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03 MARCH 2025



YOUR REF.:

OUR REF.: TPH25656

Tel: (012) 809 2229
E-mail: bea@tph.co.za

**MARULENG LOCAL MUNICIPALITY
DEPARTMENT OF SPATIAL PLANNING AND ECONOMIC DEVELOPMENT
65 SPRINGBOK STREET
PO BOX 627
HOEDSPRUIT
1380**

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B / Unit 13
Cole Rd
Shere AH
0084

APPLICATION IN TERMS OF SECTION 49, READ WITH SECTION 57 AND CHAPTER 6 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW OF MARULENG LOCAL MUNICIPALITY, 2016 FOR THE REZONING OF ERF 118 HOEDSPRUIT

**AMENDMENT SCHEME NO. 313
ANNEXURE NO. 299**

The registered owner of the above-mentioned property instructed our office to submit an application with your Municipality, for the rezoning of Erf 118 Hoedspruit to "Business 1", as per Scheme.

Attached for your attention is the following:

1. Three (3) copies of the cover letter.
2. Three (3) copies of payment for the rezoning application to the amount of R7 128-07 being the application fees.
3. Three (3) copies of the application forms.
4. Three (3) copies of the Power of Attorney and Company Resolution.
5. Three (3) copies of the Motivational Memorandum.
6. Three (3) copies of the draft Amendment Scheme Documents.
7. Three (3) copies of the Locality Plan
8. Three (3) copies of the proposed Site Plan.
9. Three (3) copies of the registered Title Deed.
10. Three (3) copies of the confirmation that the bond has been paid.
11. Three (3) copies of the SG Diagrams.
12. Three (3) copies of the Zoning Certificate.
13. three (3) copies of proof that the Municipality was engaged prior to the submission of the application.

One (1) electronic copy of the application will also be submitted to Council.

We trust you find this in order.

Kind regards,

**B.E. FLETCHER (PR. PLN A/1202/2001)
THE TOWN PLANNING HUB CC**





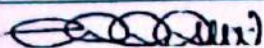
MARULENG MUNICIPALITY

P.O. BOX 627
HOEDSPRUIT
1380

PRO-FORMA INVOICE Rezoning Application Erf 118 Hoedspruit Town 26.02.2025	CUSTOMER DETAILS	DELIVERY ADDRESS
	The Town Planning Hb cc	Erf 118 Hoedspruit Town
Description		
Erf 118 Hoedspruit Town	Erf 118 Hoedspruit Town	
	Total	R 7 128.07

VAT NO: 4620198384

BANKING DETAILS:	
ACCOUNT HOLDER:	MARULENG MUNICIPALITY
ACCOUNT NO:	033355487
TYPE OF ACCOUNT:	CHEQUE
BANK:	STANDARD BANK
BRANCH:	052752 (HOEDSPRUIT)



MUKHETHONI TN
SENIOR TOWN PLANNER

MARULENG MUNICIPALITY
SPED DEPARTMENT
TOWN PLANNING & G.I.S

2025 -02- 2 6

P.O. BOX 627, HOEDSPRUIT,
1380

Payment Instruction

This document is a payment instruction and not a proof of payment. Your proof of payment will be available after we've processed your payment instruction.

Beneficiary name
MARULENG MUNICIPAL

Account number
33355487

Bank
STANDARD BANK

Branch
ALL BRANCHES (51001)

Beneficiary reference
TOWNPL-ERF 118 HOEDSPRUIT

Your reference
HOEDSPRUIT

Payment date
3 March 2025

Amount
R 7 128.07

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06. Authorised financial services provider. VAT Reg No. 4100105461 Registered credit provider (NCRCP15). We subscribe to the Code of Banking Practice of the Banking Association South Africa and, for unresolved disputes, support resolution through the Ombudsman for Banking Services.



MARULENG LOCAL MUNICIPALITY
DEPARTMENT: SPATIAL PLANNING AND ECONOMIC DEVELOPMENT

65 Springbok Street | Hoedspruit | 1380

LAND USE PLANNING APPLICATION FORM

(Chapter 5 of the Maruleng By-law on Municipal Land Use Planning)

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Beatrix Elizabeth				
Surname	Fletcher				
South African Council for Planners (SACPLAN) registration number (if applicable)	Pr.Pln A/1202/2001				
Company name (if applicable)	The Town Planning Hub CC				
Postal Address	PO Box 11437				
	Silver Lakes	Postal Code	0054		
Email	bea@tph.co.za / dane@tph.co.za				
Tel	012 809 2229	Fax	N/A	Cell	082 807 2030

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	Crimson Moon Investments 132 CC				
Physical address	37 Dolerite Cresent				
	Middelburg	Postal code	1050		
E-mail	jannie@alzu.co.za				
Tel	079 820 6977	Fax		Cell	079 820 6977

PART C: PROPERTY DETAILS (in accordance with title deed)

Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]	Erf 118, Hoedspruit										
Physical Address	118 Eland Street, Hoedspruit										
GPS Coordinates					Town/City						
Current Zoning	Special			Extent	1 439 m ² / ha		Are there existing buildings?		<input checked="" type="checkbox"/>	N	
Applicable Zoning Scheme	"Business 1"										
Current Land Use	Medical Center										
Title Deed number and date	T		132058/2006								
Any restrictive conditions?	Y	<input checked="" type="checkbox"/>	If Yes, list condition(s)								
Are the restrictive conditions in favour of a third party(ies)?	Y	<input checked="" type="checkbox"/>	If Yes, list the party(ies)								
Is the property encumbered by a bond?	<input checked="" type="checkbox"/>	N	If Yes, list bondholder(s)		First National Bank (FNB) (Paid up)						
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	<input checked="" type="checkbox"/>	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?					Y	<input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?			Y	N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?		<input checked="" type="checkbox"/>	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.			
Official's name	Kholofelo Marule	Reference Number	N/A		Date of consultation	Emails 13 Feb. 25 Call 19 Feb. 25	

