



THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA

# Provincial Gazette Provinsiale Koerant

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

Vol: 28

NELSPRUIT

2 July 2021  
2 Julie 2021

No: 3275

**We all have the power to prevent AIDS**



**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

**Prevention is the cure**

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ISSN 1682-4512



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## IMPORTANT NOTICE:

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 39 OF 2021****BUSHBUCKRIDGE LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 29(1) OF THE BUSHBUCKRIDGE LAND USE MANAGEMENT BY-LAW, 2014****APPLICATION FOR: TOWNSHIP ESTABLISHMENT****APPLICATION REFERENCE NUMBER: T028/2021/ARTH**

**THE REPUBLIC OF SOUTH AFRICA**, being the registered owner(s) of: **PORTION 27 OF THE FARM ARTHURSEAT 214-KU**, situated at: **ALONG THE R40, TO THE WEST, OPPOSITE THE TOWNSHIP OF SEFOMA**, hereby give notice in terms of Section 33 of the Bushbuckridge Land Use Management By-Law, 2014, for:

**The Establishment of a Mixed Use Township.**Name of Township: **Acorn City**Full name of applicant: **Raven Town Planners** on behalf of **The Republic of South Africa**Number of erven in proposed township: **15**

- Erf 1 is to be zoned : "Residential 4", for an Hotel;
- Erven 2 to 5 are to be zoned "Agricultural"
- Erven 6 to 8 are to be zoned "Business 1"
- Erven 9 to 11 are to be zoned "Educational"
- Erf 12 and 13 are to be zoned "Institutional"
- Erf 14 is to be zoned "Special for a Fuel Station(s) and Related Uses
- Erf 15 is to be zoned "Transportation Services", for Bus and Taxi Rank(s)/Stop

The Purpose of the application is to create a Nodal Point concentrating a Range of Services for the Community at large, including Municipal Offices.

Particulars of the application will lie for inspection during normal office hours at the offices of the Chief Town Planner: Economic Development, Planning and Environment: Old Bohlabe District Building, Next to Mhala Magistrate Court, Main Road, Thulamahashe, 1345, for a period of 28 days from **25 June 2021**.

Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Chief Town Planner: Economic Development, Planning and Environment: Old Bohlabe District Building, Next to Mhala Magistrate Court, Main Road, Thulamahashe, 1345 or at Private Bag X9308, **Bushbuckridge**, 1280 <mailto:BenAP@joburg.org.za> and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

**23 July 2021**

Contact details of applicant (authorised agent):

**RAVEN Town Planners**  
Professional Planning Consultants  
P O Box 522359  
**SAXONWOLD**  
2132

(PH) 011 882 4035  
(FAX) 011 887 9830  
E-mail : [kgatla@raventp.co.za](mailto:kgatla@raventp.co.za)

**PROCLAMATIONS • PROKLAMASIES**  
**PROCLAMATION NOTICE 45 OF 2021**

**EMALAHLENI LOCAL MUNICIPALITY**  
**PROCLAMATION OF THE TOWNSHIP SIYANQOBA**

In terms of the Provisions of Section 64 of the Emalahleni Municipal By-Law on Spatial Planning and Land Use Management, 2016, the Emalahleni Local Municipality hereby declares Siyanqoba to be an approved township, subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY VIPCON PROPRIETARY LIMITED (HEREAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF CLAUSE 108 OF CHAPTER 4 AND THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1 OF THE FARM LEEUWDAM 1216 J.S., HAS BEEN GRANTED**

**1. CONDITIONS OF ESTABLISHMENT RELATING TO THE TOWNSHIP WHICH SHALL REMAIN APPLICABLE TO THE TOWNSHIP AND ERVEN IN THE TOWNSHIP IN TERMS OF SECTION 59(3)**

