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29 April 2022
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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**
- **26 August**, Friday for the issue of Friday **02 September 2022**
- **02 September**, Friday for the issue of Friday **09 September 2022**
- **09 September**, Friday for the issue of Friday **16 September 2022**
- **16 September**, Friday for the issue of Friday **23 September 2022**
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- **07 October**, Friday for the issue of Friday **14 October 2022**
- **14 October**, Friday for the issue of Friday **21 October 2022**
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- **08 December**, Thursday for the issue of Friday **16 December 2022**
- **15 December**, Thursday for the issue of Friday **23 December 2022**
- **22 December**, Thursday for the issue of Friday **30 December 2022**

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 115 OF 2022****EMALAHLENI LOCAL MUNICIPALITY****NOTICE OF APPROVAL OF RESTRICTIVE TITLE CONDITIONS – ERF 245 EMALAHLENI EXTENSION 1**

The Local Municipality of Emalahleni declares hereby in terms of the provisions of Section 67(1) of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, read with the provisions of the Spatial Planning and Land Use Management Act, 2013, that it has approved an application for the removal of restrictive title conditions (a) and (b) in Title Deed T15435/2016, pertaining to Erf 245, eMalahleni (Witbank) Extension 1 under Council Resolution S.LDO.103/21 dated 26 October 2021.

HS MAYISELA
MUNICIPAL MANAGER

Civic Centre, Mandela Street, eMalahleni, P.O. Box 3, eMalahleni, 1035
Publication date: Provincial Gazette of Mpumalanga: 29 April 2022

PROCLAMATION NOTICE 116 OF 2022**CITY OF MBOMBELA LOCAL MUNICIPALITY****DECLARATION OF ROCKY DRIFT EXTENSION 40 AS AN APPROVED TOWNSHIP**

It is hereby notified in terms of Section 179(1) of the City of Mbombela Municipality Spatial Planning and Land Use Management By-law, 2019, read with Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), that the City of Mbombela Municipality has approved the township of Rocky Drift Extension 40, subject to the conditions set out in the schedule hereto.

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
P O Box 45
NELSPRUIT
1200

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SACP INDUSTRIAL (PTY) LTD. (REG. NO. 2005/041588/07) (PREVIOUSLY KNOWN AS SEBAYA PROPERTIES (PTY) LTD.) (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER III (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 21 (A PORTION OF PORTION 3) OF THE FARM KATOEN 278, REGISTRATION DIVISION JT, PROVINCE OF MPUMALANGA, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

1.1 NAME

The name of the township shall be **ROCKY DRIFT EXTENSION 40**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on the Layout Plan **S.G. No 1658/2013**.

1.3 ACCESS

Access to the township shall be from Kokamoya Street.

1.4 RECEIPT AND DISPOSAL OF STORMWATER

1.4.1 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.

1.4.2 The township owner shall submit for the Mbombela Local Municipality's approval a detailed scheme complete with plans, sections and specifications prepared by a civil engineer who is a member of SAACE for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing channelling of the streets therein together with the provisions of retaining walls as may be considered necessary by the Mbombela Local Municipality.

1.4.2.1 Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

1.4.2.2 The township owner shall carry out the approved scheme at its own expense on behalf and to the satisfaction of the Mbombela Local Municipality under the supervision of a civil engineer who is a member of SAACE.

1.4.2.3 The township owner shall be responsible for the maintenance of the streets to the satisfaction of the Mbombela Local Municipality until the streets have been constructed as set out in subclause 2.4.1.1.

- 1.4.2.4 If the township owner fails to comply with the provisions of paragraphs 2.4.1.1, 2.4.1.2 and 2.4.1.3 hereof, the Mbombela Local Municipality shall be entitled to execute the work at the cost of the township owner.

1.5 REMOVAL AND/OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to remove, alter or replace any municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.6 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Mbombela Local Municipality, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as this responsibility is taken over by the Mbombela Local Municipality.

1.7 REMOVAL OF LITTER

The township owners shall at his own expense have all litter within the township area removed to the satisfaction of the Mbombela Local Municipality.