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 49 OF THE MARULENG BY-LAW ON MUNICIPAL LAND USE PLANNING AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
		Category 1	
✓	49 - 1(a)	a township establishment;	R
<input checked="" type="checkbox"/>	49 - 1(b)	an amendment of an existing scheme or land use scheme by the rezoning of land;	R 7 128-07
✓	49 - 1(c)	a removal, amendment or suspension of a restrictive or obsolete condition, servitude or reservation registered against the title of the land;	R

✓	49 - 1 (d)	the amendment or cancellation in whole or in part of a General Plan of a township;	R
✓	49 - 1 (e)	the subdivision and consolidation of any land other than a subdivision and consolidation which is provided for as a Category 2 application	R
✓	49 - 1 (f)	permanent closure of any public place;	R
✓	49 - 1 (g)	all applications for the restriction of access to a public road in terms of the Rationalization of Local Government Affairs Act, 1988 (Act No. 10 of 1998);	R
✓	49 - 1 (h)	any consent or approval required in terms of condition of title, a condition of establishment of a township or condition of an existing scheme or Land Use Scheme;	R
✓	49 - 1 (i)	instances where the Municipality acting on its own accord wishes to remove, amend a restrictive or obsolete condition, servitude or reservation registered against the title deed of a property or properties which may also arise out of a condition of establishment of a township or any other legislation;	R
✓	49 - 1 (j)	any consent or approval provided for in a Provincial law;	R
		Category 2	
✓	49 - 2(a)	the subdivision of any land where such subdivision is expressly provided for in a Land Use Scheme;	R
✓	49 - 2(b)	the consolidation of any land;	R
✓	49 - 2(c)	the simultaneous subdivision, under circumstances contemplated in paragraph (a) and consolidation of land;	R
✓	49 - 2(d)	the consent use or special use provided for in terms of an existing scheme or Land Use Scheme i.e Guest House, Place of Public Worship, Place of Instruction, Overnight Accommodation, Service Industry, Place of Amusement, Telecommunication Mast, etc;	R
✓	49 - 2(e)	the consent of the Municipality for any land use purpose or departure or deviation in terms of a Land Use Scheme or existing scheme which does not constitute a land development application;	R
✓	49 - 2(f)	the removal, amendment or suspension of a restrictive title condition relating to the density of residential development on a specific erf where the residential density is regulated by a Land Use Scheme in operation.	R
		Category 3	
✓	49 - 3(a)	the amendment of the use of land in instances where such amendment will have a high impact development on the community; and	R
✓	49 - 3(b)	any other amendment of the traditional use of communal land i.e Spaza Shop, Crèche, Cultural School for Boys, any other application that is related to cultural activities, etc.	R
		Category 4	
✓	49 - 4(a)	prospecting rights granted in terms of the Mineral and Petroleum Resources Development Act, 2002 (Act No.28 of 2002);	R
✓	49 - 4(b)	any other application for temporary use submitted in accordance with the By-Law of the Municipality.	R
TOTAL AMOUNT:			R7128-07
PRESCRIBED NOTICE AND FEES** (for completion and use by official)			
Tick	Notification of application in media	Type of application	Cost
✓	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R

✓	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
✓	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
✓	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
✓	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
<u>TOTAL APPLICATION FEES*</u> (TOTAL A + B)			R

*** Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.**

**** The applicant is liable for the cost of publishing and serving notice of an application.**

BANKING DETAILS

Name:

Bank:

Branch no.:

Account no.:

Payment reference:

(if applicable)

.....

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application for the rezoning of Erf 118 Hoedpsruit from "Special" for a Medical Center to "Business 1" to allow for a shop on the property.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 78(1)(a) to (l) of the Maruleng By-law on Municipal Land Use Planning]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.

Information and documentation required in terms of section 78(1) of said legislation

<input checked="" type="checkbox"/>	N	Power of attorney / Owner's consent if applicant is not owner	<input checked="" type="checkbox"/>	N	Bondholder's consent (if applicable)
<input checked="" type="checkbox"/>	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	<input checked="" type="checkbox"/>	Proof of registered ownership or any other relevant right held in the land concerned
<input checked="" type="checkbox"/>	N	Written motivation	<input checked="" type="checkbox"/>	N	S.G. diagram / General plan extract

<input checked="" type="checkbox"/>	N	Locality plan		<input checked="" type="checkbox"/>	N	Site development plan or conceptual layout plan
Y	<input checked="" type="checkbox"/>	Proposed subdivision plan		Y	<input checked="" type="checkbox"/>	Proof of agreement or permission for required servitude
<input checked="" type="checkbox"/>	N	Proof of payment of application fees		<input checked="" type="checkbox"/>	N	Full copy of the title deed
Y	<input checked="" type="checkbox"/>	Conveyancer's certificate		Y	<input checked="" type="checkbox"/>	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan		Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Landscaping / Tree plan		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of original approval and conditions of approval		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right		Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies (3)		Y	N	N/A	

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				
				Y	N/A	Other (specify)

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.
Y	N	If required, do you want to follow an integrated application procedure in terms of section 85 of the Maruleng By-law on Municipal Land Use Planning ? If yes, please attach motivation.

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section [156\(1\)\(e\)](#) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature:



Date:

2025/03/03

Full name:

Beatrix Elizabeth Fletcher

Professional capacity:

Member

SACPLAN registration number:

PR PLN A/1202/2001

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

Manager's Signature:

ANNEXURES

The following Annexures are attached for your information, only if applicable:

Please do not submit these Annexures with the application form.