- (1) **NAME**  
The name of the township shall be **Siyanqoba**.
- (2) **DESIGN**  
The township shall consist of erven and streets as indicated on General Plan S.G. No.1102/2014.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**  
All erven shall be made subject to existing conditions and servitudes, if any, but excluding:
  - A. The following condition which only affects Erven 9052, 9053 and public roads:**
    - A. The former Portion 5 (a portion of Portion 2) of the farm DRIEFONTEIN No. 297 (of which that portion indicated by the figure P Q J K L M N P on diagram SG1101/2014 forms a portion), is subject to the following conditions:
      1. Subject to the right which has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions the centre lines of which Electric Power Transmission Servitudes are indicated by the line r1 s1 t1 on Diagram S.G. No. 1101/2014 annexed thereto, as will more fully appear from Notarial Deed No. K2688/1977S registered on 30 August 1977.
  - B. The following condition which only affects Erven 2964, 9051, 9052, 9054, 9055, 9056, 9058 and public roads:**
    - B. The former portion 120 of the farm LEEUWPOORT No. 283 (of which that portion indicated by the figure P Q J K L M N P on diagram SG1101/2014 forms a portion) is subject to the following conditions:
      1. The right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, as will more fully appear on reference to Notarial Deed K499/1975S and diagram registered on 25 February 1975 of which the line t1 u1 v1 on diagram S.G. No. 1101/2014 represents the centre line.
  - C. The following condition which only affects Erven 4646, 9052, 9053 and public roads:**
    - B. The former portion 120 of the farm LEEUWPOORT No. 283 (of which that portion indicated by the figure P Q J K L M N P on diagram SG1101/2014 forms a portion) is subject to the following conditions:
      2. By virtue of Notarial Deed of Servitude K716/2012S dated 14 November 2012 the withinmentioned property is subject to a powerline servitude in favour of ESKOM HOLDINGS SOC LIMITED together, with ancillary rights,

of which servitude the route is indicated by the line a2 b2 c2 d2 on Diagram S G No. 1101/2014 by virtue of Notarial Deed of Servitude K516/2013S.

**D. The following condition which only affects a public road:**

C. The former Remaining Extent of Portion A of the said farm Leeuwpoot No.283, Registration Division J.S., Transvaal measuring 799,4844 Hectares (whereof the property hereby transferred and indicated by the figure A B C D E F G H J K L Q A on diagram SG no.1101/2014 forms a portion) shall at all times be and remain subject to a Servitude of Right of Way in favour of the General Public in so far as the several roads on and over the said former Remaining Extent are concerned as will more fully appear from reference to Notarial Deed No K1440/1961S and Diagram SG No A 6007/1958 annexed thereto and indicated by the figure A B C D E F G r s t u v w x y z a1 b1 c1 d1 e1 f1 g1 A excluding figure h1 j1 k1 l1 m1 n1 p1 q1 h1 on diagram SG no.1101/2014.

**E. The following condition which only affects Erven 9051, 9052 and public roads:**

D. The former REMAINDER OF PORTION 1 OF THE FARM LEEUWPOORT NO 283, Registration Division J.S., Mpumalanga, measuring 307,4427 hectares, indicated by the figure A B C D E F G H J K L Q A on diagram SG no.1101/2014 is subject to the following condition:

By virtue of Notarial Deed of Servitude K507/2008S dated 16 April 2007 the within mentioned property is subject to a powerline servitude in favour of ESKOM HOLDINGS SOC LIMITED, together with ancillary rights, of which servitude the route is indicated by the line d2 e2 f2 on Diagram S G No. 1101/2014 by virtue of Notarial Deed of Servitude K449/2010S

**(4) STORMWATER DRAINAGE AND STREET CONSTRUCTION**

- (i) The township owner shall, on request by the City Engineer, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a professional engineer, who shall be a member of the South African Association of Consulting Engineers for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the City Engineer. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (ii) The township owner shall, when required to do so by the City Engineer, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the City Engineer under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Council as determined by it.
- (iii) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the City Engineer until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (iv) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof, the Local Authority shall be entitled to do the work at the cost of the township owner.

