



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

Provincial Gazette Provinsiale Koerant

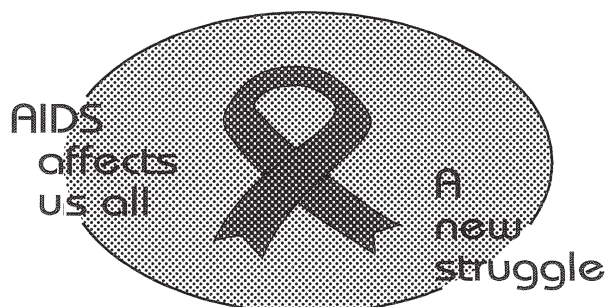
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Vol: 30

NELSPRUIT
6 October 2023
6 Oktober 2023

No: 3586

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Closing times for **ORDINARY WEEKLY** 2023

MPUMALANGA PROVINCIAL GAZETTE

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

- 29 December, Thursday for the issue of Friday 06 January 2023
- 06 January, Friday for the issue of Friday 13 January 2023
- 13 January, Friday for the issue of Friday 20 January 2023
- 20 January, Friday for the issue of Friday 27 January 2023
- 27 January, Friday for the issue of Friday 03 February 2023
- 03 February, Friday for the issue of Friday 10 February 2023
- 10 February, Friday for the issue of Friday 17 February 2023
- 17 February, Friday for the issue of Friday 24 February 2023
- 24 February, Friday for the issue of Friday 03 March 2023
- 03 March, Friday for the issue of Friday 10 March 2023
- 10 March, Friday for the issue of Friday 17 March 2023
- 16 March, Thursday for the issue of Friday 24 March 2023
- 24 March, Friday for the issue of Friday 31 March 2023
- 31 March, Friday for the issue of Friday 07 April 2023
- 05 April, Wednesday for the issue of Friday 14 April 2023
- 14 April, Friday for the issue of Friday 21 April 2023
- 20 April, Thursday for the issue of Friday 28 April 2023
- 26 April, Wednesday for the issue of Friday 05 May 2023
- 05 May, Friday for the issue of Friday 12 May 2023
- 12 May, Friday for the issue of Friday 19 May 2023
- 19 May, Friday for the issue of Friday 26 May 2023
- 26 May, Friday for the issue of Friday 02 June 2023
- 02 June, Friday for the issue of Friday 09 June 2023
- 09 June, Friday for the issue of Friday 16 June 2023
- 15 June, Thursday for the issue of Friday 23 June 2023
- 23 June, Friday for the issue of Friday 30 June 2023
- 30 June, Friday for the issue of Friday 07 July 2023
- 07 July, Friday for the issue of Friday 14 July 2023
- 14 July, Friday for the issue of Friday 21 July 2023
- 21 July, Friday for the issue of Friday 28 July 2023
- 28 July, Friday for the issue of Friday 04 August 2023
- 03 August, Thursday for the issue of Friday 11 August 2023
- 11 August, Friday for the issue of Friday 18 August 2023
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- 08 December, Friday for the issue of Friday 15 December 2023
- 15 December, Friday for the issue of Friday 22 December 2023
- 20 December, Wednesday for the issue of Friday 29 December 2023

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 427 OF 2023****NOTIFICATION REGARDING OPPORTUNITY TO PARTICIPATE IN ENVIRONMENTAL REGISTRATION PROCESSES FOR THE PROPOSED ZIBULO NORTH SHAFT OVERHEAD 132KV POWERLINE PROJECT, IN THE NKANGALA DISTRICT MUNICIPALITY, WITHIN VICTOR KHANYE AND EMALAHLENI LOCAL MUNICIPALITIES, MPUMALANGA PROVINCE.**

Anglo American Inyosi Coal (Pty) Ltd (the Applicant) has appointed Environmental Impact Management Services (Pty) Ltd (EIMS) as the Environmental Assessment Practitioner (EAP) to assist with undertaking the required registration processes (including the statutory public participation), and to compile and submit the required documentation in support of:

- Registration in accordance with the Standard for the Development and Expansion of Power Lines and Substations within identified Geographical Areas (GNR 2313; 27 July 2022);
- General Authorisation (GA) registration in accordance with the National Water Act – NWA (Act 36 of 1998):
 - Section 21(c) and Section 21(i) water uses.