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow

SPECIAL POWER OF ATTORNEY

I, the undersigned,

G.J. du Toit, with ID nr: 6208305002 084

duly authorised by a resolution of the Board of Directors of **CRIMSON MOON INVESTMENTS 132 CC (Registration Nr. 2005/076421/23)** do hereby nominate, constitute and appoint **BE FLETCHER (ID nr: 7505090058083)** of the firm **THE TOWN PLANNING HUB CC (Registration nr: 1999/010392/23)** and/or any employee of the Close Corporation with power of substitution, to be my lawful Agent in my name, place and stead, for rezoning and/or title amendment and/or appeal in respect of the under-mentioned properties:


ERF 118 HOEDSPRUIT

and to take all such steps, do all such acts, sign all such documents and appoint or involve all such persons as may be requisite or necessary in order to give effect to the powers hereby granted and, for effecting the aforesaid purposes, to do or cause to be done whatsoever shall be requisite, as fully and effectually, as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirming all and whatsoever the said Agent shall lawfully do, or cause to be done.

The intention is to rezone the property to allow for a shop.

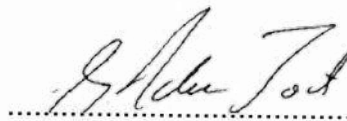
Signed at Middelburg on this 26 day of February 2025, in the presence of the undersigned witnesses.

AS WITNESSES:


.....

.....

SIGNATORY:


.....

RESOLUTION OF THE BOARD OF DIRECTORS OF CRIMSON MOON
INVESTMENTS 132 CC (Registration Nr. 2005/076421/23) HELD AT
Middelburg..... ON THE 26... DAY OF February..... 2025

Decide:

That the lawful agent of the Company applies to the competent authority for rezoning
and/or title amendment and/or appeal in respect of the under-mentioned properties:

ERF 118 HOEDSPRUIT


AND THAT:

G.J. DU TOIT (ID NR: 6208305002084)

being duly authorised thereto under and by virtue of a resolution of the Board of Directors
of the Company to draft and sign all such documents, and in general to do all to execute
this resolution.

The intention is to rezone the property to allow for a shop.

CERTIFIED A TRUE COPY:


.....
G.J. DU TOIT

MOTIVATION IN SUPPORT OF AN APPLICATION SUBMITTED IN TERMS OF SECTION 49, READ WITH SECTION 57 AND CHAPTER 6 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW OF MARULENG LOCAL MUNICIPALITY, 2016 FOR THE REZONING OF:

ERF 118 HOEDSPRUIT

PREPARED FOR: CRIMSON MOON INVESTMENTS 132 CC

BY: THE TOWN PLANNING HUB CC

Tel: (012) 809 2229
E-mail: bea@tph.co.za

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B, 1st Floor
Cole Road
Shere AH
0084



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MOTIVATION IN SUPPORT OF AN APPLICATION SUBMITTED IN TERMS OF SECTION 49, READ WITH SECTION 57 AND CHAPTER 6 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW OF MARULENG LOCAL MUNICIPALITY, 2016 FOR THE REZONING OF ERF 118 HOEDSPRUIT

1. THE APPLICATION

Application is made in terms of Section 49, read with Section 57 and Chapter 6 of the Spatial Planning and Land Use Management By-Law of Maruleng Local Municipality, 2016 for the rezoning of **ERF 118 HOEDSPRUIT** from “Special” for a Medical Centre to “Business 1”, as per Scheme.

The intention of the application is to amend the zoning of the property to allow for a “Shop” as defined in the Scheme. The application site will be used to sell animal food to the community.

2. GENERAL INFORMATION

2.1 Local Authority

Maruleng Local Municipality.

2.2 Property Description

Erf 118 Hoedspruit

2.3 Registered Owner

The property is registered in the name of Crimson Moon Investments 132 CC.

2.4 Property Size

The property measures 1 439m² in extent.

2.5 Locality

The property is situated at 118 Eland Street, Hoedspruit. See below aerial image and locality plan submitted with the application.



2.6 Existing Zoning

The property is zoned “Special” for a Medical Centre in terms of the Maruleng Local Municipality Final Land Use Scheme, 2021. The property was rezoned during April 2011 to obtain the aforementioned land use rights. Refer to the attached zoning certificate.

2.7 Existing Land Use

The property is used as a Medical Centre.

2.8 Deed of Transfer

The property is registered under Title Deed No. T132058/2006.

2.9 Bond

There is a bond registered on the property that is paid up.

3. MOTIVATION

3.1 Background

The application site was purchased during 2006 and has been operating as a medical centre in accordance with the existing zoning.

The property owner wishes to redesign the property and manage the property as a shop to sell animal food to the community, however the existing zoning does not allow for a shop on the property.



This application relates to the rezoning of the property to “Business 1”, as per Scheme to include a “Shop” as a primary land use right. The rezoning application is submitted in terms of Section 49, read with Section 57 and Chapter 6 of the Spatial Planning and Land Use Management By-Law of Maruleng Local Municipality, 2016.

From there this application.

3.2 Immediate area / surroundings

The property is situated east and adjacent to the R527 road. The surrounding land uses are a mix of retail and residential.

The proposed rezoning will not impact the aesthetics or character of the surrounding area.

3.3 Need and Desirability

The application site has been used as a Medical Centre for numerous years in accordance with the existing zoning. Due to changes in the needs of the area and the property owner they wish to operate and manage a shop on the premises.

The property owner wants to convert the existing building into a shop that sell animal food.

The proposed rezoning was discussed with Council as part of the pre-consultation requirements. Council advised that a shop will fit in to the area, however the application will be evaluated on its merits.

The rezoning of the property is for the amendment from “Special” for a Medical Centre to “Business 1”, as per Scheme.

