



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

Provincial Gazette Provinsiale Koerant

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

Vol: 29

NELSPRUIT
2 December 2022
2 Desember 2022

No: 3473

We all have the power to prevent AIDS



Prevention is the cure

AIDS
HELPLINE

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4512



9 771682 451008



0 3 4 7 3

IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

No.

Contents

*Gazette
No.* *Page
No.*

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

223	Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016: Portion 5 of Erf 766, Middelburg ..	3473	3
223	Steve Tshwete Ruimtelike Beplanning en Grondgebruiksbestuursverordening, 2016: Gedeelte 5 van Erf 766, Middelburg.....	3473	3

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

256	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Delmas Extension 25	3473	4
-----	---	------	---

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 223 OF 2022

STEVE TSHWETE AMENDMENT SCHEME 82, ANNEXURE A69

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 (Pr Pln 1467/2011), of Afriplan CC (1994/029217/23) being the authorized agent of the owner of **Portion 5 of Erf 766, 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 Steve Tshwete Land Use Scheme, 2019, for the rezoning of the property situated at 31 Vos Street, from **“Residential Zone 1”** to **“Residential Zone 3”**.

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 **2 December 2022** (last day for comments being 2 January 2023). 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 **2 December 2022**.

Details of agent: Afriplan CC, 14 John Magagula Street, Middelburg 1050. Tel: 013 282 8035

E-mail: jaco@afriplan.com/vicky@afriplan.com

2-9

PROVINSIALE KENNISGEWING 223 VAN 2022

STEVE TSHWETE WYSIGINGSKEMA 82, BYLAAG A69

KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE GRONDGEBRUIKSKEMA, 2019, INGEVOLGE ARTIKELS 62(1) EN 94(1)(A) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURSVERORDENING, 2016

Ek, Jaco Peter le Roux (Pr Pln 1467/2011), van Afriplan BK (1994/029217/23) synde die gemagtigde agent van die eienaar van **Gedeelte 5 van Erf 766, Middelburg** gee hiermee ingevolge Artikel 94(1)(a) 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 Grondgebruikskema, 2019, deur die hersonering van die eiendom, geleë te Vosstraat 31 vanaf **“Residensieel Sone 1”** na **“Residensieel Sone 3”**.

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 **2 Desember 2022** (laaste datum vir kommentare 2 Januarie 2023). 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 **2 Desember 2022**, 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/

E-pos: jaco@afriplan.com/vicky@afriplan.com

2-9

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 256 OF 2022****VICTOR KHANYE LOCAL MUNICIPALITY****PROCLAMATION OF APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR AN APPROVED TOWNSHIP DELMAS EXTENSION 25**

It is hereby declared that in terms of the provisions of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013, that DELMAS EXTENSION 25 is an approved township, subject to the conditions as set out in the schedules hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SOLE PROPS 39 (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER 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 167 (A PORTION OF PORTION 29) OF THE FARM WITKLIP 232 I.R. HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Delmas Extension 25.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 113/2007.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and the following servitude 1,5m wide Vide diagram S.G. No. A7124/1982 which affected Erven 1738 and 1739 in the township only:

(4) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserve 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.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES AND THE RESTRICTION ON THE DISPOSAL OF ERVEN

No erven shall be disposed of or transferred in the name of the buyer before the Town Council of Delmas confirmed that the essential services have been installed.

(6) CONSOLIDATION OF ERVEN

The applicant shall at his own expense cause Erven 1738 and 1739 in the township to be consolidated.

2. CONDITIONS OF TITLE

The 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)** 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.

- (2) No building or other structure will be erected within the aforesaid servitude area and no large rooted trees be planted within the area of such servitude or within 2m thereof.
- (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.

VICTOR KHANYE LOCAL MUNICIPALITY
AMENDMENT SCHEME 10/2007
DELMAS EXTENSION 25

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013, that the Victor Khanye Local Municipality have approved and hereby adopted the land development application for the amendment scheme with regard to the properties in the township of DELMAS EXTENSION 25, being an amendment of the Victor Khanye Local Municipality Land Use Scheme 2020.

Map 3 and the scheme clauses of the amendment scheme is filed with the Municipal Manager of the Victor Khanye Local Municipality and the Department Co-Operative Governance and Traditional Affairs, Nelspruit.

This amendment scheme is known as Victor Khanye Amendment Scheme 10/2007 and shall come into operation on date of publication of this notice.

MS THABITHA MATLADI MUNICIPAL MANAGER, Victor Khanye Local Municipality, PO Box 6, DELMAS, 2210

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001.
Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065

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