Zibulo North Shaft requires a 20MVA electricity supply for the mining operations by 2025. The following assets will be established for the supply:

- A new Zibulo North Shaft 132/11kV 2x20MVA Substation for the Zibulo North Shaft Point of Supply (POS). 2x20MVA TRFR's will be installed in phase 1 with an open TRFR bay for the installation of the third TRFR in 2032 should it be required.
- Establish 132kV Feeder Bay at the existing Cologne Substation.
- Establish 132kV Feeder Bay at the existing Modiri Substation.
- Build 7km (Option 1 & 2) Kingbird 132kV line from Cologne Substation to Zibulo North Shaft Substation.
- Build 10.5km (option 1) or 15km (option 2) Kingbird 132kV line from Modiri Substation to the Zibulo North Shaft Substation. The route options will be assessed during the course of this environmental registration process.

The study area consists of a 125m wide powerline corridor which is located on the following farms and portions: Leeuwfontein 219 (Portions: 0 RE, 12, 13, 21, 24, 35); Olga 35 (Portion 0 RE); Rietvlei 64 (Portion: 0 RE, 1, 4, 7); Smithfield 44 (Portions: 1, 2, 3, 4, 5); Zondagsfontein 253 (Portions: 0 RE, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15). Zibulo North Shaft entrance is located at 26° 8' 55.0" S, 28° 57' 10.32" E, approximately 6.6 km south of Kendal Power Station and approximately 14.5 km Southwest of Ogies.

Specialist studies have been undertaken to inform the final sensitivities of each environmental theme and based on the findings (which indicate low to medium sensitivities for all themes), this project will follow the procedures defined in the Standard for the Development and Expansion of Power Lines and Substations within identified Geographical Areas (GNR 2313; 27 July 2022) as well as Water Use GA Registration (GN 509; 26 August 2016). In accordance with Chapter 6 of the EIA Regulations, a public participation process is required for the project. You are hereby invited to register and comment on the proposed project and documentation as follows.

Description of event:	Availability of Environmental Sensitivity Report and associated documentation for public review and comment
Where:	A hard copy of the report can be viewed at the Ogies Public Library (Main Street, Ogies)
	An electronic copy of the report can be downloaded from the EIMS website: https://www.eims.co.za/public-participation/
When:	Comments to be submitted until 30 October 2023

All inputs received by EIMS will be included in subsequent submissions to the relevant competent authorities for consideration in their decision-making process.

To ensure that you are identified and registered as an Interested and Affected Party (I&AP) and that your comments are captured, please submit your name, contact details, and the reason for your interest in writing or telephonically to EIMS.

Please note that only registered I&AP's will be informed of future project information and opportunities for participation.

By registering as an interested and affected party you consent to the collection and processing of your personal information as per the EIMS Privacy Notice available at www.eims.co.za/public-participation. To avoid missing out on opportunities for public participation please submit I&AP registrations, or any queries, comments, or concerns with regards to this application, to EIMS at:

Contact Person: Jolene Webber

EIMS Reference Number: 1592

Postal Address: P.O. Box 2083; Pinegowrie; 2123

Telephone: (011) 789 7170/ Fax: (086) 571 9047

E-mail: Zibulopower@eims.co.za

Please include the project reference number 1592 in all correspondence.