The Scheme defines a Shop as follows:

“Means land used for a building designed or used for the purpose of carrying on retail trade and the necessary accompanying storage and packing and includes any accompanying uses on the same property appurtenant but ancillary to the retail trade being carried on. The following uses are not regarded as appurtenant to a shop: A noxious trade, drive-in-restaurant, place of refreshment, scrap yard, parking garage, public garage, vehicle workshop, filling station and warehouse.”

The need and desirability of the application will be measured against the following policy documentation.

- Spatial Planning and Land Use Management Act, Act 16 of 2013



- Mopani District Municipality Reviewed Integrated Development Plan, 2024/2025 (IDP)
- Maruleng Spatial Development Framework, 2007 (SDF)
- Maruleng Local Municipality Integrated Development Plan, 2023/24 (IDP)

3.3.1 Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA)

The introduction of the SPLUMA requires for all land development applications to comply and be motivated in accordance with same.

This application complies with the objectives and development principles of SPLUMA which will be elaborated on further below.

Section 7

7. *The following principles apply to spatial planning, land development and land use management:*

(a) *The Principle of spatial justice, whereby –*

- (i) *Past spatial and other development imbalances must be redressed through improved access to and use of land;***
- (ii) *Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;***
- (iii) *Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantages communities and persons;***
- (iv) *Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;***
- (v) *Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and***
- (vi) *A Municipal Planning Tribunal considering an application before it may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land of property is affected by the outcome of the application;***

This application is for the rezoning from a Medical Centre to a Shop and should not have a detrimental impact on the existing management of the property. The approval of this application will indicate the support of the Maruleng Municipality towards planning practices that support the need to be more flexible and inclusionary.

(b) *The principle of spatial sustainability, whereby spatial planning and land use management systems must –*



- (i) Promote land development that is within the fiscal, institutional and administrative means of the Republic;**
- (ii) Ensure that special consideration is given to the protection of prime and unique agricultural land;**
- (iii) Uphold consistency of land use measures in accordance with environmental management instruments;**
- (iv) Promote and stimulate the effective and equitable functioning of land markets;**
- (v) Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;**
- (vi) Promote land development in locations that are sustainable and limit urban sprawl; and**
- (vii) Result in communities that are viable;**

This application complies with the above principle. The site is not viable agricultural land in any form. The proposed application will support the functioning of land markets in the area and the owner intends to comply with the post approval conditions that might be applicable to the property. The application does not result in urban sprawl and will result in a more viable and compact community.

(c) The principle of efficiency, whereby –

- (i) Land development optimises the use of existing resources and infrastructure;**
- (ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and**
- (iii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;**

This application complies with the above principle, specifically the optimal use of existing services infrastructure. The owner wishes to finalise the application timeously.

(d) The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and

The Municipal- and Regional Spatial Development Frameworks, Municipal By-Laws as well as the Town Planning Scheme available to applicants in the Maruleng Municipal area allow for applications such as this within the Maruleng Local Municipality and Mopani District Municipality. Although the site does not fall within an environmentally sensitive area, its support will allow for sound economic affairs in the city.

(e) The principle of good administration, whereby –

- (i) All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems embodied in this Act;**



- (ii) *All government departments must provide their sector inputs and comply with any prescribed requirements during the preparation or amendment of spatial development frameworks;*
- (iii) *The requirements of any law relating to land development frameworks;*
- (iv) *The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and*
- (v) *Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.*

This application complies with the above principle; the application pertains to the rezoning of the erf to allow for shops in accordance with the Scheme. The development is in line with the policy documents of the Municipal area. All the required internal departments will have the opportunity to provide comments on the application.

Section 42

42.(1) *In considering and deciding an application a Municipal Planning Tribunal must-*

- (c)
 - (i) *the public interest;*
 - (ii) *the constitutional and transformation imperatives and the related duties of the State;*
 - (iii) *the facts and circumstances relevant to the application;*
 - (iv) *the respective rights and obligations of all those affected;*
 - (v) *the state and impact of engineering services, social infrastructure and open space requirements; and*
 - (vi) *the effect of the land development application on the environment.*

- **Public interest:**

The application pertains to the rezoning of the property to allow for a shop on the property. The proposed rezoning application to achieve the aforementioned will not have a negative impact on the surrounding properties or the amenities of the area. The required advertising procedures will be adhered to, should any person be aggrieved by the application they will be able to lodge comments thereon.

- **Constitutional and transformation imperatives and the related duties of the State:**

The application has no bearing on the State.

- **Facts and circumstances relevant to the application:**

The application site has been used as a Medical Centre for numerous years in accordance with the existing zoning. Due to changes in the needs of the area and the property owner they wish to operate and manage a shop on the premises. In order for the property to be used as a Shop a rezoning application is required.

The application is situated in a mixed use area with various retail and residential land uses. The proposed rezoning will not have a negative impact on the character and amenities of the area.



- Respective rights and obligation of all those affected:
The application will be duly advertised, and anyone aggrieved by the application will be allowed the opportunity to give their input.
- State and impact of engineering services, social infrastructure and open space requirements:
All required engineering upgrades will be done before construction takes place.
- The effect of the land development application on the environment:
This point can be seen as omissible as the application site is situated within a built-up area and no sensitive environmental areas will be affected.

In general, the rights of the surrounding property owners will be taken into account. The required advertising will take place timeously together with the site notices to be placed on the property. The required registered letters will be sent out to the surrounding property owners where after our office will remain open for any discussion and input from the affected parties in terms of development controls and design of the buildings.

3.3.2 Mopani District Municipality Reviewed Integrated Development Plan, 2024-2025 (IDP)

The Mopani District Municipality IDP confirms the mission of the Municipality as:

“To provide integrated sustainable services through democratic responsible and accountable governance. Promoting the sustainable use of resources for economic growth to benefit the community.” Page 10, IDP 2024-2025

“The Integrated Urban Development Framework (IUDF) is a policy initiative of the Government of South Africa, coordinated by the Department Of Cooperative Governance and Traditional Affairs (COGTA). The IUDF seeks to foster a shared understanding across government and society about how best to manage urbanization and achieve the goals of economic development, job creation and improved living conditions for our people.