**(5) LAND FOR MUNICIPAL PURPOSES**

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, transfer to the Local Authority, free of all charges, the following erven:

Erven 2779, 4253 and 4646 as "Special" for municipal purposes and Erven 9050 to 9060 as "Parks".

**(6) RESTRICTION OF THE DISPOSAL OF ERVEN**

The township owner shall not offer for sale or alienate Erven 1186, 1366, 2658, 2987, 5307, 5943 and 8093 within a period of 24 months from the date of declaration of the township as an approved township, to any person or body other than the Department of Education and Training unless the Director of the Department has indicated in writing that it does not wish to acquire the said erven.

- (7) **ACCEPTANCE AND DISPOSAL OF STORMWATER**  
The township owner shall arrange for the drainage of the township to fit in with that of the existing road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.
- (8) **DEMOLITION OF BUILDINGS AND STRUCTURES**  
The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.
- (9) **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**  
The township owner shall within such period as the Local Authority may determine, fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the Local Authority.
- (10) **CONSOLIDATION OF ERVEN**  
The township owner shall at his own expense cause the following erven in the township to be consolidated:  
Erven 2965 – 2967, 2968 - 2970, 2971 – 2973, 2974 - 2976, 2977 and 2978, 3484 – 3486, 3487 - 3489, 3490 – 3492, 3493 - 3495, 3496 – 3498, 3499 - 3501, 3502 – 3504, 3505 - 3507, 3508 – 3510, 3511 - 3513, 3514 – 3516, 3517 - 3519, 3520 – 3522, 3523 - 3525, 3526 – 3528, 3529 - 3531.

**C. CONDITIONS OF TITLE**

All erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- (1) **ALL ERVEN**
- (a) The erf is 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 and in the case of a panhandle erf, an additional servitude for municipal purposes 2m 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.
- (b) 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.
- (c) The local authority 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 the local authority.

**D. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION**

- (1) **GENERAL CONDITIONS**
- (1) Except with the written consent of the Council and subject to such conditions as it may determine;
- (a) neither the owner nor any other person shall have the right, save and except to prepare the property for building purposes, to excavate therefrom any material.
- (b) neither the owner nor any other person shall sink any wells or boreholes thereon or abstract any subterranean water therefrom on any erf.
- (2) Where, in the opinion of the Council, it is impracticable for stormwater to be drained from a higher lying erf direct to a public street, the owner of the lower lying erf shall be obliged to accept and/or permit the passage over the property of such stormwater: Provided that the owner of any higher lying erf, the stormwater 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.

- (3) The siting of buildings, including outbuildings, erected on the property and entrances to and exits from the property shall be to the satisfaction of the Council.
- (4) The registered owner is responsible for the maintenance of the whole development on the property.
- (5) Where, in the opinion of the Council, the general amenity of a property or its environment in any use zone is detrimentally affected by -
  - (a) any nuisance;
  - (b) any work of any nature undertaken or proceeded with;
  - (c) any use of any building, work, structure, courtyard or land of any nature; or
  - (d) the condition of any building, work, structure, courtyard or land of any nature, the Council -
    - (i) may serve a notice on the owner or occupant of the property which requires the owner or occupant to, within a period prescribed in the notice, take action to abate or make good such harmful work, use or condition; and
    - (ii) is entitled to undertake such maintenance or correctional work required, at the cost of the registered owner.
- (6) The loading and off-loading of goods shall take place only within the boundaries of the property to the satisfaction of the Council: Provided that this condition is not applicable to properties in the Residential use zones.
- (7) In all the use zones other than "Residential 1", a screen wall shall be erected as and when required by the Council to the satisfaction of the Council. The extent, material, design, height, position and maintenance of the wall shall be to the satisfaction of the Council.
- (8) If the property is fenced or enclosed in any other manner, the fencing or enclosing material shall be erected and maintained to the satisfaction of the Council.