ALGEMENE KENNISGEWING 427 VAN 2023**KENNISGEWING RAKENDE GELEENTHEID OM DEEL TE NEEM AAN OMGEWINGSREGISTRASIEPROSESSE VIR DIE VOORGESTELDE ZIBULO NORTH SHAFT OVERHEAD 132KV POWERLINE PROJECT, IN DIE NKANGALA DISTRIKSMUNISIPALITEIT, BINNE VICTOR KHANYE EN EMALAHLENI PLAASLIKE MUNISIPALITEITE, MPUMALANGA PROVINSIE.**

Anglo American Inyosi Coal (Edms) Bpk (die Applikant) het Environmental Impact Management Services (Pty) Ltd (EIMS) aangestel as die Environmental Assessment Practitioner (EAP) om te help met die onderneem van die vereiste registrasieprosesse (insluitend die statutêre openbare deelname), en om die vereiste dokumentasie saam te stel en in te dien ter ondersteuning van:

- Registrasie in ooreenstemming met die Standaard vir die Ontwikkeling en Uitbreiding van Kraglyne en Substasies binne geïdentifiseerde Geografiese Gebiede (GNR 2313; 27 Julie 2022);
- Algemene Magtiging (GA) registrasie ooreenkomstig die Nasionale Waterwet – NWA (Wet 36 van 1998):
 - Artikel 21(c) en Artikel 21(i) watergebruike.

Zibulo North Shaft benodig 'n 20MVA-elektrisiteitstoevoer vir die mynbedrywigheede teen 2025. Die volgende bates sal vir die lewering vasgestel word:

- 'N Nuwe Zibulo North Shaft 132/11kV 2x20MVA-substasie vir die Zibulo North Shaft Point of Supply (POS). 2x20MVA TRFR's sal in fase 1 geïnstalleer word met 'n oop TRFR-baai vir die installering van die derde TRFR in 2032 indien nodig.
- Vestig 132kV Feeder Bay by die bestaande Keulen-substasie.
- Bou 7km (Opsie 1 & 2) Kingbird 132kV lyn van Keulen Substasie na Zibulo North Shaft Substasie.
- Vestig 132kV Feeder Bay by die bestaande Modiri-substasie.
- Bou 10.5km (opsie 1) of 15km (opsie 2) Kingbird 132kV lyn vanaf Modiri Substasie na die Zibulo North Shaft Substasie. Die roete-opsies sal tydens die verloop van hierdie omgewingsregistrasieproses beoordeel word.

Die studiegebied bestaan uit 'n 125 m wye kraglyngang wat op die volgende plase en gedeeltes geleë is: Leeuwfontein 219 (Gedeeltes: 0 RE, 12, 13, 21, 24, 35); Olga 35 (Gedeelte 0 RE); Rietvlei 64 (Gedeelte: 0 RE, 1, 4, 7); Smithfield 44 (Gedeeltes: 1, 2, 3, 4, 5); Zondagsfontein 253 (Gedeeltes: 0 RE, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15). Zibulo North Shaft ingang is geleë by 26° 8' 55.0" S, 28° 57' 10.32" O, ongeveer 6.6 km suid van Kendal Kragstasie en ongeveer 14.5 km Suidwes van Ogies.

Spesialisstudies is onderneem om die finale sensitiwiteit van elke omgewingstema in te lig en op grond van die bevindinge (wat lae tot medium sensitiwiteite vir alle temas aandui), sal hierdie projek die prosedures volg wat in die Standaard vir die Ontwikkeling en Uitbreiding van Kraglyne en Substasies binne geïdentifiseerde geografiese gebiede (GNR 2313; 27 Julie 2022) sowel as Watergebruik GA-registrasie (GN 509; 26 Augustus 2016) gedefinieer word.

Ingevolge Hoofstuk 6 van die OIE-regulasies word 'n openbaredeelnameproses vir die projek vereis. U word hiermee uitgenooi om soos volg te registreer en kommentaar te lewer op die voorgestelde projek en dokumentasie.

