (Pty) Ltd for a period of 30 years from 1 September 2018, as will more fully appear from Notarial Deed of Lease K734/2018L.

6 CONDITIONS OF TITLE**6.1 CONDITIONS OF TITLE IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE NKOMAZI SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2015 AS READ WITH THE MALELANE TOWN PLANNING SCHEME 1997.****6.1.1 All Erven:**

- 6.1.1.1 The erven are subject to a servitude 2m wide in favour of the local authority, for sewerage and other municipal

purposes along any two boundaries other than a street boundary (excluding the western boundary abutting the Remainder of Portion 12 of the farm Schoemansdal 581-JU) and in the case of a panhandle erf, an additional servitude for municipal purposes 1m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

- 6.1.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- 6.1.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and other works as it, to its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- 6.1.1.4 The erf is situated in an area with soil conditions that may affect buildings and structures detrimentally and result in damage. Building plans submitted to the local authority shall indicate measures in accordance with recommendations contained in the engineering-geological report compiled for the township, to limit possible damage to the buildings and structures as a result of the unfavourable foundation conditions, unless proof is submitted to the local authority that such measures are unnecessary or the same purpose can be achieved by alternative measures.

7. CONDITIONS TO BE INCORPORATED IN THE MALELANE TOWN-PLANNING SCHEME 1997 IN TERMS OF SECTION 56 OF THE NKOMAZI BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2015.

27. BUSINESS 1

28. Erven 1-2 (to be known as consolidated Erf 3, Schoemansdal):

1	Use Zone	IV: Business 1
2	Uses permitted	Shops; Places of Refreshment; Restaurants; Places of Public Worship; Places of Instruction; Social Halls; Dwelling Units; Informal Trade; Residential Buildings; Business Purposes; Hotels; Offices and Medical Suites; Places of Amusement; Public/Private Parking Areas, Dry Cleaners.
3	Uses with consent	Service Industries; Filling Stations
4	Uses not permitted	All other uses
5	Definitions	<p>(1) Shops: means Buildings used for retail trade, confectionaries, postal services, small scale printing services, and dry cleaning depots, excluding a Motor Dealer and the sale of earthmoving and agricultural, industrial, and construction equipment, as well as heavy vehicles.</p> <p>(2) Retail trade: This means the sale of goods other than wholesale.</p> <p>(3) Places of Refreshment: Includes a restaurant, tearoom, or coffee-shop and means a building which is not a hotel, residential club, drive-in restaurant, or boarding house, but which is designed and used for the preparation or the retail sale of meals, refreshments, as well as the retail sale of fresh produce, mineral waters, tobacco, reading material and sweets.</p> <p>(4) Restaurants: Land or buildings used for the preparation and sale of food or drink, whether or not consumed on the site, and includes inter alia a Pub, Take-Away, and Drive-Through Restaurant, as well as an ancillary children's play area; but excludes a Canteen, Tavern, Place of Entertainment or live performances.</p> <p>(5) Places of Public Worship: Land or buildings used for religious purposes, such as a church, temple, synagogue, mosque, or other religious activities, and may include a wall of</p>