**(2) ERVEN SUBJECT TO SPECIAL CONDITIONS:**

**ERVEN 168, 651, 654, 655, 854, 856, 857, 1840, 1841, 1843, 2913 - 2934, 2937, 2938, 2964, 4092, 4093, 4096, 4097, 4099 - 4111, 4251, 4253, 5278 - 5289, 5413 - 5422, 5549 - 5555, 5609 - 5638, 5743 - 5747, 5994 - 6039, 6118, 6119, 6183, 6998, 6999, 7000 - 7007, 7009, 7011, 7012, 7029, 7100 - 7117, 7251, 7252, 7305, 7306 - 7326, 8831 - 8836, 8849 - 8858, 8939, 9051, 9052, 9054, 9055, 9056, 9059 AND 9060**

- (i) The registered owner of the erf shall erect a physical barrier consisting of such material as may be approved by the local authority in accordance with the most recent standards of the Mpumalanga Provincial Government (Department of Public Works, Roads and Transport) before or during development of the erf along the boundary thereof abutting on Road P100 (R544) to the satisfaction of the local authority and shall maintain such physical barrier to the satisfaction of the local authority.
- (ii) Except for the physical barrier referred to in sub clause (i) above, a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of the land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 metres from the boundary of the erf abutting on Road P100 (R544) nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Mpumalanga Provincial Government (Department of Public Works, Roads and Transport).
- (iii) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Road P100 (R544).

**(3) RESIDENTIAL 1: USE ZONE 1**

**ERVEN 1 - 22, 24 - 520, 522 - 940, 942 - 1185, 1187 - 1365, 1367 - 1807, 1809 - 1814, 1816 - 1916, 1919 - 2657, 2661 - 2778, 2780 - 2963, 2979 - 2986, 2988 - 3075, 3077 - 3483, 3532 - 3606, 3608 - 3681, 3683 - 3754, 3756 - 4250, 4254 - 4542, 4544 - 4645, 4647 - 5192, 5194 - 5306, 5308 - 5413, 5415 - 5607, 5609 - 5754, 5756 - 5941, 5944 - 5957, 5959 - 6553, 6555 - 7865, 7867 - 8092, 8094 - 8584, 8586 - 8796, 8798 - 9049.**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of a dwelling house and with the special consent of the Local Authority

for a boarding house, clinic, communication mast, institution, parking garage, place of instruction, place of worship, second dwelling unit, special uses and sports and recreational purposes, subject to:

- (i) Height : 2 storeys
- (ii) Coverage : 50%
- (iii) FAR : 0.7
- (iv) Buildings lines : As per the Land Use Management Scheme
- (v) A site development plan, as described in clause 38, shall be submitted for consideration and approval by the Council prior to the approval of any building plan if more than one dwelling unit is to be erected on an erf. The Council may waive this requirement on request of the owner where not more than two dwelling units will be erected of an erf.
- (vi) If the developer contemplates phasing of the development, a schedule indicating how the phasing will take place, must be attached to the site development plan. The development in phases, as well as the description thereof shall in the same way be subject to the approval of the Council. The Council shall be entitled to demand adaptations and amendments to development plans submitted.
- (vii) No deviation from the approved site development plan shall be allowed except with the prior written approval of the Council.
- (viii) No dwelling unit shall be occupied prior to the completion of the total development as proposed on the site development plan, or the phase of which the relevant unit is part of, if phasing is relevant without the consent of the Council: Provided that the Council may grant an extension of 3 months for the completion of any part of a development or phase.
- (ix) When approving a site development plan, the Council may relax, alter or modify any provision regarding the height, coverage and building lines of the Scheme where in the opinion of the Council such relaxation, alteration or modification is desirable and will not affect other properties in the area negatively.