1.8 REMOVAL AND/OR REPLACEMENT OF ESKOM SERVICES

Should it become necessary to remove, alter, or replace any existing services of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.9 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove, alter, or replace any existing services of Telkom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.10 RESPONSIBILITIES IN RESPECT OF ESSENTIAL SERVICES

The township owner shall provide all essential services in terms of the provisions of sections 116 to 121 of Ordinance 15 of 1986 prior to the registration of any stands in the township.

1.11 PROTECTION OF STAND PEGS

The township owner shall comply to the requirements with regard to the protection of boundary pegs as determined by the Mbombela Local Municipality in this regard, when required to do so by the Mbombela Local Municipality.

1.12 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner must at his own costs demolish all existing buildings and structures that are located within building restriction areas, side spaces of common boundaries to the satisfaction of Mbombela Local Municipality.

1.13 SIGNAGE

The applicant shall at his own expense erect the required signs to the satisfaction of the Mbombela Local Municipality and the township owner shall maintain such signage in a good state of repair, until such time as his responsibility is taken over by the Mbombela Local Municipality.

1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY MPUMALANGA DEPARTMENT OF AGRICULTURE AND LAND ADMINISTRATION, ENVIRONMENTAL IMPACT MANAGEMENT, CONTAINED IN THE R.O.D.

The township owner shall at his own expense comply with all the conditions imposed, by which the Mpumalanga Department of Agriculture and Land Administration: Environmental Management-Ehlanzeni District Office has granted the applicant authorisation to undertake a listed activity on the property in terms of Schedule 1, item 2(c) of Government Notice No. 1182 of 5 September 1997, promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act,

1989 (Act 73 of 1989). Development of this township must be strictly in accordance with the Record of Decision issued by the Department of Agriculture and Land Administration: Environmental Management- Ehlanzeni District Office in respect of this township under File No. 17/2/2/2 MP – 37 on 29 September 2008.

1.15 COMPLIANCE TO CONDITIONS CONTAINED IN GEO-TECHNICAL REPORT

Development of this township must be strictly in accordance with the recommendations contained in the geo-technical report compiled for this township, if any.

1.16 CONDITIONS WHICH ARE BINDING AND MUST BE CONFORMED TO BY THE TOWNSHIP ESTABLISHER OR SUBSEQUENT OWNER IN TITLE

Any written condition imposed by Mbombela Local Municipality, a Non-Governmental or Governmental Organization to which this township establishment application was referred to in terms of the requirements of Ordinance 15 of 1986, or to which Mbombela Local Municipality specifically requested that the application must be referred to, in respect of this township must be conformed to by the Township Establisher or any subsequent owners in title of stands within the township, to the satisfaction of that organization which originally set such condition. Any such condition remains legally binding in perpetuity upon the Township Establisher or any subsequent owners in title of stands within the township individually and/or collectively until it has been fulfilled or accomplished to the satisfaction of the organization which imposed such condition.

1.17 DISPOSAL OF EXISTING CONDITIONS OF TITLE

In respect of Deed of Transfer T 136443/2002:

1.17.1 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals as well as the following conditions **which must NOT be carried over** to the erven in the township:

