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DEPARTMENT OF HEALTH

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Closing times for **ORDINARY WEEKLY** **2022** **MPUMALANGA PROVINCIAL GAZETTE**

The closing time is **15:00** sharp on the following days:

- **31 December 2021**, Friday for the issue of Friday **07 January 2022**
- **07 January**, Friday for the issue of Friday **14 January 2022**
- **14 January**, Friday for the issue of Friday **21 January 2022**
- **21 January**, Friday for the issue of Friday **28 January 2022**
- **28 January**, Friday for the issue of Friday **04 February 2022**
- **04 February**, Friday for the issue of Friday **11 February 2022**
- **11 February**, Friday for the issue of Friday **18 February 2022**
- **18 February**, Friday for the issue of Friday **25 February 2022**
- **25 February**, Friday for the issue of Friday **04 March 2022**
- **04 March**, Friday for the issue of Friday **11 March 2022**
- **11 March**, Friday for the issue of Friday **18 March 2022**
- **17 March**, Thursday for the issue of Friday **25 March 2022**
- **25 March**, Friday for the issue of Friday **01 April 2022**
- **01 April**, Friday for the issue of Friday **08 April 2022**
- **07 April**, Thursday for the issue of Friday **15 April 2022**
- **13 April**, Wednesday for the issue of Friday **22 April 2022**
- **21 April**, Thursday for the issue of Friday **29 April 2022**
- **28 April**, Thursday for the issue of Friday **06 May 2022**
- **06 May**, Friday for the issue of Friday **13 May 2022**
- **13 May**, Friday for the issue of Friday **20 May 2022**
- **20 May**, Friday for the issue of Friday **27 May 2022**
- **27 May**, Friday for the issue of Friday **03 June 2022**
- **03 June**, Friday for the issue of Friday **10 June 2022**
- **09 June**, Thursday for the issue of Friday **17 June 2022**
- **17 June**, Friday for the issue of Friday **24 June 2022**
- **24 June**, Friday for the issue of Friday **01 July 2022**
- **01 July**, Friday for the issue of Friday **08 July 2022**
- **08 July**, Friday for the issue of Friday **15 July 2022**
- **15 July**, Friday for the issue of Friday **22 July 2022**
- **22 July**, Friday for the issue of Friday **29 July 2022**
- **29 July**, Friday for the issue of Friday **05 August 2022**
- **04 August**, Thursday for the issue of Friday **12 August 2022**
- **12 August**, Friday for the issue of Friday **19 August 2022**
- **19 August**, Friday for the issue of Friday **26 August 2022**
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PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 110 OF 2022****EMALAHLENI LOCAL MUNICIPALITY**
PROCLAMATION OF THE TOWNSHIP TSBETPARK EXTENSION 34

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 Tsbetpark Extension 34 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 V AND SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 97 (A PORTION OF PORTION 16) OF THE FARM KLIPFONTEIN NO. 322, REGISTRATION DIVISION JS, PROVINCE MPUMALANGA, BY DIE KERKRAAD VAN DIE GEMEENTE WITBANK VALLEI VAN DIE NEDERDITSE GEREFORMEERDE KERK VAN TRANSVAAL (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) BEING THE REGISTERD OWNERS OF THE LAND HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT**1.1 Name**

The name of the township shall be **Tsbetpark Extension 34**.

1.2 Lay-out / Design

The township shall consist of erven and streets as indicated on **Layout Plan no: SG855/2018**

1.3 Stormwater drainage and street construction

a) The township owner shall, on request by the local authority, submit to such authority a detailed scheme, complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township and abutting streets, where applicable, by means of properly constructed works and for the construction, tarmacadimising, kerbing and channelling of the streets therein, together with the provision of such retaining walls as may be considered necessary by the local authority.

The scheme shall provide for the collection of stormwater in french drains, from where it shall be carried off in watertight pipes made of durable material approved by the local authority, in such a manner that water will not dam up or infiltrate on or near the surface of the land.

The scheme will furthermore indicate the route and gradient by which an erf gains access to the adjacent street.

b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority;

c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the street have been constructed as set out in sub clause (a);

d) If the township owner fails to comply with the provisions here from, the local authority shall be entitled to do the work at the cost of the township owner.

1.4 Streets

The township owner shall form, grade, maintain and tar the streets to the satisfaction of the Local Municipal Council of Emalahleni until the Local Municipal Council if applicable has accepted responsibility.

1.5 Disposal of existing conditions of title

All erven shall be made subject to existing conditions of title and servitudes, if any including the reservation of mineral rights, except the following:

“2(a). Except with the written approval of the Administrator first had and obtained not more than one dwelling house, which shall mean a house designed for use as a dwelling for a single family together with such outbuildings, as are ordinarily required to be used in connection therewith, shall be erected on the land.

