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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**NOTICE 4 OF 2021****NOTICE OF APPLICATION IN TERMS OF THE GOVAN MBEKI SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016, CHAPTER 5 AND 6**

I, Hendrik Lochner Susan (PLS079-D), of the firm Reed Geomatics Incorporated, hereby give notice in terms of sections 88 to 90 of the Govan Mbeki SPLUM By-Law, 2016, read with Annexure A of the same By-law, that I have applied to the Govan Mbeki Municipality for the following:

Application for: *The Permanent closure of a Public Place*

Notification number: *Case: OPA_48654*

Property information: **A Portion of Fluor Street Secunda Extension 28**, Registration Division I.S., Mpumalanga situated in the southern edge of Secunda Extension 28.

Owner information: **Govan Mbeki Municipality**, held by title deed **T107494/1996**.

I, the owner/agent hereby give notice that we have applied in terms of Section 70 of the Govan Mbeki Spatial Planning and Land Use Management By-Law, 2016, for the permanent closure of a portion (0,5363Ha) of Fluor Street.

Particulars of the application will lie for inspection during normal office hours at the Office of Manager Town and Regional Planning, Room 323 3rd floor, South Wing Municipal Buildings, for the period of **30 days** from **05 February 2021**.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address within a period of **30 days** from **05 February 2021**, being **10 March 2021**.

Name and address of applicant: **Reed Geomatics Incorporated, P.O. Box 985, Secunda, 2302 Tel: 017 631 1394**

Fax: 017 631 1770

Notice number: 22/2021

Publication date: 05 February 2021

PROCLAMATION • PROKLAMASIE**PROCLAMATION 1 OF 2021****GOVAN MBEKI LOCAL MUNICIPALITY**
PROCLAMATION OF THE TOWNSHIP SECUNDA EXTENSION 74

In terms of the Provisions of Section 55 of the Govan Mbeki Municipal By-Law on Spatial Planning and Land Use Management, 2016, the Govan Mbeki Local Municipality hereby declares Secunda Extension 74 to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER 5 OF THE GOVAN MBEKI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 -- ON REMAINDER PORTION OF PORTION 7 OF THE FARM DRIEHOEK 572, REGISTRATION DIVISION I.S., PROVINCE MPUMALANGA, BY ORANGEVILLE PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP DEVELOPER) AND BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT RELATING TO THE TOWNSHIP WHICH SHALL REMAIN APPLICABLE TO THE TOWNSHIP AND ERVEN IN THE TOWNSHIP IN TERMS OF SECTION 50(3)**1.1 Name**

The name of the township shall be Secunda Extension 74.

1.2 Lay-out / Design

The township shall consist of erven and streets as indicated on S.G. No. 524/2020

1.3 Access

Access to the township will be granted from

- a 25m road from the Nelson Mandela Drive / Coen Brits intersection
- a 16m road from the Nelson Mandela Drive / Pierneef Street intersection
- the extension Selati street (a 10.5m road in Secunda Extension 20)

2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE ERVEN IN THE TOWNSHIP**2.1 Provision and installation of external and internal services**

2.1.1 The township developer must make the necessary arrangements with Govan Mbeki Municipality in relation to the provision and installation of water, electricity and sanitation services as well as the building of streets and storm water drainage in the township.

2.1.2 The township developer shall install and provide internal engineering services in the township, as provided for in the services agreement.

2.1.3 Govan Mbeki Municipality shall install and provide external engineering services to the township, as provided for in the services agreement.

2.2 Obligations regarding services and guarantees

The township developer must within a period of twelve (12) months or such an extended time period as that Govan Mbeki Municipality may determine, fulfil his obligations with regard to the provision of water, electricity and sanitation services as well as the construction of roads and storm water and the installation of systems thereof, as beforehand agreed between the township developer and Govan Mbeki Municipality. No erven may be alienated or transferred in the name of the buyer before Govan Mbeki Municipality confirmed that sufficient guarantees/cash contributions is delivered by the township developer to Govan Mbeki Municipality for the provision of services.