- 1.17.1.1 A(1) Onderhewig aan die voorbehoud van alle regte tot minerale ten gunste van die Staat ten opsigte van die gesegde plaas KATOEN No 57 ('n gedeelte waarvan hierby getranspoteer word) en aan die regte van die Goewerneur-Generaal soos in Artikel 34 van die Kroongrond Nedersettingswet 1912, bepaal.
- 1.17.1.2 A(2): Die hierby getranspoteerde grond is onderhewig aan 'n serwituut ten gunste van die Suid-Afrikaanse Spoorweë en Hawens Administrasie van 'n reg van weg vir spoorweg doeleindes tot 'n wydte van 15,74 (VYFTIEN komma SEWE VIER) meter aan weerskante van die middle van die spoorbaan nie te bowegaan nie.
- 1.17.1.3 B: Kragtens Notariële Akte van Serwituut K1459/1968S is die reg aan ESKOM HOLDINGS LIMITED verleen om elektrisiteit oor die binnegemelde eiendom te vervoer, met bykomende regte, om die substasie op te rig, en onderworpe aan die voorwaardes soos meer volledig sal blyk uit die gesegde akte
- 1.17.1.4 C: Kragtens Notariële Akte van Serwituut K943/1955S is die reg aan die Stadsraad van Nelspruit verleen om elektrisiteit oor die binnegemelde eiendomme te vervoer, met bykomende regte, en onderworpe aan die voorwaardes soos meer volledig sal blyk uit die gesegde akte.
- 1.17.1.5 D: Kragtens Notariële Akte van Serwituut K2311/1983S is die reg aan ESKOM HOLDINGS LIMITED verleen om elektrisiteit oor die binnegemelde eiendomme te vervoer, met bykomende regte, en onderworpe aan die voorwaardes soos meer volledig sal blyk uit die gesegde akte.
- 1.17.1.6 E: Kragtens Notariële Akte van Serwituut K2002/1984S deurkruis die hartlyn van die oorhoofse transmissiellyn met ondergrondse kables die binnegemelde eiendomme, soos aangetoon op Kaart LG NR A5546/1997 deur llyn abc en def.
- 1.17.1.7 I: ONDERHEWIG AAN EN GERECHTIG OP 'n reg van weg, 8 (AGT) meter wyd, soos aangetoon deur die llyn BC op gemelde kaart, oor:

(c) Gedeelte 23 (Gedeelte van Gedeelte 3) van die plaas Katoen 278, Registrasie Afdeling J.T Mpumalanga Provinsie, lyn EK, soos aangetoon op Kaart LG Nr A5548/1997.

(d) Gedeelte 26 (Gedeelte van Gedeelte 3) van die plaas Katoen 278, Registrasie Afdeling JT, Mpumalanga Provinsie, lyn EFAH soos aangetoon op Kaart LG Nr A5551/1997.

1.17.1.8 J: GEREKTIG op 'n weg van weg, 8 (AGT) meter wyd;

(b) Resterende Gedeelte van Gedeelte 3 van die plaas Katoen 278, Registrasie Afdeling JT Mpumalanga Provinsie.

1.17.2 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals as well as the following conditions **which must be carried over** to the erven in the township:

1.17.2.1 F: Kragtens Notariële Akte van Serwituut K1773/1985S is die binnegemelde eiendomme onderhewig aan 'n serwituut van waterleiding, 3 (drie) meter wyd, ten gunste van die Stadsraad van Witrivier waaraan die roete onderling ooreengekom sal word, en onderworpe aan die voorwaardes soos meer volledig sal blyk uit die gesegde akte.

1.17.2.2 G: Kragtens Notariële Akte van Serwituut K4122/1986S is die reg aan die Stadsraad van Witrivier verleen om elektrisiteit oor die binnegemelde eiendomme te vervoer, met bykomende regte, en onderworpe aan die voorwaardes soos meer volledig sal blyk uit die gesegde akte.

1.17.2.3 H: Kragtens Notariële Akte van Serwituut K4464/1987S is die binnegemelde eiendomme onderhewig aan die elektrisiteitstranmissielynserwituut, 12 (twaalf) meter wyd, ten gunste van die Stadsraad van Witrivier, welke roete onderling ooreengekom sal word, soos meer volledig sal blyk uit die gesegde akte.

1.17.2.4 I: ONDERHEWIG AAN EN GEREKTIG OP 'n reg van weg, 8 (AGT) meter wyd, soos aangetoon deur die lyn BC op gemelde kaart, oor:

(a) Gedeelte 24 (Gedeelte van Gedeelte 3) van die plaas Katoen 278, Registrasie Afdeling J.T Mpumalanga Provinsie, lyn DEF, soos aangetoon op Kaart LG Nr A5549/1997

(b) Gedeelte 22 (Gedeelte van Gedeelte 3) van die plaas Katoen 278, Registrasie Afdeling JT, Mpumalanga Provinsie, lyn BCDEF en lyn CLM, soos aangetoon op Kaart LG A5547/1997.