2(b) Except with the written approval of the Administrator first had and obtained the land shall be used for residential and agricultural purposes only.”

1.6 Removal, repositioning or replacement of municipal services

If, by reasons of the establishment of the township, it should become necessary to remove, reposition or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.7 Repositioning of circuits

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of Eskom, the cost shall be borne by the township owner.

1.8 Installation and provision of services

The township owner shall install and provide all internal services of the township, as provided for in the services agreement entered into with the Local Municipal Council of Emalahleni.

1.9 Amendment of town planning scheme

The township owner must immediately upon approval of the amendment scheme, make the necessary arrangements to amend the relevant town-planning scheme by including the township.

1.10 LAND FOR MUNICIPAL PURPOSES

Proclaimed roads must be transferred to the local authority at the cost of the township owner.

2. CONDITIONS OF TITLE

2.1 Disposal of existing conditions

All erven must be subject to the existing title conditions and servitude's, if any, including the reservation of mineral rights, as applicable, in accordance with and as proven by a surveyor's certificate.

3. CONDITIONS OF TITLE IMPOSED BY THE LOCAL MUNICIPALITY OF EMALAHLENI ACCORDING TO THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

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

3.1 The erf is subject to a servitude, 2 meters wide, in favour of the Local Authority, for sewerage and other municipal purposes, along any one of the boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude of 2 meters wide across the entrance of the erf, if and when required by the Local Authority, provided that the Local Authority may relax or grant exemption from the required servitudes.

3.2 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 meters thereof.

3.3 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.

4. CONDITIONS THAT BESIDES THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEMES IN ACCORDANCE WITH THE PROVISIONS OF SECTION 125 OF THE ORDINANCE MUST BE INCORPORATED WITHIN THE TOWN PLANNING SCHEME

a. General conditions (applicable to all stands)

- i. Except with the written consent of the local authority and subject to such conditions as can be laid down, nor the owner, nor anybody else may
 - a) Except to prepare the stand for building purposes, extract any material thereof;
 - b) Sink wells or boreholes thereon or draw any underground water out of the stand, or
 - c) For any purpose, manufacture tiles or earthen pipes or any article of a similar nature on the stand.
- ii. Where it is not possible to carry off stormwater from stands with a higher altitude directly to a public road, the owner of the stand at the lower altitude has to accept that stormwater flow on his property and has to let it flow over it;
- iii. The placement of buildings, including outside buildings on the stand, as well as entrances to and exits from the stand to a public road system, has to be to the satisfaction of the local authority.
- iv. The main building, that must be a complete building and not one that is partly constructed for completion later, must be erected simultaneously with or before the erection of the outside buildings.
- v. No material or goods of any nature may be dumped or placed in the building restriction zone along any street, and such zone may not be used for any other purpose than that of lawns, gardens, parking, or access roads. With the understanding that should it be necessary to erect a screen wall on such boundary the local authority may relax this condition subject to such conditions to be determined by him.
- vi. A screen wall or walls must be erected and maintained, such as and when the local authority requested and to his satisfaction.
- vii. In the event that the property is fenced, such fence and the maintenance thereof have to be to the satisfaction of the local authority.
- viii. The registered owner is responsible for the maintenance of the whole development on the stand. Should the local authority be of the opinion that the maintenance of the development on any part of the stand is not satisfactory, the local authority has the right to undertake such maintenance himself of which the cost will be for the account of the owner.
- ix. No French drain may be permitted on the stand.
- x. Trenches and excavations for foundations, pipes, cables or any other purposed must be filled up and compacted properly with damp soil in layers not thicker than 150mm to the same density grade as surrounding material and to the approval of the local authority.
- xi. All pipes carrying water must be waterproof and must be supplied with waterproof flexible connections.
- xii. The whole area of the stand must be drained to the satisfaction of the Local authority to prevent the damming up of surface water, and water from roof gutters must be shed away from foundations.
- xiii. Suggestions to overcome disadvantageous soil conditions to the satisfaction of the local authority must be contained in all building plans submitted for approval, and all buildings must be erected in accordance with such preventative measures that were accepted by the local authority.

- xiv. If required a soil report compiled by a qualified person acceptable to the local authority, which indicates the soil conditions of the stand as well as recommendations for suitable foundation methods and depths, must be submitted simultaneously with the building plans to the local authority before any building activities may proceed on the stand.
- xv. To overcome the disadvantageous soil conditions on the stand the foundations and other structural building conditions as indicated on the building plans, submitted to the local authority, must be shown on the plan.
- xvi. With submittance of a certificate to the Registrar of Deeds by the local authority, indicating that the township was included within an approved town-planning scheme, and that the scheme contains conditions that are in accordance with the conditions as contained here, such title conditions may lapse.
- xvii. Because this erf forms part of land that was undermined, or may be undermined and may be subject to subsidence, consolidation, shock and cracks because of mining activities in the past the present and the future, the owner thereof excepts all responsibility for any damage to land or buildings thereon because of such, subsidence, consolidation, shock and cracks.