IUDF Policy levers:

- *Integrated urban planning and management*
- *Integrated transport and mobility*
- *Integrated sustainable human settlements*
- *Integrated urban infrastructure*



- Efficient land governance and management
- Inclusive economic development.” Page 20, IDP 2024-2025 [underlining added]

The proposed rezoning application relates to the realignment of the management of the site in accordance with the demand and requirements of the area. The new land use will ensure the efficient land governance and management and encourage economic development.

The application is in line with the views and proposal of the policy document.

3.3.3 Maruleng Spatial Development Framework, 2007 (SDF)

In order for the City to achieve their vision which is “to be a powerhouse of socio-economic development through integrated tourism and agricultural development” the following development priorities were identified:

- “Creation of economic and employment opportunities.
- Transportation and transportation infrastructure.
- Urban or settlement-based community development comprising education, health services, infrastructural services (electricity, water, roads, waste management, etc.), improvement of housing structures, and recreation.”
Pages 53, SDP 2007

The SDF further confirms that:

“While the NDSP [National Spatial Development Perspective] principles apply to Maruleng as a whole, the application of the principles must be focused on areas of greatest need and/or potential impact. Based on the spatial assessment of the municipal area undertaken as part of the current project, the application of the NSDP principles to Maruleng is summarised in Table 11.

In summary, applying the NSDP principles to Maruleng points to providing basic services to the rural villages, measures to broaden the limited economic base of the villages, which can be initiated by investment in strategically located nodes, and continued infrastructural investment in Hoedspruit to keep pace with the tourism



*driven expansion of the town.” Page 56, SDP, 2007
[underling added]*

Through the approval of this application, the Maruleng Local Municipality will be implementing its objectives in terms of encouraging development and economic growth in the only notable urban node of the Municipal area.

Being situated in a node and a mixed use area the proposed development can be categorised as a compatible land use which will not detract from the character of the area. The application is in line with the planning for the area and the vision of the Maruleng Local Municipality.

3.3.4 Maruleng Local Municipality Integrated Development Plan, 2023/24 (IDP)

The IDP further supports the Maruleng Local Municipality to achieve the vision set out in the SDF. The IDP confirms Hoedspruit to be a nodal point for economic development:

“4.3.9 Strategically located land for economic development.

The two nodal points in the municipality are strategically located land in which the LED could thrive. The Hoedspruit nodal point which is largely private-owned does well in agriculture, tourism, and retail, while Metz which is earmarked for the development of shopping complex will do well in terms of retail.” Page 53, IDP, 2023/24

Being situated in a node and a mixed-use area the proposed development can be categorised as a compatible land use which will not detract from the character of the area. The application is in line with the planning for the area and the vision of the Maruleng Local Municipality.

Creating a shop for animal food, support both the agriculture activities in the area by providing specialised retail.

3.4 Engineering Services

Water & Sanitation

The application will be circulated to the department for their inputs and comments. Upgrades or bulk contributions will be attended to as per departmental comments.

Roads & Stormwater

The application will be circulated to the department for their inputs and comments. Upgrades or bulk contributions will be attended to as per departmental comments.



Electricity

The application will be circulated to the department for their inputs and comments. Upgrades or bulk contributions will be attended to as per departmental comments.

4. DEVELOPMENT PROPOSAL

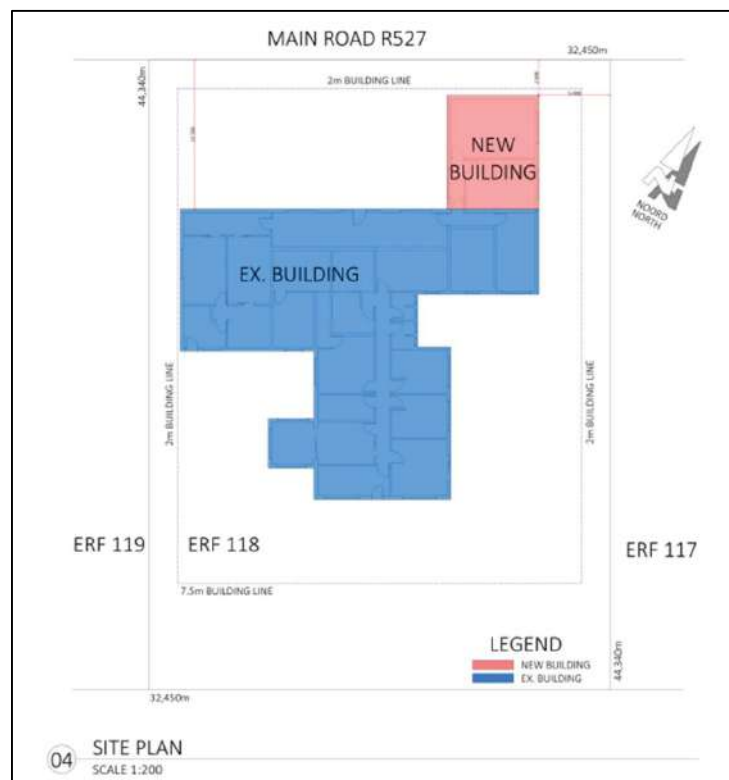
The following development controls are proposed:

Amendment Scheme No. 312

Annexure No. 298

Zoning:	"Business 1"
Permitted Land Use:	Table A
Density:	Table C (45 du/ha)
Coverage:	Table C – 90%
FAR:	Table D – 3.0
Height:	Table E – 5 Storeys
Parking:	Table B
Building lines:	Table E

The proposed development controls are in accordance with the "Business 1" zoning contained in the Maruleng Local Municipality Final Land Use Scheme, 2021.