Beskrywing gebeurtenis:	van	Beskikbaarheid van omgewingssensitiwiteitsverslag en gepaardgaande dokumentasie vir openbare hersiening en kommentaar
Waar:		'n Harde kopie van die verslag kan by die Ogies Openbare Biblioteek (Hoofstraat, Ogies) besigtig word.)
		'N Elektroniese afskrif van die verslag kan afgelaai word vanaf die EIMS-webwerf: https://www.eims.co.za/public-participation/
Wanneer:		Kommentaar moet ingedien word tot 30 Oktober 2023

Alle insette wat deur EIMS ontvang word, sal ingesluit word in daaropvolgende voorleggings aan die betrokke bevoegde owerhede vir oorweging in hul besluitnemingsproses.

Om te verseker dat jy geïdentifiseer en geregistreer word as 'n Belanghebbende en Geaffekteerde Party (I&AP) en dat jou kommentaar vasgelê word, dien asseblief jou naam, kontakbesonderhede en die rede vir jou belangstelling in skriftelik of telefonies by EIMS in. Let daarop dat slegs geregistreerde I&AP's ingelig sal word oor toekomstige projekinligting en geleenthede vir deelname.

Deur as 'n belanghebbende en geaffekteerde party te registreer, stem jy in tot die versameling en verwerking van jou persoonlike inligting volgens die EIMS-privaatheidskennisgewing wat by www.eims.co.za/public-participation beskikbaar is. Om te verhoed dat geleenthede vir openbare deelname misgeloop word, dien asseblief I & AP-registrasies, of enige navrae, kommentaar of bekommernisse met betrekking tot hierdie aansoek, by EIMS in by:

Kontak persoon: Jolene Webber EIMS-verwysingsnommer: 1592

Posadres: Posbus 2083; Pinegowrie; 2123

Telefoon: (011) 789 7170/ Faks: (086) 571 9047

E-pos: Zibulopower@eims.co.za

Sluit asseblief die projekverwysingsnommer 1592 in alle korrespondensie in.

ISAZISO MAYELANA NETHUBA LOKUBAMBA IQHAZA EZINQUBENI ZOKUBHALISELA IZINDABA ZEZEEMVELO MAQONDANA NOMSEBENZI OHLONGOZWAYO WEZINTAMBO ZIKAGESI ONGU-132KV EZIHAMBA PHEZULU OWENZELWA IZIBULO NORTH SHAFT, KUMASIPALA WESIFUNDA SASENKANGALA, PHAKATHI KUKAMASIPALA I-VICTOR KHANYE NOMASIPALA WASEKHAYA WASEMALAHLENI, ESIFUNDAZWENI SASEMPUMALANGA.

I-Anglo American Inyosi Coal (Pty) Ltd (uMfakisicelo) iqoke i-Environmental Impact Management Services (Pty) Ltd (EIMS) ukuba ibe nguMhloli Wezemvelo (EAP) ukuze isize ngokwenza izinqubo zokubhalisa ezidingekayo (ezibandakanya nemfuneko yomthetho yokubamba komphakathi iqhaza), futhi ihlanganise imibhalo edingekayo bese iyithumela, okuyimibhalo yokweseka:

- Ukubhaliswa ngokuhambisana neZinga Lokuthuthukiswa Nokwandiswa Kwezintambo Zikagesi Neziteshi Ezincane endaweni esuke ikhonjiwe. (GNR 2313; 27 Julayi 2022);
- Ukubhaliswa kweSigunyazo Esivamile (GA) ngokuhambisana noMthetho Wamanzi Kazwelonke – NWA (uMthetho 36 ka-1998):
 - Isigaba 21(c) neSigaba 21(i) sokusetshenziswa kwamanzi.