5. CONDITIONS THAT, IN ADDITION TO THE EXISTING STIPULATIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF ARTICLE 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986, MUST ALSO BE INCLUDED IN THE TOWN PLANNING SCHEME

5.1. Zoning

The following zonings must be awarded to erven:

a. ERVEN 4180 AND 4181

The use zone of this erf shall be "Institutional".

- Coverage: 50 %
- F.A.R.: 0.7
- Height: 3 storeys.

EMALAHLENI LOCAL MUNICIPALITY
NOTICE OF APPROVAL OF AMENDMENT SCHEME 2343

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 Tasbetpark Extension 34.

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 2343 and shall come into operation on date of publication of this notice.

HS MAYISELA
MUNICIPAL MANAGER

Civic Centre

Mandela Street, P.O. Box 3, eMALAHLENI, 1035

PUBLICATION DATE: 18 March 2022

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 150 OF 2022****STEVE TSHWETE AMENDMENT SCHEME 51 AND ANNEXURE A48****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE LAND USE SCHEME, 2019, IN TERMS OF SECTION 62(1) AND 94(1)(a) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016**

I, Sefako Ignatius Ngoasheng of NSI Geomatics (Pty) Ltd being the authorised agent of the registered owner of Erf 360 Hendrina hereby give notice in terms of Section 94(1)(a) and Chapter 6 of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that we have applied to the Steve Tshwete Local Municipality for the amendment of the Steve Tshwete Land Use Scheme, 2019, for the rezoning of the abovementioned property situated on the corner of Kort and Church Streets, Hendrina by rezoning the property from "Residential 1" to "Institutional" for the purpose of a health club, medical and rehabilitation centres as contained in the annexure.

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 **March 2022** in the manner as described in Section 99 of the Steve Tshwete Spatial Planning and Land Use Management By-law, 2016. Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 249 7000, for a period of 30 days from **March 2022**. Inquiries can be addressed to Mr Meshack Mahamba, Director Town Planning and Human Settlements at telephone number 013 – 249 7178. Any person who cannot read or write may consult with any staff member of the office of the Director Town Planning and Human Settlement during office hours and assistance will be given to transcribe that person's objections or comments.

Address of the Applicant: 53 Okkerneut Crescent, Doornpoort, 0186, telephone, 0725904526 email: sefako@nsigeomatics.co.za

18-25

PROVINSIALE KENNISGEWING 150 VAN 2022**STEVE TSHWETE WYSIGINGSKEMA 51 EN BYLAAG A48****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE GRONDGEBRUIKSKEMA, 2019, INGEVOLGE ARTIKEL 62(1) EN 94(1)(a) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR BYWET, 2016**

Ek, Sefako Ignatius Ngoasheng van NSI Geomatics (Pty) Ltd, synde die gemagtigde agent van die geregistreerde eienaar van Erf 360, Hendrina, gee hiermee ingevolge artikel 94(1)(a) en Hoofstuk 6 van die Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuur Bywet, 2016 kennis dat ons by die Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Steve Tshwete Dorpsbeplanningskema, 2004, vir die hersonering van bogenoemde eiendom geleë op hoek van **Kort en Kerk Strate**, Hendri nadale deur die eiendom te hersoneer vanaf "Residensiaal" na "Institutional" vir die doel van 'n 'n gesondheidsklub, mediese en rehabilitasiesentrums soos vervat in die aanhangsel soos uiteengesit in die bylaag.

Geskrewe kommentaar of besware ten opsigte van die aansoek en die gronde van die besware of verhoë met volledige kontakbesonderhede moet skriftelik ingedien word by die Munisipale Bestuurder, Posbus 14, Middelburg, 1050 binne 30 dae vanaf **Maart** soos uiteengesit in Artikel 99 van die Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuur bywet, 2016. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipale Gebou, Hoek van Wandererslaan, Middelburg, 1050, Tel: 013 249 7178, vir 'n tydperk van 30 dae vanaf **Maart 2022**. Navrae kan gerig word aan Mnr Meshack Mahamba, Hoof van Stadsbeplanning en Menslike Nedersettings by telefoonnommer 013 – 249 7178. Enige persoon wat nie kan lees of skryf nie mag enige personeellid van die kantoor van die Hoof van die Stadsbeplanning en Menslike Nedersettings gedurende kantoor ure raadpleeg en bystand sal aan sodanige persoon verleen word om die beswaar of kommentaar saam te stel.