2.3 Engineering Services**2.3.1 Storm water drainage and street construction**

2.3.1.1 On request of Govan Mbeki Municipality the township establisher shall submit a detailed scheme, complete with plans, sections and specifications, compiled by a registered professional civil engineer approved by Govan Mbeki Municipality, for the storage and drainage of storm water through the township by proper disposal works and for the installation, tarmacking, curbing and canalisation of streets there-in, together with the provision of such retaining walls as Govan Mbeki Municipality may deem necessary, for approval.

2.3.1.2 When required by Govan Mbeki Municipality, the township establisher shall, for his own account, carry out the approved scheme to the satisfaction of Govan Mbeki Municipality under supervision of a registered professional civil engineer, approved by Govan Mbeki Municipality.

2.3.1.3 The township developer is responsible for the maintenance of streets and storm water services in the township to the satisfaction of Govan Mbeki Municipality until such

streets and storm water conduits have been taken over by Govan Mbeki Municipality, according to the services agreement.

2.3.1.4 Designs and specifications shall be done in accordance with the conditions of Govan Mbeki Municipality taking into consideration:

2.3.1.4.1 “Guidelines for the provision of engineering services and facilities in residential township development (Guidelines for Human Settlements Planning and Design, 2000)”, as amended from time to time,

2.3.1.4.2 SANS 1200, Standardised specifications for Civil Engineering Construction,

2.3.1.4.3 Govan Mbeki Municipality Spatial Planning and Land Use Management By-Law,

2.3.1.4.4 The requirements of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), and

2.3.1.4.5 Clause 12(13) of the Govan Mbeki Land Use Scheme, as amended, 2010 where the latter reads as follows:

“Where, in the opinion of the Municipality, it is impracticable for storm water to be drained from higher lying erven directly to the public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such storm water: provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.”

2.3.2 Water and sewerage

2.3.2.1 The township developer, through an approved professional engineer, is responsible for the design and construction of the water provision and sewerage systems in accordance with the requirements and specifications of Govan Mbeki Municipality, taking into consideration:

2.3.2.1.1 “Guidelines for the provision of engineering services and facilities in residential township development (Guidelines for Human Settlements Planning and Design, 2000)”, as amended from time to time,

2.3.2.1.2 SANS 1200, Standardised specifications for Civil Engineering Construction,

2.3.2.1.3 Govan Mbeki Municipality Spatial Planning and Land Use Management By-Law, and

2.3.2.1.4 The requirements of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977).

2.3.2.2 The township developer is responsible for the maintenance of the water and sewerage services in the township to the satisfaction of Govan Mbeki Municipality, until such services have been taken over by Govan Mbeki Municipality, according to the services agreement.

2.3.3 Electricity

2.3.3.1 If a private contractor performs the installation of electricity of the township, the township establisher shall appoint a professional engineer that will be responsible for the design and construction of the electricity distribution network and where medium tension installation forms part of the reticulation system the network installation shall be done in accordance with the following:

2.3.3.1.1 “Guidelines for the provision of engineering services and facilities in residential township development (Guidelines for Human Settlements Planning and Design, 2000)”, as amended from time to time,

2.3.3.1.2 SANS Code 0142, as amended from time to time, and

2.3.3.1.3 Govan Mbeki Municipality Spatial Planning and Land Use Management By-Law.

2.3.3.2 The township developer is responsible for the maintenance of the electricity services in the township to the satisfaction of Govan Mbeki Municipality, until such services have been taken over by Govan Mbeki Municipality, according to the services agreement.