IZibulo North Shaft idinga ukuba kuthi kufika u-2025 ibe seyiphakelwa ugesi ongu-20MVA ukuze imisebenzi yasemayini ikwazi ukuqhubeka. Nazi izinto ezizokwenziwa ukuze lowo gesi utholakale:

- Kuzokwakhiwa iSiteshi Esincane esisha seZibulo North Shaft esingu-132/11kV 2x20MVA esizophakela iZibulo North Shaft (iZibulo North Shaft Point of Supply (POS)). Ama-2x20MVA TRFR azofakwa esigabeni sokuqala, kushiwe indawo evulekile ye-TRFR ukuze kufakwe i-TRFR yesithathu ngo-2032 uma kudingeka.
- Kuzosungulwa i-132kV Feeder Bay eSiteshini Esincane Sase-Cologne esikhona kakade.
- Kuzokwakhiwa ulayini ongu-7km (Inketho 1 & 2) we-Kingbird 132kV usuka eSiteshini Esincane Sase-Cologne uye eSiteshini Esincane SeZibulo North Shaft.
- Kuzosungulwa i-132kV Feeder Bay eSiteshini Esincane SaseModiri esikhona kakade.
- Kuzokwakhiwa ulayini ongu-10.5km (inketho 1) noma ongu-15km (inketho 2) we-Kingbird 132kV usuka eSiteshini Esincane SaseModiri uye eSiteshini Esincane SeZibulo North Shaft. Izinketho zemizila zizohlolwa phakathi nale nqubo yokubhalisela ezemvelo.

Le ndawo ehlolwayo inomzila wezintambo zikagesi ongu-125m ububanzi osemapulazini nasezingxenyeni ezilandelayo: i-Leeuwfontein 219 (iZingxanye: 0 RE, 12, 13, 21, 24, 35); I-Olga 35 (iNgxanye 0 RE); I-Rietvlei 64 (iNgxanye: 0 RE, 1, 4, 7); i-Smithfield 44 (iZingxanye: 1, 2, 3, 4, 5); I-Zondagsfontein 253 (iZingxanye: 0 RE, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15). Indlela yokungena e-Zibulo North Shaft eku-26° 8' 55.0" S, 28° 57' 10.32" E, cishe ingu-6.6 km eningizimu yeSiteshi Sikagesi Sase-Kendal futhi cishe ingu-14.5 km eNingizimu-ntshonalanga ye-Ogies.

Ucwaningo lochwepheshe lwenzelwa ukuba kutholakale ukuthi ingxanye ngayinye yezemvelo izothinteka kanjani futhi ngokusekelwe emiphumeleni yocwaningo (okubonisa ukuthi zonke izingxanye zithinteka ngezinga eliphansi kuya kweliphakathi nendawo), lo msebenzi uzolandela izinqubo ezichazwe eZingeni Lokuthuthukiswa Nokwandiswa Kwezintambo Zikagesi Neziteshi Ezincane ezisezindaweni ekhonjiwe (GNR 2313; 27 Julayi 2022) kanye Nokubhaliswa Kwe-GA Yokusetshenziswa Kwamanzi (GN 509; 26 Agasti 2016). Ngokuhambisana neSahluko 6 seMithethonqubo Ye-EIA, inqubo yokubamba komphakathi iqhaza iyafuneka kulo msebenzi. Uyamenywa ukuba ubhalise futhi uphawule ngalo msebenzi ohlongozwayo nangemibhalo, ngendlela elandelayo.

Incazelo Yomsebenzi:	Ukutholakala koMbiko Wezinga Lokuthinteka Kwemvelo kanye nemibhalo ehambisana nawo ukuze umphakathi uwuhlole futhi uphawule ngawo
Indawo:	Ikhophi ephrintiwe yalo mbiko izoba se-Ogies Public Library (Main Street, Ogies)
	Ikhophi yalo mbiko ungayithola kuwebhusayithi ye-EIMS: https://www.eims.co.za/public-participation/
Isikhathi:	Amazwi okuphawula kumele athunyelwe engakadluli umhla ka-30 oObthoba 2023

Wonke amazwi okuphawula i-EIMS ezowathola azofakwa eziphakamisweni eziya kuziphathimandla ezifanele ukuze ziwahlole lapho sezenza izinqumo.