Adres van Applicant: 53 Okkerneut Crescent, Doornpoort, 0186, telefoon 0725974526, email: sefako@nsigeomatics.co.za

18-25

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY 153 OF 2022****NOTICE OF APPLICATION IN TERMS OF THE BUSHBUCKRIDGE LAND USE BY-LAW****SECTION 33****BUSHBUCKRIDGE LOCAL MUNICIPALITY**

Application for: The Amendment of the Bushbuckridge land use scheme, subdivision and consolidation of land as well as a Partial Road Closure.

Application reference number: (SRC/035/2021)

Acute Innovation SA, being the agent on behalf of the owner of: Erven 54-1093 Thulamahashe C) situated at: (Thulamahashe-C, Thulamahashe, 1365) hereby give notice in terms of section 33 of the Bushbuckridge Land Use By-law, 2014, of the application for: **The Amendment of the Bushbuckridge land use scheme, Subdivision, rezoning, consolidation and Partial Road Closure: (the amendment will be from "Residential 1" to various zonings such as "Industrial 1", "Business 1", "Institutional", "Educational", "Residential 4", "Residential 2", "Residential 3", "Public open space" and "Public Road"), Subdivision of land will be on (ERF number 79 to size: 657.8m), Consolidation of land as well as a Partial road closure: (Refer to the land use application for details).**

Particulars of the application will lie for inspection during normal office hours at the Administrator's office: Former Bohlabela District Building, Thulamahashe Main Road (Next to Mhala Magistrate) for a period of 21 days from (04 March 2022).

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 21 days from date of notice, to the (04 March 2022).

Name of applicant: Acute innovation SA

Address of applicant: 90 Schoeman street, Polokwane, Limpopo, office 109. 0699

**XITIVISO XA XIKOMBELO KUSUKA EKA XIYENGE XA 33 XA BUSHBUCKRIDGE LAND USE BY-LAW
2014**

BUSHBUCKRIDGE LOCAL MUNICIPALITY

Xikombelo: xaku ncica Matirhiselo (amendment) ya Bushbuckridge land use scheme, Ku Avanyisa xitandi (Subdivision), ku Hlanganisa misava (consolidation) niku pfala xiphemu xo karhi xa patu (Partial Road Closure).

Referense ya xikombelo: (SRC/035/2021)

Acute Innovation SA, yinga muyimeri wa nwini wa xitandi xa Erven 54-1093 Thulamahashe C leyi kumekaka e (Thulamahashe-C, Thulamahashe, 1365), yi tivisa ta xikombelo xa ku suka eka xiyenge xa 33 xa Bushbuckridge Land Use By-law, 2014, ku endla xikombelo xaku ncica matirhiselo ya xitandi ku suka eka "residential 1" kuya ekaku tirhisiwa swofana na leswi landzelaku "Industrial 1", "Business 1", "Institutional", "Educational", "Residential 4", "Residential 2", "Residential 3", "Public open space" and "Public Road"), ku pandza ka xitandi (Subdivision) swita endleka eka (Erf 79 kuringana 657.8m), Kutava niku hlanganisa ka misava niku pfala ka xiphemu xo karhi xa patu ku kume vuxokoxoko byo tala mita fanela kuti hlanganisa na maspala hita xikombelo lexi.

Vuxokoxoko mayelana ni xikombelo lexi byitakumeka hinkarhi wa ntirhu eka Administrator's office: Former Bohlabela District Building, Thulamahashe Main Road (04 March 2022) for a masiku ya 21.

Wunwani na wunwani loyi anagana makanela eka xikombelo uta fanela ku tsalela eka manegara ya masipala eka adirese leyinga laha henhla eka masiku ya 21 kusukela xitiviso.

Mukomberi: Acute innovation SA

Adirese ya mukomberi: 90 Schoeman street, Polokwane, Limpopo, office 109. 0699

LOCAL AUTHORITY 155 OF 2022**NOTICE OF THE COMMENCEMENT OF THE STEVE TSHWETE MUNICIPAL PLANNING TRIBUNAL**

Notice is hereby given in terms of Section 37 (4) of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) that the Steve Tshwete Municipal Planning is in a position to commence its operations.

In terms of Regulation 3(1) (j) of the Spatial Planning and Land Use Management Act No. 16 of 2013, the following persons will serve on the Municipal Planning Tribunal for a period of five (5) years with effect from the 23rd December 2021.

Chairperson

Ms Regina Makgata

Deputy Chairperson

Phuthi Johannes Mokobane

Additional Tribunal Members

1. Ms Myranda Sibongile Mtshweni
2. Ms Jacob Frederika van Jaarsveld
3. Mr Avhatendi Bethamia Maiyana
4. Mr Andries Mduduzi Masilela

ACTING MUNICIPAL MANAGER

T ZULU

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