2.3.4 Refuse removal

2.3.4.1 The township developer is responsible for the maintenance of the refuse removal services in the township to the satisfaction of Govan Mbeki Municipality, until such services have been taken over by Govan Mbeki Municipality, according to the services agreement.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be subject to existing conditions of title and servitudes, if any, in accordance with and as proven by a land surveyor certificate. The following condition does not affect the township due to location:

- A. Subject to the right to the Electricity Supply Commission to convey electricity over the property hereby conveyed together with Ancillary Rights and subject to the conditions as will more fully appear from Notarial Deed No. 777/1960S.

4. CONDITIONS OF TITLE

4.1 The following new servitudes needs to be registered.

- 4.1.1 A new 3m servitude for municipal services that effects erven 9358 and 6916, as indicated on layout plan

4.2 Conditions imposed by Govan Mbeki Municipality in terms of the conditions of the Govan Mbeki Municipality Spatial Planning and Land Use Management By-Law, 2016

4.2.1 All erven

All erven with the exception of roads are subject to the following conditions:

- 4.2.1.1 The erf is subject to a servitude, 2 metres wide, in favour of Govan Mbeki Municipality, for sewerage and other municipal purposes, along any two of the boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude of 2 metres wide for municipal purposes across the access portion of the erf, if and when required by Govan Mbeki Municipality, provided that Govan Mbeki Municipality may relax or grant exemption from the required servitudes.
- 4.2.1.2 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 2 metres thereof.
- 4.2.1.3 Govan Mbeki Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in 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 Govan Mbeki Municipality.

5. CONDITIONS THAT IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF SECTION 50(3)(e) OF THE GOVAN MBEKI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, NEED TO BE INCLUDED IN THE SCHEME

5.1 Zonings

The following zonings shall be applicable:

- a. **ERVEN 9196-9593, 9595-9607, 9609-9616**
The use zone for these erven shall be "Medium High Residential"
- Coverage: 50%
 - Height: 2 storeys
 - F.A.R.: 0.5
- b. **ERVEN 9618 & 9617**
The use zone for these erven shall be "Institutional"
- Coverage: 70%
 - Height: 3 storeys
 - F.A.R.: as approved by Council
- c. **ERVEN 9594 & 9608**
The use zone for these erven shall be "High Density Residential"
- Coverage: 50%
 - Height: as approved by Council
 - F.A.R.: as approved by Council
- d. **ROADS**
All roads will be zoned "Roads"

5.2 Soil and Flood Line Conditions

- 5.2.1 In order to overcome the proven detrimental soil and flood line conditions on the erf, the foundation and other structural aspects of the building shall be designed by a competent professional registered engineer and the details of such design shall be shown on the building plans submitted to Govan Mbeki Municipality for approval unless it is proved to Govan Mbeki Municipality that such measures are unnecessary or that the same purpose can be achieved by other more effective means. Govan Mbeki Municipality accepts no liability for any claims whatsoever which may result from the unfavourable soil conditions, for it remains the responsibility of the owner to satisfy him or herself that the foundation solution as proposed for the erven in the township is sufficient.
- 5.2.2 The following wording must be included on all building plans submitted to Govan Mbeki Municipality for approval:
- a. The approval of this building plan by Govan Mbeki Municipality does not imply that the design and precautions to prevent, to control or to combat the possible consequences of possible weak soil conditions and flooding are necessarily sufficient.
 - b. It remains the exclusive responsibility of the owner to satisfy him or herself that the design and precautionary measures are sufficient.
 - c. Govan Mbeki Municipality accepts no liability for any claims whatsoever which may result from the weak soil conditions and flooding of this property.

5.3 Flood lines

No properties are affected by a flood line, as certified in the attached Layout Plan TE191_Final Layout.

GOVAN MBEKI LOCAL MUNICIPALITY
NOTICE OF APPROVAL OF AMENDMENT SCHEME SCNDX74

The Local Municipality of Govan Mbeki declares hereby in terms of the provisions of Section 50(3)(e) of the Govan Mbeki Spatial Planning and Land Use Management By-Law, 2016, that it has approved an amendment scheme, being an amendment of the Govan Mbeki Land Use Scheme, 2010, comprising the same land as included in the township Secunda Extension 74.