Ukuze kuqinisekiswa ukuthi uyaziwa nokuthi ubhalisiwe njengoMuntu Onentshisekelo Nothintekayo (I&AP) nokuba amazwi akho okuphawula aqoshwe, sicela ubhalele noma ushaye i-EIMS ucingo uyinike igama lakho, imininingwane yokuxhumana, kanye nesizathu sentshisekelo yakho. Sicela uqaphele ukuthi yilabo abangama-I&AP abhalisiwe kuphela abazohlinzekwa ngolwazi namathuba okubamba iqhaza emisebenzini yesikhathi esizayo.

Ngokubhalisa njengomuntu onentshisekelo nothintekayo uzobe uvumela ukuqoqwa nokucutshungulwa kwemininingwane yakho ngokweSaziso Sobumfihlo Se-EIMS esitholakala ku-www.eims.co.za/public-participation. Ukuze ugweme ukuphuthelwa amathuba okubamba komphakathi iqhaza, sicela uthumele imininingwane yakho yokubhalisela i-I&AP, nanoma yimiphi imibuzo, ukuphawula, noma ukukhathazeka mayelana nalesi sicelo, e-EIMS:

Umuntu Okuxhunywana Naye: Jolene Webber

Inombolo Yerefurensi Ye-EIMS: 1592

Ikheli Leposi: P.O. Box 2083; Pinegowrie; 2123

Ucingo: (011) 789 7170/ Ifeksi: (086) 571 9047

I-imeyli: Zibulopower@eims.co.za

Sicela ufake inombolo yerefurensi yalo msebenzi ethi 1592 kukho konke ukuxhumana okwenzayo.

GENERAL NOTICE 428 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE LAND USE SCHEME, 2019, IN TERMS OF SECTIONS 62(1) AND CHAPTER 6 OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016 - STEVE TSHWETE AMENDMENT SCHEME NO. 89**

I, Laurette Swarts Pr. Pln., of Korsman & Associates, being the authorized agent of the registered owner of the Remainder the farm Patattafontein 1231 and Portions 1, 14 & 16; the Remainder of Portion 4; Portions 5 & 8 (a portion of Portion 4); Portions 9 & 11 (a portion of Portion 7) of the farm Nooitgedacht 417, Registration Division I.S., Province of Mpumalanga hereby give notice in terms of Section 62(1) and Chapter 6 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 above mentioned property situated east of Middelburg Town just north of the N4 highway and R104 road from "Agriculture" to "Quarrying and Mining". 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 6 October 2023 to 6 November 2023. 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 6 October 2023 to 6 November 2023. Address of the Applicant: 14 Bethal Street, Modelpark, Witbank, 1035, Private Bag X7260, Suite 293, Witbank, 1035. Telephone no: 013 650 0408, Email: admin@korsman.co.za
Reference: R23372-AdvGazette

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ALGEMENE KENNISGEWING 428 VAN 2023**KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE GRONDGRBUIKSKEMA, 2019, INGEVOLGE ARTIKELS 62(1) EN HOOSTUK 6 VAN DIE STEVE TSHWETE RUIMTELIKEBEPLANNING EN GRONDGEBRUIKSBESTUUR BYWET, 2016 - STEVE TSHWETE WYSIGINGSKEMA NO. 89**

Ek, Laurette Swarts Pr. Pln., van Korsman & Vennote, synde die gemagtigde agent van die geregistreerde eienaar van die the Restant van die plaas Patattafontein 1231 en Gedeeltes 1, 14 & 16; die Restant van Gedeelte 4; Gedeeltes 5 & 8 ('n gedeelte van Gedeelte 4); Gedeeltes 9 & 11 ('n gedeelte van Gedeelte 7) van die plaas Nooitgedacht 417, Registrasie Afdeling J.S., Provinsie van Mpumalanga, gee hiermee ingevolge Artikel 62(1) en Hoofstuk 6 van die Steve Tshwete Ruimtelikebeplanning en Grondgebruiksbestuur Bywet, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van Steve Tshwete Grondgebruikskema, 2019, deur die hersonering van die bogenoemde eiendom geleë oos van Middelburg en noord vanaf die N4 hoofweg en R104 pad van "Landbou" na "Mynbou & Steengroef". Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipalegebou, Wandererslaan, Middelburg, 1050, vir 'n tydperk van 30 dae vanaf 6 Oktober 2023 tot 6 November 2023. Besware of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 6 Oktober 2023 tot 6 November 2023, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word. Adres van Applikant: Bethalstraat 14, Witbank, 1035, Privaatsak X7260, Suite 293, Witbank, 1035. Telefoon No: 013 650 0408, Email: admin@korsman.co.za