**(4) RESIDENTIAL 2: USE ZONE 2  
ERVEN 4251, 4252**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of dwelling units and with the special consent of the Local Authority for a clinic, communication mast, guest house, institution, parking garage, place of instruction, place of refreshment, place of worship, social hall, special uses and sports and recreational purposes, subject to:

- (i) Height : 2 storeys
- (ii) Coverage : 50%
- (iii) FAR : 0.7
- (iv) Density : 40 Units per Hectare
- (v) Buildings lines : As per the Land Use Management Scheme
- (vi) A site development plan, as described in clause 38, shall be submitted for consideration and approval by the Council prior to the approval of any building plan if more than one dwelling unit is to be erected on an erf. The Council may waive this requirement on request of the owner where not more than two dwelling units will be erected of an erf.
- (vii) If the developer contemplates phasing of the development, a schedule indicating how the phasing will take place, must be attached to the site development plan. The development in phases, as well as the description thereof shall in the same way be subject to the approval of the Council. The Council shall be entitled to demand adaptations and amendments to development plans submitted.
- (viii) No deviation from the approved site development plan shall be allowed except with the prior written approval of the Council.
- (ix) No dwelling unit shall be occupied prior to the completion of the total development as proposed on the site development plan, or the phase of which the relevant unit is part of, if phasing is relevant without the consent of the Council: Provided that the Council may grant an extension of 3 months for the completion of any part of a development or phase.
- (x) When approving a site development plan, the Council may relax, alter or modify any provision regarding the height, coverage and building lines of the Scheme where in the opinion of the Council such relaxation, alteration or modification is desirable and will not affect other properties in the area negatively.



**(5) RESIDENTIAL 3: USE ZONE 3  
ERVEN 1917, 2660**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of residential buildings and with the special consent of the Local Authority for a boarding house, clinic, communication mast, guest house, institution, parking garage, place of instruction, place of refreshment, place of worship, social hall, special uses and sports and recreational purposes, subject to:

- (i) Height : 3 storeys
- (ii) Coverage : 30%
- (iii) FAR : 0.4
- (iv) Density : 60 Units per Hectare
- (v) Buildings lines : As per the Land Use Management Scheme
- (vi) A site development plan, as described in clause 38, shall be submitted for consideration and approval by the Council prior to the approval of any building plan if more than one dwelling unit is to be erected on an erf. The Council may waive this requirement on request of the owner where not more than two dwelling units will be erected of an erf.
- (vii) If the developer contemplates phasing of the development, a schedule indicating how the phasing will take place, must be attached to the site development plan. The development in phases, as well as the description thereof shall in the same way be subject to the approval of the Council. The Council shall be entitled to demand adaptations and amendments to development plans submitted.
- (viii) No deviation from the approved site development plan shall be allowed except with the prior written approval of the Council.
- (ix) No dwelling unit shall be occupied prior to the completion of the total development as proposed on the site development plan, or the phase of which the relevant unit is part of, if phasing is relevant without the consent of the Council: Provided that the Council may grant an extension of 3 months for the completion of any part of a development or phase.
- (x) When approving a site development plan, the Council may relax, alter or modify any provision regarding the height, coverage and building lines of the Scheme where in the opinion of the Council such relaxation, alteration or modification is desirable and will not affect other properties in the area negatively.

**(6) "BUSINESS 3": USE ZONE 7  
ERVEN 941, 2659, 2964, 5193, 5755, 5958, 6554, 7866, 8797**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of business purposes, club, government, hotel, institutions, medical & veterinary consulting rooms, motor dealer, municipal, offices, parking garage, place of instruction, place of refreshment, place of worship, residential buildings, shops and social hall and with the consent of the Local Authority all other land uses excluding noxious industries, subject to:

- (i) Height : 2 storeys
- (ii) Coverage : 40%
- (iii) Floor Area Ratio : 0.4
- (iv) Parking : As per the Land Use Management Scheme
- (v) Buildings lines : As per the Land Use Management Scheme
- (vi) No goods or materials of any kind, shall be displayed or stored in a manner that will be detrimental to the amenities of the neighbourhood.
- (vii) Prior to the submission and approval of any building plan, a site development plan as described in clause 38 shall first be submitted and approved by the Council.