		<p>remembrance, as well as one ancillary dwelling unit, but excludes a Funeral Parlour, Chapel, and a Cemetery.</p> <p>(6) Places of Instruction: Land or buildings used for lessons in dancing, swimming, arts and crafts, music, and any other similar use.</p> <p>(7) Social Halls: Building used for social or cultural purposes, including a community centre, but excludes a Place of Entertainment. It is regarded as a place for social assemblies or gatherings for Recreational purposes. It does not include a place of amusement.</p> <p>(8) Dwelling Units: An interconnected suite of rooms, designed for human habitation that shall contain a kitchen with or without an ancillary scullery and with the appropriate ablutions; irrespective of whether the dwelling unit is a single building or forms part of a building containing 2 or more dwelling units to the satisfaction of the Municipality.</p> <p>(9) Informal Trade: The selling of products on land from temporary or permanent structures, or no structure or facilities on land which is not necessarily zoned for these purposes. The Municipality and owners may demarcate areas specifically for such purposes, such as markets, flea markets, fresh produce markets, and hawker stalls, with permission from the Municipality.</p> <p>(10) Residential Buildings: A building, other than Hotel, designed for use, or used for human habitation and includes a dwelling house, dwelling unit, boarding house, a hostel or tenements, Old Age Home, self-catering accommodation, and holiday homes.</p> <p>(11) Business Purposes: Means purposes normally or otherwise reasonably associated with the use of land for business activities, including shops, offices, showrooms, estate agencies, travel agencies, banks and building societies, hairdressers, beauticians and funeral undertaker, restaurants, or similar businesses other than places of instruction, public garages,</p>
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		<p>builder's yards, scrap yards, and industrial activities</p> <p>(12) Hotels: Buildings used for the temporary accommodation of visitors, including a restaurant, meeting rooms, entertainment areas, and other related facilities and which is registered as a hotel under the Hotels Act 70 of 1965 and/or any amendments made to the act.</p> <p>(13) Offices: A building or part of a building used for administration or management of a company, business, industry, organ of state, profession, or other similar undertakings.</p> <p>(14) Places of Amusement: Means land used for recreational purposes in order to make a profit and includes uses such as a theatre, cinema, music hall, discotheque, concert hall, video arcade, billiard room, sports stadium, skating rink, dance hall, and buildings used for the purpose of exhibitions.</p> <p>(15) Public Parking Areas: This means a building used for gain or reward for the parking of motor vehicles as well as allocated parking on a public street.</p> <p>(16) Private Parking Areas: This means a building, or part of such building, used, whether or not for gain or reward solely for parking motor vehicles owned or used by the occupants of the Building or Buildings on the same site or in the vicinity of that site.</p> <p>(17) Dry Cleaners: A building used or designed for the purpose of cleaning textiles with chemical solvents, which dissolve dirt and grease from fabrics.</p> <p>(18) Other uses: Part 1, Clause 2 of the Scheme</p>
6	Density	Not applicable
7	Coverage	80%
8	Height	Two (2) storeys
9	Floor Area Ratio (FAR)	0.5

10	Site development plan and landscape development plan	<p>(1) A site development plan, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval.</p> <p>(2) The street frontage of the erven and exterior of buildings shall be treated in accordance with the site development plan.</p> <p>(3) The landscaping in terms of the landscape development plan shall be completed with the completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.</p>
11	Building-lines	<p>(1) 16 m from D2943 Road reserve.</p> <p>(2) 16m from R570 road reserve.</p> <p>(3) 2m from any other erf boundary</p> <p>(4) 0m from the western erf boundary abutting the Remainder of Portion 12 of the farm Schoemansdal 581-JU</p>
12	Parking requirements	Shall be 3/100m ² GLA and can further be relaxed with the consent from Nkomazi Local Authority.
13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surfaces shall be paved, drained, and maintained to the satisfaction of the Municipality.
14	Access to the erf	<p>The ingress and egress shall be provided by district road D2943 to the satisfaction of Nkomazi Local Municipality and the Mpumalanga Department of Public Works, Roads & Transport.</p> <p>Access will be allowed from the R570 once approval has been obtained from SANRAL.</p>
15	Loading & off-loading	Loading and off-loading facilities shall be provided on the erf to the satisfaction of the Municipality and

		all loading and off-loading shall take place on the erf.
16	Turning facilities	Turning space for vehicles shall be provided on the erf to the satisfaction of the Municipality.
17	Physical barriers	A permanent, non-removable physical barrier that restricts vehicular and pedestrian movement shall be erected and maintained on the boundary of the Township. The height, siting, design, materials, and finishes of the barrier shall be to the satisfaction of the Municipality.
18	Health measures	Any requirements for air pollution, noise abatement, or health measures required by Municipality shall be complied with to the satisfaction of, and without any costs to the Municipality.
20	<p>General:</p> <ol style="list-style-type: none"> 1. No building shall be occupied before completely developed: Provided that the Municipality may, in exceptional circumstances, grant consent thereto. 2. An engineer must be appointed before the approval of building plans, who must design, specify and supervise structural measures for the foundations of all structures according to the soil classification for each zone as described in the geological report. On completion of the structures, he/she must certify that all his / her specifications have been met. 3. In addition to the above conditions, the erf and buildings thereon are further subject to the general provisions of the Malelane Town Planning Scheme, 1997. 	