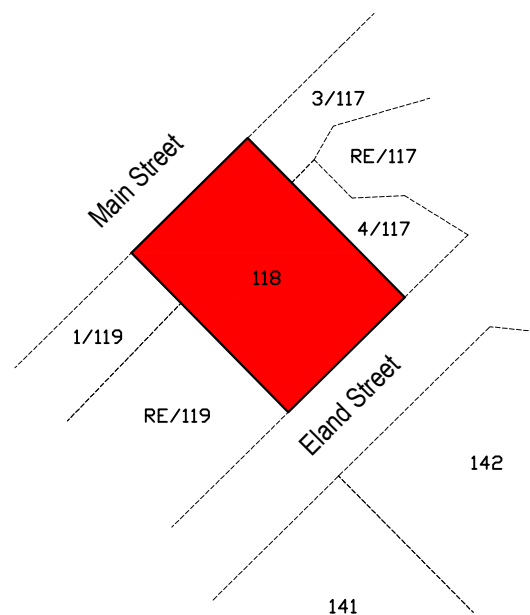


5. CONCLUSION

Application is made in terms of Section 49, read with Section 57 and Chapter 6 of the Spatial Planning and Land Use Management By-Law of Maruleng Local Municipality, 2016 for the rezoning of **ERF 118 HOEDSPRUIT** from “Special” for a Medical Centre to “Business 1”, as per Scheme.

The intention of the application is to amend the zoning of the property to allow for a “Shop” as defined in the Scheme.

The Municipality's approval of this application will be appreciated.



ERF 118 HOEDSPRUIT

VERWYSING/REFERENCE
GEBRUIKSONE/USE ZONE

 BUSINESS 1

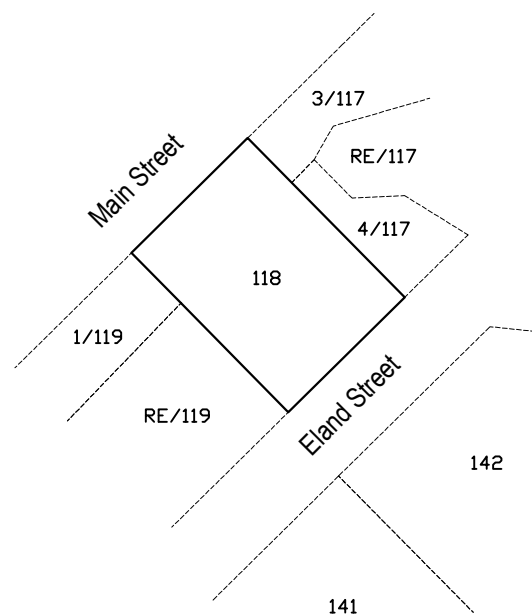
VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR
APPROVAL

MUNISIPALE BESTUURDER:
MUNICIPAL MANAGER:

MARULENG

2025

GOEDGEKEUR
APPROVED



**ERF 118
HOEDSPRUIT**

**VERWYSING/REFERENCE
GEBRUIKSONE/USE ZONE**

 BUSINESS 1

**VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR
APPROVAL**

**MUNISIPALE BESTUURDER:
MUNICIPAL MANAGER:**

MARULENG 2025

**GOEDGEKEUR
APPROVED**

ANNEXURE 299

Zoning:	"Business 1"
Permitted Land Use:	Table A
Density:	Table C (45 du/ha)
Coverage:	Table C - 90%
FAR:	Table D - 3.0
Height:	Table E - 5 Storeys
Parking:	Table B
Building lines:	Table E

- (i) The Standard conditions in terms of the Maruleng Land Use Management Scheme 2008 shall apply.

ERF 118 HOEDSPRUIT

VERWYSING/REFERENCE GEBRUIKSONE/USE ZONE



BUSINESS 1

VIR GOEDKEURING AANBEVEEL RECOMMENDED FOR APPROVAL

MUNISIPALE BESTUURDER: MUNICIPAL MANAGER:

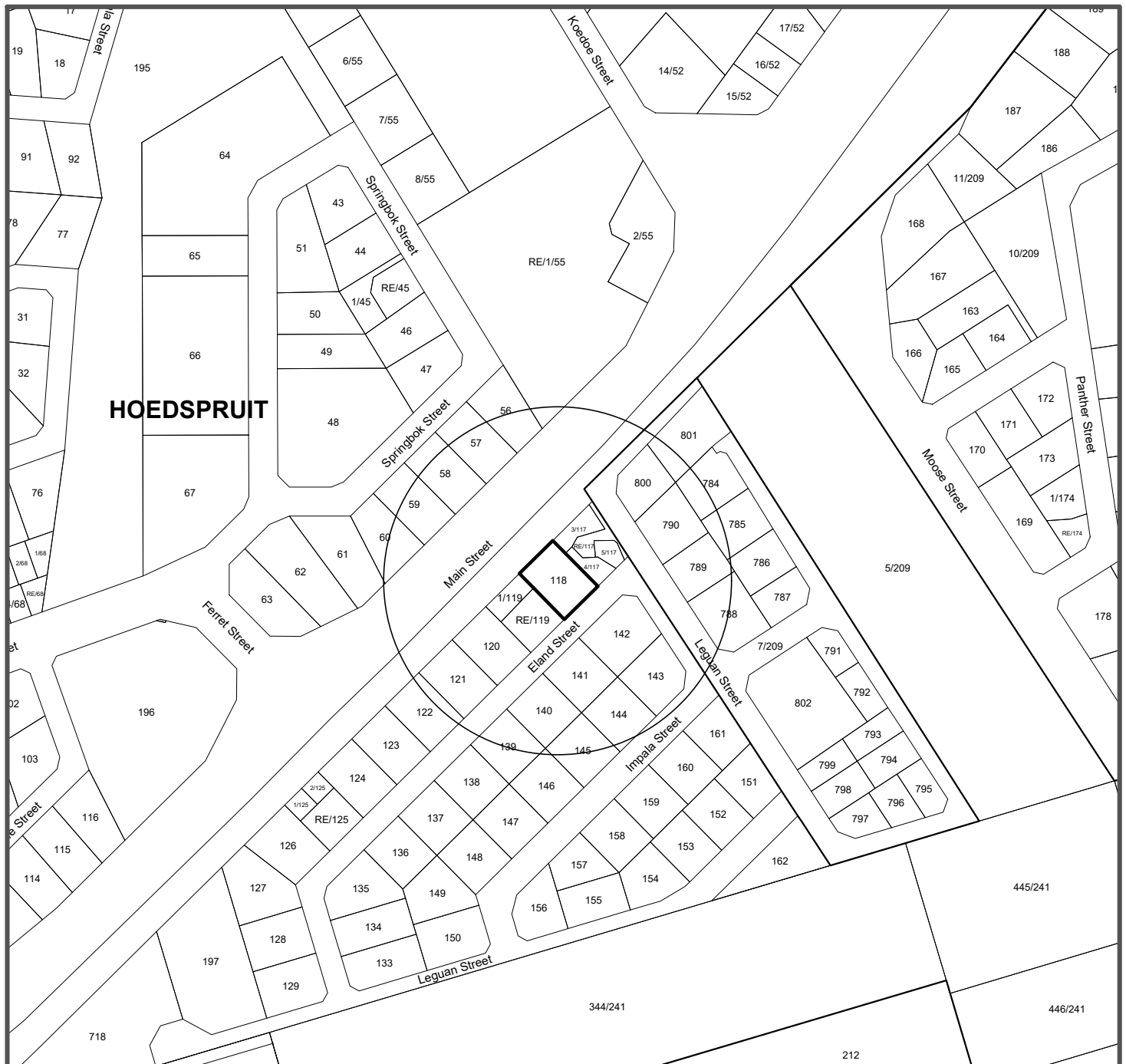
MARULENG

2025

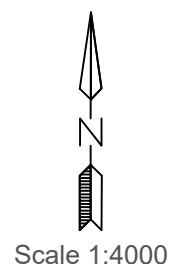
GOEDGEKEUR APPROVED

LOCALITY PLAN

Erf 118, HOEDSPRUIT



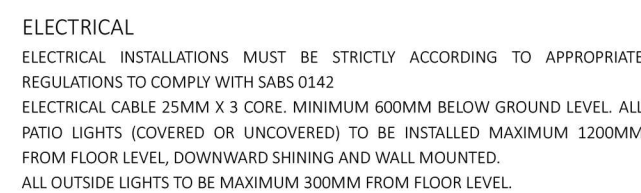
-  The Site
-  Township Boundary
-  Road
-  Railway
-  Railway Station



Scale 1:4000

PO BOX 11437
SILVER LAKES
0054
TEL: (012) 809 2229





SEEN
STOP DUTY

FOOT
FEES R400

Prepared by me

CONVEYANCER
DIJZEL T I J

166489 06
B.....

VERBIND
MORTGAGED 2006-10-10

vfr 740 000
for R

Aktekantoor
Deeds Office

BO 000004139 / 2019

GEKANSELLEER
CANCELLED

REGISTRAR/REGISTRAR

2019-08-01

DEED OF TRANSFER

132058/06

BE IT HEREBY MADE KNOWN THAT

THOMAS IGNAZIUS JAKOBUS DIJZEL

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he has said
Appararer being duly authorised thereto by a Power of Attorney signed
HOE SPRUIT on 28 June 2006 and granted to him by

WILLIE KRITZINGER LANGENHOVEN
Identity Number 601215 5040 08 1
Married out of community of property

herein represented by

MARIETTE LANGENHOVEN
Identity Number 620928 0089 08 8
Married out of community of property

ROELLE
2006-11-03
VERIFIER

2005-10-23
CAPTURED

In terms of a General Power of Attorney Number PA603/2006 dated 12th October 2004 and registered in the Deeds Office Pretoria on 31st May 2006.

And the Appearer declared that his said principal had truly and legally sold on 27th March 2006 and the he, the said Appearer in his capacity aforesaid, did by these presents, cede and transfer to and on behalf of

CRIMSON MOON INVESTMENTS 132 CC
No. 2005/076421/23

its successors in title or assigns

in full and free property

ERF 118 HOEDSPRUIT township
Registration Division K.T. Limpopo Province

MEASURING 1439 (ONE THOUSAND FOUR HUNDRED AND THIRTY NINE)
square metres

FIRST TRANSFERRED by Deed of Transfer T3204/1981 with General Plan S.G. No. A 7291/1973 relating thereto, and held by Deed of Transfer T16997/1992.

A. SUBJECT to the reservation in favour of the holders of Mineral Rights in the following proportions:-

THE RYAN NIGEL GOLD MINING AND ESTATE COMPANY LIMITED,

Twelve Twenty-fifths (12/25ths) share;

Certificate of Mineral Rights No. 5/1942 R.M. registered on 6th January 1942.