**(7) "INDUSTRIAL 1" : USE ZONE 10  
ERVEN 2965 - 2978 and 3484 - 3531**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for agricultural purposes, builders yard, filling station, industrial purposes, mechanical workshop, medical and veterinary consulting rooms, municipal, parking garage, public garage, scrapyards, service industry, transport yard, warehouse, wholesale trade, workshop and with the special consent of the Local Authority for business purposes,

communication mast, funeral parlour, place of refreshment and special uses, subject to:

(i)	Height	:	3 storeys
(ii)	Coverage	:	70%
(iii)	Floor Area Ratio	:	0.7
(iv)	Parking	:	As per the Land Use Management Scheme
(v)	Buildings lines	:	As per the Land Use Management Scheme

**(8) “COMMUNITY FACILITIES”: USE ZONE 12  
ERVEN 23, 521, 1808, 1815, 3076, 3682, 5608, 8585**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for crèche, clinic, place of instruction, sports and recreational purposes, and with the special consent of the Local Authority for a boarding house, communication mast, dwelling house, institution, place of amusement, residential buildings, special uses, and with the consent of the Local Authority all other land uses excluding noxious industries, subject to:

(i)	Height	:	3 storeys
(ii)	Coverage	:	50%
(iii)	Floor Area Ratio	:	0.7
(iv)	Parking	:	As per the Land Use Management Scheme
(v)	Buildings lines	:	As per the Land Use Management Scheme

**(9) “INSTITUTIONAL”: USE ZONE 13  
ERVEN 1186, 1366, 2658, 2987, 5307, 5943, 8093**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for a place of instruction purposes, subject to:

(i)	Height	:	3 storeys
(ii)	Coverage	:	50%
(iii)	Floor Area Ratio	:	0.7
(iv)	Parking	:	As per the Land Use Management Scheme
(v)	Buildings lines	:	As per the Land Use Management Scheme

**ERVEN 1918, 3607, 4543, 5942**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for a crèche, clinic, dwelling house, hospital, institution, place of instruction, place of worship, and with the consent of the Local Authority for a communication mast, residential buildings and special purposes, subject to:

(i)	Height	:	3 storeys
(ii)	Coverage	:	50%
(iii)	Floor Area Ratio	:	0.7
(iv)	Parking	:	As per the Land Use Management Scheme
(v)	Buildings lines	:	As per the Land Use Management Scheme

**(10) “PARK”: USE ZONE 16  
ERVEN 9050 - 9060**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for sports and recreational purposes and offices used in connection therewith and with the consent of the Local Authority for a club, communication mast and special purposes.

**(11) “SPECIAL” FOR CEMETERY AND/OR CELLULAR MAST: USE ZONE 20  
ERVEN 3755, 5414**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for a cemetery, cellular mast and with the consent of the Local Authority for all other land uses as may be permitted by the Local Authority.

**(12) “SPECIAL” FOR MUNICIPAL: USE ZONE 20  
ERVEN 2779, 4253, 4646**

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for municipal purposes and with the consent of the Local Authority for all other land uses as may be permitted by the Local Authority.

(i)	Height	:	2 storeys
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(ii)	Coverage	:	40%
(iii)	Floor Area Ratio	:	0.4
(iv)	Parking	:	As per the Land Use Management Scheme
(v)	Buildings lines	:	As per the Land Use Management Scheme

**(13) EXISTING PUBLIC ROADS:**

Shall solely be used for local, provincial, national roads and/or streets for private or public use.

**EMALAHLENI LOCAL MUNICIPALITY**  
**NOTICE OF APPROVAL OF AMENDMENT SCHEME 1992**

The Local Municipality of Emalahleni declares hereby in terms of the provisions of Section 66(5) of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, that it has approved an amendment scheme, being an amendment of the Emalahleni Land Use Scheme, 2020, comprising the same land as included in the township Siyanqoba.

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager, Emalahleni Local Municipality and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 1992 and shall come into operation on date of publication of this notice.