PROCLAMATION NOTICE 75 OF 2021**NOTICE OF PROCLAMATION**

IN RESPECT OF THE APPROVED LAND DEVELOPMENT AREA ON PORTION 14 (A PORTION OF PORTION 1) OF THE FARM EMMETT 4-JU (NOW REGISTERED AS PORTIONS 32 TO 50), SITUATED IN THE AREA OF THE CITY OF MBOMBELA LOCAL MUNICIPALITY, ALLOCATED THE FOLLOWING REFERENCE NUMBER:

MDT/18/12/09/01/HIPPO POOLS/01

It is hereby notified in terms of Section 179(1) of the City of Mbombela Spatial Planning and Land Use Management By-law, 2019, read with Section 60(c) of The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Section 33(4) of the Development Facilitation Act, 1995 (Act 67 of 1995) (DFA) (repealed), that the preceding Mpumalanga Development Tribunal (MDT) and now the City of Mbombela Local Municipality, approved the land development area and Tourism Resort (known as Hippo Pools Development) on Portion 14 (A Portion of Portion 1) of the farm Emmett 4-JU (now registered as Portions 32 to 50), on 26 May 2010 under reference number MDT/18/12/09/01/HIPPO POOLS/01 and in terms of the previous Section 33(1) of the Development Facilitation Act 67 of 1995 (now repealed).

The approval includes the following conditions:

1. A subdivision of the property to create three (3) new portions, being Portions A-C and a remainder, therefore four (4) land portions with their land uses as follows:
 - a) Proposed Portion A (now registered as Portion 32 of the farm Emmett 4-JU) for a Private Resort, which allows for:
 - A Reception office;
 - 30 X 6 bed self-catering accommodation Chalets of 70 m² each;
 - A restaurant of 500 m²;
 - A function hall for guests and related uses, being a kitchen, store room, bar facility, undercover patio, offices, board room, kiosk and ablution of 500 m² in extent;
 - 60 caravan sites (70 m²), including 60 private ablution / kitchenettes measuring 9 m²;
 - Indoor Entertainment hall with laundry and Ablutions 800 m²;
 - 3 Outdoor Swimming Pools;
 - Swimming Pool Ablutions, measuring 50 m²;
 - 2 Kiosks at Swimming Pool Area, measuring 84 m²;
 - Sheds, storerooms, workshop and stables, 500 m² in extent;
 - Manager's Houses of 600 m²; and
 - 5 Staff accommodation facilities, 500 m² in extent.
 - b) Proposed Portion B1 and B1 (now registered as Portions 33 and 34 of the farm Emmett 4-JU) for a Agri-Tourism Business Centre, which consist of the following:
 - An Agri Pack House for fruit and nut processing, packaging and storage, Reception office;
 - Store room and cold rooms;
 - An exhibition hall for the locally manufactured goods;
 - Educational and Planning facility for the Agricultural Sector;
 - Tourism Information Sector;
 - A restaurant / coffee shop;
 - Curio and Take Away shop;
 - A nursery for Agricultural Products; and
 - Allusion facilities.
 - c) Proposed Portion C (now registered as Portions 35 to 50 of the farm Emmett 4-JU) for a Holiday Village, which consist of the following:
 - 13 Full title single dwelling residential stands (with a minimum Erf Size of 2,101 m² per erf and a maximum erf size of 1.26 hectares);
 - One stand for a gate house (now Portion 50);
 - One service stand for water reservoir and services; and
 - An access by way of right-of-way servitude over the Remaining Extent of Portion 14.

- d) The Remaining Extent of the property will remain Agriculture and will constitute an economical viable macadamia orchard.
2. The Land Development is approved on condition that a positive Record of Decision (ROD) is obtained from the Department of Economic Development, Environment and Tourism (now the Department of Agriculture, Rural Development, Land & Environmental Affairs);
 3. The applicant to submit access permission between the 2 portions dissected by the R536 road to the Registrar (now Municipality);
 4. The applicant to submit of a water license to the Registrar (now Municipality).
 5. That the suspension in terms of Section 33(2)(j)(i) of the Development Facilitation Act, 1995 (Act 67 of 1995) of the provisions of Section 9A and 11 of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940) be approved;
 6. That the suspension in terms of Section 33(2)(j)(iv) of the Development Facilitation Act, 1995 (Act 67 of 1995) of the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) be approved.
 7. Exemption to enter into a Service Agreement with the Local Authority is granted.
 8. Approval of the Conditions of Establishment as amended be approved.
 9. The Land Use Conditions as amended be approved.
 10. Approval of the Layout Plan and Subdivision Plan with the Subdivision of 3 portions with a remainder.
 11. The services to be installed must be in line with the City of Mbombela Local Municipality's standards and requirements and the design thereof must be submitted to the said Local Municipality for record purposes.
 12. Building plans of all the structures must be submitted to the City of Mbombela Local Municipality for approval.