Verwysing: R23372-AdvGazette

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PROCLAMATIONS • PROKLAMASIES**PROCLAMATION 196 OF 2023**

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY EMAKHAZENI LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNERS) IN TERMS OF THE PROVISIONS OF CHAPTER IV OF THE TOWN PLANNING AND TOWNSHIPS (ORDINANCE 15, OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 5 OF THE FARM WELTEVREDEN 386 REGISTRATION DIVISION J.S. MPUMALANGA HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township is **SIYATHUTHUKA EXTENSION 7.**

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan No. 305/2013.**

1.3 ACCESS

Access to the township shall be to the satisfaction of the Emakhazeni Local Municipality and the Mpumalanga Department of Public Works, Roads and Transport.

1.4 RECEIPT AND DISPOSAL OF STORMWATER

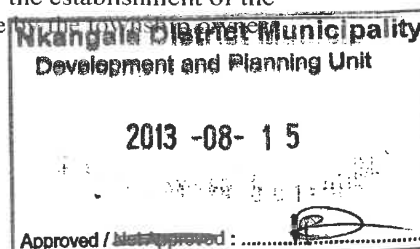
The township owner shall arrange the stormwater drainage of the township; in such a way as to fit in with all relevant roads and he shall receive and dispose of the stormwater running off or being diverted from such roads.

1.5 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, provided that with the written approval of the Municipality installation of essential services may be phased.

1.6. REMOVAL AND /OR REPLACEMENT OF EXISTING SERVICES

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



1.7 PROTECTION OF STAND PEGS

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

1.8 COMPLIANCE WITH CONDITIONS CONTAINED IN THE R.O.D

Development of this township must be strictly in accordance with the Record of Decision (R.O.D.) issued by the Department of Economic Development and Tourism in respect of the township.

1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven in the township shall be made subject to existing conditions and servitudes which were not cancelled or otherwise dealt with, if applicable.

2. CONDITIONS OF TITLE

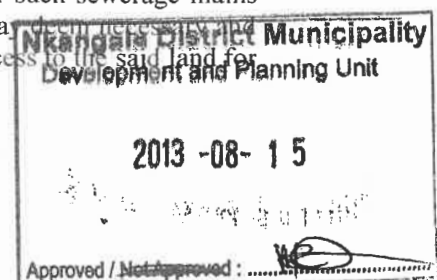
THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE EMAKHAZENI LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986)

2.1 CONDITITIONS APPLICABLE TO ALL ERVEN

2.1.1 The erf is subject to a servitude, 2m wide, in favour of the Emakhazeni 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 purpose 2m wide across the access portion of the erf, if and when required by the Council; Provided that the Council may dispense with any such servitude.

2.1.2 No building or other structure shall be erected within the foresaid servitude area and no large rooted trees shall be planted within the area of such servitude or with 2m thereof.

2.1.3 The Emakhazeni 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



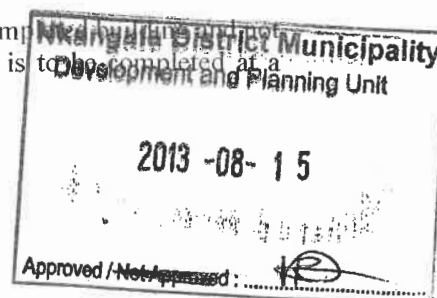
the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Council.