**HS MAYISELA**  
**MUNICIPAL MANAGER**

Civic Centre  
Mandela Street  
eMALAHLENI  
1035

P.O. Box 3  
eMalahleni  
1035

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

## PROVINCIAL NOTICE 67 OF 2021

## STEVE TSHWETE AMENDMENT SCHEME 19, ANNEXURE A19

**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 owners of the **proposed subdivided portion of the Remainder of Erf 76, Portion 1 of Erf 76 and the proposed Remaining Extent of Erf 76, 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 Land Use Scheme, 2019 for the rezoning of:

- Proposed subdivided portion of the Remainder of Erf 76, Middelburg, situated at 30 West Street from **“Business Zone 1”** to **“Institutional Zone”**;
- Portion 1 of Erf 76, Middelburg, situated on the corner of SADC & West Streets, from **“Institutional Zone”** to **“Institutional Zone”** with amended conditions;
- Proposed Remaining Extent of Erf 76, Middelburg situated at 30 West Street, from **“Business Zone 1”** to **“Business Zone 1”** with amended conditions.

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 **25 June 2021** (last day for comments being 26 July 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 **25 June 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)*

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 68 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, the owner/agent of the firm Khamela Property Investment (Pty) Ltd hereby give notice in terms of section 89, read with Annexure A of the Govan Mbeki SPLUM By-Law, which I have applied to the Govan Mbeki Municipality for the following:

**Application for:** Amendment of Scheme

**Application Reference:** AS\_51608

Property information: Erf 2725, Kinross Extension 17, Registration Division I.S., Mpumalanga situated at Kiewiet Street.

Owner: Mr Alexander and Lindiwe Rose Masondo

I the owner/agent hereby give notice in terms of Section 89, read with Annexure A, of the Govan Mbeki Spatial Planning and Land Use Management By-Law, of the application for an Amendment of Scheme from Low Density Residential to Medium High Residential for Dwelling Units of Erf 2725 Kinross Extension 17.

Particulars of the application will lie for inspection during normal office hours at the Office of Manager Town and Regional Planning, Room 323 3<sup>rd</sup> floor, South Wing Municipality Buildings, for the period **28 days from 25 June 2021 to 23 July 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 **28 days from 25 June 2021 to 23 July 2021**.

**Name and address of applicant:** Khamela Property Investment (Pty) Ltd, address is 6 Drakensberg Street, Secunda, Mpumalanga, 2302. Contact: 072 472 6576, Email: [mathebulamandla@ymail.com](mailto:mathebulamandla@ymail.com)

**Publication date:** 25 June 2021

**LOCAL AUTHORITY NOTICE 70 OF 2021****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 89 OF THE CITY OF GOVAN MBEKI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016****Secunda EXTENSION 54**

I **Johannes Hendrik Schoeman** being the applicant hereby give notice in terms of Section 89 of the Govan Mbeki Municipality Spatial Planning and Land Use Management By-Law, 2016, that I have applied to the Municipality for the establishment of the township referred to in the Annexure hereto,

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Municipal Manager, Govan Mbeki Municipality.

Full particulars and plans (if any) may be inspected during normal office hours at the offices as set out below, for a period of 21 working days from the date of first publication of the advertisement.

Address of Municipal offices: Central Business District, Secunda/ Private Bag X1017, Secunda, 2302

Closing date for any objections and/or comments: 16 July 2021

Address of applicant (*Physical as well as postal address*): 658 Trichardt's Road, Boksburg/PO Box 215, Boksburg, 1460

Telephone No: 0119180100

Dates on which notice will be published: 25 June and 2 July 2021

**ANNEXURE**

Name of township: SECUNDA Extension 54

Full name of applicant: Izwelisha Town Planners (Pty) Ltd

Number of erven, proposed zoning and development control measures:

Industrial: 14 Erven

General Mixed Use: 1 Erf

Private Open Space: 2 Erven

Private Road: 1 Erf

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001.  
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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.