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager, Govan Mbeki Local Municipality and are open for inspection at all reasonable times. This amendment is known as Govan Mbeki Amendment Scheme SCNDX74 and shall come into operation on date of publication of this notice.

Mr E.K. TSHABALALA

ACTING MUNICIPAL MANAGER

Head Office – Secunda CBD, P/BagX1017, Secunda 2302

Notice Number: 18/2021

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICES 8 OF 2021

APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF CHAPTER 5, SECTION 77 (1) OF THE THEMBISILE HANI LOCAL MUNICIPALITY'S SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW OF 2015.

Mahlori Development Consultants being the authorized agent of the Nkangala District Municipality hereby gives notice in terms of section 98 (1) (a) of the Thembeisile Hani Local Municipality's Spatial Planning and Land Use Management By-Law of 2015, that we have applied to the Thembeisile Hani Local Municipality and Nkangala District Municipality to formalize a portion of the **Mabhoko Village**, situated on **a portion of Portion 8 of the Gemsbokfontein No. 199 – JR, a portion of the Remainder of Portion 1 of the Farm Gemsbokfontein No. 199 – JR, Portion 1 of the Farm Hartebeesfontein 224 – JR, which are situated within the vicinity of Thembeisile Hani Local Municipality, Mpumalanga Province.**

Particulars of the application are available for inspection during normal office hours 07:45 – 16:30 at the Thembeisile Hani Local Municipality, Department of Human Settlements and Town Planning (offices), Stand No. 24, Along the R573 (Moloto Road), Kwaggafontein-B, Nelspruit, 0458 from the 29th of January 2021 for a period of 30 days.

Any person requiring further information or sufficient interest after inspecting the documents related to this proposal, may lodge written comments or objections to The Director: Department of Human Settlements and Town Planning, Thembeisile Hani Municipality, Private Bag X4041, eMpumalanga 0458 or deliver such comments to the town planners, Stand No. 24, along the R573 (Moloto Road), Kwaggafontein – B, Nelspruit, 0458 or send an email to tefom@thembeisilehaniilm.gov.za.

ADDRESS OF AUTHORIZED AGENT:

MAHLORI DEVELOPMENT CONSULTANTS
SUITE 11 & 12, TIJGER VALLEI OFFICE PARK, SILVER LAKES 0081
PHONE: 012 943 008
EMAIL: info@mahlori.co.za / nkosi.k@mahlori.co.za

DATES OF NOTICES:

Provincial Gazette and Sowetan Newspaper: **29 January 2021 & 05 February 2021**

29–5

UKWENZIWA KWESIBAWO MAYELANA NGESIQUNDO 5, ISIGABA 77 (1) KUMASIPALA ITHEMBISILE HANI LOCAL MUNICIPALITY SOKUBANGAYA KWENDAWO NOKUPHATHWA KOKUBEREGISWA KOMHLABA NGOMTHETHO WANGO 2015, KWESIBAWO SOKUBANGANYA KWENZE NOKUSEMTHETHWENI ILOKISHI / INDAWO YOKUHLALA.

Thina njenge kampani iMahlori Development Consultants ngokuba umenzili ka Masipala wesiFunda saseNkangala ngalokhu unikeza isaziso ngokwesigaba 98 (1) (a) soMakhandlu Wokuhlelwa Kokusetshenziswa Kwezindawo Ezingafani Nokulawulwa Komhlaba kaMasipala waseThembeisile Hani Ngokomthetho ka-2015, ukuthi sifake iicele ku Thembeisile uMasipala Wendawo waseHani kanye noMasipala wesiFunda saseNkangala ukwenza ingxenye ibe semthethweni eMabhoko Village engxenyeni yeSigcawu B seGemsbokfontein No. 199 – JR, ingxenye yeNsalela yengxente 1 yeHartebeesfontein 224 – JR, etholakala ngaphakathi eduze nomasipala waseThembeisile Hani, esifundazweni saseMpumalanga.