The relevant approved documents in respect of the land development area are kept at the offices of the Designated Officer / Municipally, Civic Centre, Nel Street, Nelspruit. The relevant conditions issued and imposed in respect of the approved land development area by the Tribunal / Municipality shall come into operation on the date of publication of this notice.

WJ KHUMALO
MUNICIPAL MANAGER
City of Mbombela
P O Box 45
NELSPRUIT
1200

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 99 OF 2021****NOTICE****MPUMALANGA GAMING ACT, 1995 (ACT 5 OF 1995) AS AMENDED
APPLICATION FOR TRANSFER AND REMOVAL OF SITE OPERATOR LICENCE**

Notice is hereby given that Zacharia Njinju Kampu Identification number 7612175755185 trading as Dipereeng Café intends on submitting an application for the transfer and removal of site operator licence from Mtitiwane Thulane Khoza, to the Mpumalanga Economic Regulator on 8 October 2021. The current premises is located at: Stand 60, Aniva Trust, Nkomazi, Mbombela Municipality, Ehlanzeni District, Mpumalanga Province. The future business premises will be located at: Erf 1290, 16 Theo Kleynhans Street, White River, Mbombela Municipality, Ehlanzeni District, Mpumalanga Province. The owners/managers are: Mr. ZN Kampu. No changes to the licence conditions are proposed in this application. The application will be open for public inspection at the office of the Mpumalanga Economic Regulator at First Avenue, White River, South Africa 1240, ceo@mer.org.za from 8 October 2021. Attention is directed to the provisions of Section 26 of the Mpumalanga Gambling Act, 1995 (Act No. 5 of 1995) as amended, which makes provision for the lodging of written objections in respect of the applications. Such objection should be lodged with the Chief Executive Officer, Mpumalanga Economic Regulator, First Avenue, Private Bag X9908, White River, South Africa, 1240, ceo@mer.org.za within 30 days from 8 October 2021.

PROVINCIAL NOTICE 100 OF 2021
STEVE TSHWETE AMENDMENT SCHEME No. 36

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME, 2004, IN TERMS OF SECTION 62(1) AND 94(1) (A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.

I/we **Nomfundo Skhosana** being the authorized agent of the registered owner of **Erf/Erven 332 RIETKUIL** 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 town planning scheme known as the Steve Tshwete Land Use Scheme, 2019, for the rezoning of the abovementioned property situated at (street address) 14 Buhle Street, by rezoning the property from **Residential 1 Zone** to **Residential 3 Zone** 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 **08 OCTOBER 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 **30 OCTOBER 2021**.

Address of the Applicant: jalitownplanners@gmail.com

Telephone no: +27783866314.

PROVINSIALE KENNISGEWING 100 VAN 2021

STEVE TSHWETE WYSIGINGSKEMA No. 36

KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2019, IN TERME VAN ARTIKEL 62(1) EN 94(1)(a) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBUIKBESTUUR BYWET, 2016

Ek/ Ons, **Nomfundo Skhosana**, synde die gemagtigde agent van die geregistreerde eienaar van **Erf/Erwe 332 RIETKUIL**, gee hiermee in terme van Artikel **94(1)(a) van die Steve Tshwete Ruimtelike Beplanning en Grondgebruiksbestuur Bywet, 2016** kennis om die wysiging van Steve Tshwete Dorpsbeplanningskema, 2004, deur die hersonering van die bogenoemde eiendom geleë te **14 Buhle Straat**, vanaf **Residensiële 1 sone** na **Residensiële 3 sone**, onderworpe aan sekere voorwaardes.

Enige beswaar of kommentaar insluitend gronde vir genoemde beswaar/ of kommentaar met volledige kontakbesonderhede, moet skriftelik binne 'n tydperk van 30 dae vanaf **08 OKTOBER 2021** aan die Munispale Bestuurder, Posbus 14, Middelburg 1050, gerig word.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die kantoor van die Munispale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, H/v Walter Sisulu en Wandererslaan, Middelburg, 1050, Tel: 013 2497000 vir 'n tydperk van 30 dae vanaf **08 OKTOBER 2021**.

Adres van Applikant: Jalitownplanners@gmail.com

Tel no: +27783866314.

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Also available at the **Provincial Legislature: Mpumalanga**, Private Bag X11289, Room 114, Civic Centre Building,
Nel Street, Nelspruit, 1200. Tel. (01311) 5-2133.