- 2.1.4 The erven is situated in an area that has soil conditions that could detrimentally affect buildings and structures and be the cause of damaged. Building plans which are submitted to the Emakhazeni 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 Emakhazeni Local Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

3. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING LAND USE SCHEME, HAVE TO BE INCORPORATED, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

3.1 CONDITIONS APPLICABLE TO ALL ERVEN:

- 3.1.1 Where, in the opinion of the Emakhazeni Local Municipality, it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such stormwater: Provided that the owners of any higher lying erven, 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.
- 3.1.2 No building whatsoever may be erected on a property which will probably be flooded by a public stream: Provided that the Emakhazeni Local Municipality may permit the erection of buildings on such portion if it is convinced that the said portion will no longer be subjected to flooding.
- 3.1.3 The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Emakhazeni Local Municipality.
- 3.1.4 The main building, which shall be a complete building, shall be one that has been partly erected, and is to be completed at a



later date, shall be erected simultaneously with, or before, the outbuildings.

- 3.1.5 No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such a boundary, this condition may be relaxed by the Emakhazeni Local Municipality and subject to such conditions as may be determined by it.
- 3.1.6 A screen wall or walls shall be erected and maintained to the satisfaction of the Emakhazeni Local Municipality as and when required by it.
- 3.1.7 If the property is fenced, such fence, and the maintenance thereof shall be to the satisfaction of the Emakhazeni Local Municipality.
- 3.1.8 The registered owner is responsible for the maintenance of the whole development on the property. If the Emakhazeni Local Municipality is of the opinion that the property, or any portion of the development, is not being satisfactorily maintained the Emakhazeni Local Municipality shall be entitled to undertake such maintenance at the cost of the registered owner.

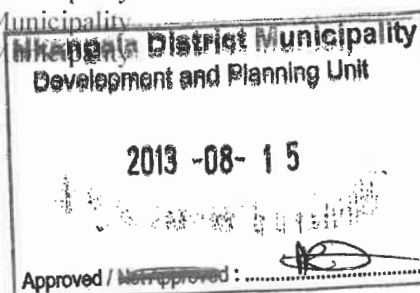
3.2 CONDITIONS APPLICABLE TO THE FOLLOWING ERVEN:

3.2.1 ERVEN 4571- 4814:

Land Use Rights:	Dwelling House
Coverage:	50%
Density:	One dwelling per erf
Height:	Not exceeding 3 storeys above natural ground level.
Building lines:	5m along street boundary and 2m along any other boundaries.
Parking:	As per Section 10.5 of the Scheme.

3.2.2 ERF 4815

Land Use Rights:	Public Open Space, Sport & Recreational Grounds.
Coverage:	As approved by the Municipality
F.A.R.:	As approved by the Municipality
Height:	As approved by the Municipality
Building lines:	As approved by the Municipality
Parking:	As approved by the Municipality



PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 358 OF 2023

STEVE TSHWETE AMENDMENT SCHEME 122, ANNEXURE A101

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 owners of **Portion 1 of Erf 454, 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 96A Jeppe Street, from “**Residential Zone 1**” to “**Residential Zone 2**”.

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 **29 September 2023** (last day for comments being 30 October 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 **29 September 2023**.

Details of agent: Afriplan CC, 14 John Magagula Street, Middelburg 1050. Tel: 013 282 8035. E-mail: jaco@afriplan.com/vicky@afriplan.com

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PROVINSIALE KENNISGEWING 358 VAN 2023

STEVE TSHWETE WYSIGINGSKEMA122, BYLAAG A101

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 eienaars van **Gedeelte 1 van Erf 454, 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 herosnering van die eiendom, geleë te Jeppestraat 96A vanaf “**Residensieel Sone 1**” na “**Residensieel Sone 2**”.

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 **29 September 2023** (laaste datum vir kommentare 30 Oktober 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 **29 September 2023**, 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

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