1.17.2.5 J: GEREKTIG op 'n weg van weg, 8 (AGT) meter wyd;

(a) Gedeelte 25 (Gedeelte van Gedeelte 3) van die plaas Katoen 278, Registrasie Afdeling JT Mpumalanga Provinsie, soos aangetoon op Kaart LG Nr A5550/1997.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AS LAID DOWN BY THE MBOMBELA LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1 CONDITIONS APPLICABLE TO ALL ERVEN

2.1.1 The erf is subject to a servitude 2m wide in favour of the Mbombela Local Municipality, 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 Mbombela Local

Municipality: Provided that the Mbombela Local Municipality may dispense with any such servitude.

- 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 2m thereof.
- 2.1.3 The Mbombela Local Municipality 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 by the Mbombela Local Municipality.
- 2.1.4 The erf is situated in an area that has soil conditions that could detrimentally effect buildings and structures and be the cause of damage. Building plans which are submitted to the Mbombela Local Municipality for approval must contain remedial actions which are in accordance with the recommendations contained in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavourable soil conditions, unless proof can be submitted to the Mbombela Local Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

2.2 CONDITIONS APPLICABLE TO ERVEN 1 AND 5

- 2.2.1 The erf is subject to an Electrical Power Line Servitude, 22m wide, of which the centre line is indicated by Line s1,s2,s3,s4,s5 and s6 on **S.G. 1658/2013**.

NOTICE ... OF 2021

CITY OF MBOMBELA LOCAL MUNICIPALITY

WHITE RIVER AMENDMENT SCHEME 360

It is hereby declared in terms of Section 179(1) of the City of Mbombela Municipality Spatial Planning and Land Use Management By-law, 2019, read with the provisions of Section 125 of the Town-Planning and Townships Ordinance, 1986, that the City of Mbombela Local Municipality has approved an amendment scheme, being an amendment of the City of Mbombela Land Use Scheme, 2019, comprising of the same land as included in the Township of Rocky drift Extension 40.

Map 3's and the Scheme Clauses of the Amendment Scheme are filed with the Municipal Manager, Civic Centre, Nel Street, Nelspruit, and are open for inspection at all reasonable times. This amendment is known as the White River Amendment Scheme No 360 and shall come into operation on date of publication hereof.

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

PROCLAMATION NOTICE 117 OF 2022**CHIEF ALBERT LUTHULI LOCAL MUNICIPALITY****ALBERT LUTHULI AMENDMENT SCHEME 517**

It is hereby notified in terms of Section 66 of the Chief Albert Luthuli Municipality Spatial Planning and Land Use Management By-law, 2016, that the Chief Albert Luthuli Municipality has approved the amendment of the Chief Albert Luthuli Land Use Scheme 2018, to allow for the rezoning of Portion 1 of Erf 82, Vygeboom Country Estate Township, from "Special" for an internal access road to "Special" to allow for boat storage, workshop, fuel pump, tuck shop, storage for garden and maintenance equipment and other related purposes.

Copies of the amendment scheme are filed with The Chief Town Planner: Planning and Economic Development Department, Second Floor, C/o Voortrekker and Versveld Street, 1185, and are open for inspection at all reasonable times. This amendment scheme shall come into operation on date of publication hereof.

Vusumuzi Nelson Mpila (Acting), Mr
MUNICIPAL MANAGER
Albert Luthuli Local Municipality (Carolina)
P O Box 24
Carolina
1185

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 157 OF 2022

NOTICE**MPUMALANGA GAMING ACT, 1995 (ACT 5 OF 1995) AS AMENDED
APPLICATION FOR A REMOVAL OF A BOOKMAKER LICENCE**

Notice is hereby given that Eastern Dawn Sports (Pty) Ltd Registration Number 2021/915692/07 trading as Betway intends submitting to the Mpumalanga Economic Regulator an application for the **removal** of the bookmaker licence **from** Stand 64, Main Street, Ogies, eMalahleni, Nkangala **to** 11 Van Der Merwe Street, Mpumalanga, 1200, South Africa

The application will be open for public inspection from 29 April 2022 to 29 May 2022 and copies can be obtained from the Acting Chief Executive Officer of the Mpumalanga Economic Regulator through an email request to ceo@mer.org.za. 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 applications. Such objections should be lodged with the Chief Executive Officer, by email to ceo@mer.org.za, within the aforementioned public inspection period.

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