Iminingwane yehlelo lokuberega liyatholakala mayelana ngalesibawo khona eMaofisini kaMasipala weThembeisile Hani Local Municipality nemnyangweni wokuhlaliswa kwabantu nokuhlelwa kwedorobha eStand 24, Moloto Road, Kwaggafontein-B, Nelspruit 0458 ukusukela nge langa langezi 29 January 2021 ukulinda isikhathi esingange nyanga (30 days). Ama-awara weOfisi ngu 07:45 – 16:30 PM.

Umuntu one tjisakalo eyaneleko angafaka isivumelwano esitoliweyo noma ukuphikisana esithumele khona kuMphathi womnyango wokuhlaliswa kwabantu kanye nokuhlelwa kwe dhorobho khona ku Masipala weThembeisile Hani Local Municipality, eberegise i-adresi: Private Bag X4041, eMpumalanga 0458 noma alethe imibono kubahleli beDhorobho eStand 24, Moloto Road, Kgwaggafontein-B, Nelspruit, 0485 noma ebhale imibono yakhe ku adresi yeposo ye-elektronik tefom@thembeisilehaniilm.gov.za.

Izintsuku Zemibhalo: **29 January 2021 & 05 February 2021**

IMININGWANE YE-EJENDE: Mahlori Development Consultants | 94 Pony Street | Suit 11 & 12, Tijger Vallei Office Park | Silver Lakes | Pretoria East | 0081 | Tel: 012 943 0068 | Fax: 0866592756 | Email: nkosi.k@mahlori.co.za or info@mahlori.co.za

29–5

PROVINCIAL NOTICES 9 OF 2021
STEVE TSHWETE AMENDMENT SCHEME 823, ANNEXURE A682

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME, 2004, 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 **Erf 2137, Aerorand (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 town planning scheme known as the Steve Tshwete Town Planning Scheme, 2004, for the rezoning of Erf 2137, Aerorand (Middelburg) situated at 52 Soutpansberg Drive from “**Residential 1**” to “**Institutional**”.

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 **5 February 2021** (last day for comments being 8 March 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 **5 February 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/vicky@afriplan.com

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PROVINSIALE KENNISGEWING 9 VAN 2021
STEVE TSHWETE WYSIGINGSKEMA 823, ANNEXURE A682

KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004, 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 **Erf 2137, Aerorand (Middelburg)** gee hiermee ingevolge Artikel 94(1) 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 Dorpsbeplanningskema, 2004, deur die hersonering van Erf 2137, Aerorand (Middelburg), geleë te Soutpansbergweg 52 vanaf “**Residensiël 1**” na “**Inrigting**”.

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 **5 Februarie 2021** (laaste datum vir kommentare 8 Maart 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 **5 Februarie 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/vicky@afriplan.com

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PROVINCIAL NOTICES 10 OF 2021**MPUMALANGA GAMING ACT, 1995 (ACT 5 OF 1995) AS AMENDED:
APPLICATION FOR THE PROCUREMENT OF A FINANCIAL INTEREST**

Notice is hereby given that Blues Alley Trading 103 CC, intends submitting an application to the Mpumalanga Economic Regulator for the procurement of a financial interest in Galaxy Bingo Invest 2 (Pty) Ltd, a licensed Bingo Operator in eMalahleni. The application will be open for public inspection at the office of the Mpumalanga Economic Regulator at First Avenue, White River, South Africa, 1240, from 12 February 2021 to 11 March 2021. Attention is directed to the provisions of Section 26 of the Mpumalanga Gaming Act, 1995 (Act No.5 of 1995) as amended, which makes provision for the lodging of written objections in respect of the application. Such objections should be lodged with the Chief Executive Officer, Mpumalanga Economic Regulator, First Avenue, Private Bag X9908, White River, South Africa, 1240, within the aforementioned public inspection period.

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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.