BERNARD JOHN BOURKE born on the 31st August 1889,

(Thirteen Hundredths (13/100ths) share; and

STEELA PENE CLOUGH born Bourke on the 27th February 1886, married out of community of property to ERNEST MARSHALL OWEN CLOUGH,

Thirteen Hundredths (13/100ths) share

Certificate of Mineral Rights No. 7/1942 registered on the 6th January 1942; and

THE BOURKE TRUST AND ESTATE COMPANY LIMITED,

Thirteen Fiftieths (13/50ths) share;

Certificate of Mineral Rights No. 6/1942 R.M. registered on 6th January 1942;

of all rights to minerals and metals, both precious and base, precious stones, coal, petroleum and shale oil in or under the said property and in respect thereof the holders of Mineral Rights or their successors in title shall have all reasonable right of access to the said property for the purpose of prospecting, working and mining thereon or thereunder. All rights whatsoever arising or accruing to the freehold owners to participate in any revenue derived from or by way of claim licences, stand licences, share of rental of any mining lease granted by the State, trading rights or otherwise, in terms of the Precious and Base Metals Act, 1908, and all laws relating to gold and other precious and base metals and minerals and precious stones for the time being or hereinafter in force;

Which reservation was made in respect of the farm "BERLIN" No. 209, Registration Division K.T., situate in the district of Pilgrims Rest, measuring 2518.00 hectares;

A. "ONDERNEEMING aan die volgende voorwaardes:

- i. Die erf is onderworpe aan 'n serwituut twee meter breed vir rioleerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense uitgesonderd 'n straatgrens, soos deur die plaaslike bestuur bepaal.
- ii. Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van twee meter daarvan geplant word nie.
- iii. Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke as wat hy volgens goeëddunke noodsaaklik ag tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die

voornoemde doel: Met dien verstande dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word."

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the Appearer, renouncing all right and title which the said

WILLIE KRITZINGER LANGENHOVEN, Married as aforesaid

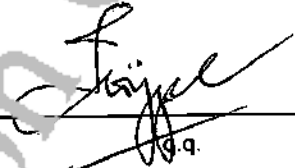
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

PRIMSON MOON INVESTMENTS 132 CLOSE CORPORATION
No. 2005/076421/23

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R600 000,00**
(SIX HUNDRED THOUSAND RAND)

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q.,
have subscribed to these presents and have caused the Office to be
affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at
Pretoria on



q.q.

In my presence



REGISTRAR OF DEEDS


2006-10-10



6

01/05/2006

1132058/2006

VERBIND		MORTGAGEN	
VR FOR R 1 350 000 -00			
B 000002647/2019			
2019-08-01			
		REGISTRAR	



MEMBERS
CRIMSON MOON INVESTMENTS 132 CC
P O BOX 1684
HOEDSPRUIT
1380

Physical address:

FNB
Cpf Tenanted Mt Mid
WesBank Bldg, 1 Enterprise Rd, Fairlands
P.O.Box 7791
Johannesburg 2000

Postal address:

Telephone no: (086) 036-2273
Fax: (011) 438-8070
Email address: cpfcorrespondence@fnb.co.za

Tax Invoice VAT registration no: 4210102051
Customer VAT no: 4330227580

Commercial And Industrial Loan Account Statement as at 18 January 2025**Account Number : 3-000-015-751-818**

Page 1 of 2

Bonded Property:

Erf 118 Hoedspruit
118 Eland Street

Hoedspruit
1380

Account Summary**Loan Details**

Original Loan Amount	R	1 350 000.00Dr
Balance Outstanding	R	0.00Dr

Term

Original Loan Term	60 months
Remaining Loan Term	0 years 10 months
Loan Start Date	10 June 2019
Loan End Date	15 November 2025

Interest Rate

Annual Interest Rate	10.75%
----------------------	--------

Repayment Breakdown

Basic Repayment	R	0.00Dr
Frequency of repayments	As per Credit Agreement	
Fees	R	69.00Dr
Required Instalment	R	69.00Dr

Summary of transactions

Payments received	R	69.00Cr
Fees levied	R	69.00Dr

Please use the following account numbers when making your payments:

For Electronic : 3000015751818
payments from FNB
to FNB

For Direct Payments : 3000015751818
at FNB Branches
Branch code : 255005

Should you experience any difficulty
making payments please contact us at
086 036 2273

Please note that the transactional
history for the repayment of this loan /
debit order as it appears on your
cheque account is FNB/PROPLN.

Have you sold your property?
Introduce the buyer to CPF for finance
and secure a discount on your early
settlement penalty fees.

CSFZFN0: 3000015751818

Commercial And Industrial Loan Account Transaction History from 19 December 2024 to 18 January 2025

Transaction Date	Description	Debits R	Credits R	Balance R
15 Jan 2025	Opening Balance			0.00Dr
15 Jan 2025	Interest			0.00Dr
15 Jan 2025	#Monthly Service Fee	69.00		69.00Dr
15 Jan 2025	Debit Order		69.00	0.00Dr
18 Jan 2025	Closing Balance			0.00Dr
	Total	69.00	69.00	

Items marked # attract VAT

Total Vatable Transactions	:R	69.00 Dr
Vat Portion	:R	9.00 Dr
Current Vat Rate	:	15.00%

Dispute Notice:
You must report any errors or direct any queries to the Bank in writing within 30 days. If there is a dispute about the items appearing on a statement, our records will be the main source of proof.

Debit Order Notice:
Please note that should your payment day fall over a weekend or on a recognised South African public holiday, your debit order will automatically be collected on the business day before or after your normal debit order. If there are insufficient funds in your account to meet the obligation, we are entitled to resubmit the instruction for payment on any day after the due date or as soon as sufficient funds are available in your account.

(Comprising 3 sheets)
OF

(a) 121 Erven numbered 1 to 116, 190 to 194 and 2 Parks numbered 195 and 196 and streets, are situate on PORTION 12 (a Portion of portion 6) of the farm

BERLIN No. 209- K.T.

Transfer No.

and

(b) 73 Erven numbered 117 to 189, 1 Park numbered 197 and streets, are situate on the REMAINDER of PORTION 3 of the farm

BERLIN No 209-K.T.

Vide Diagram S.G. No. A 1252/55

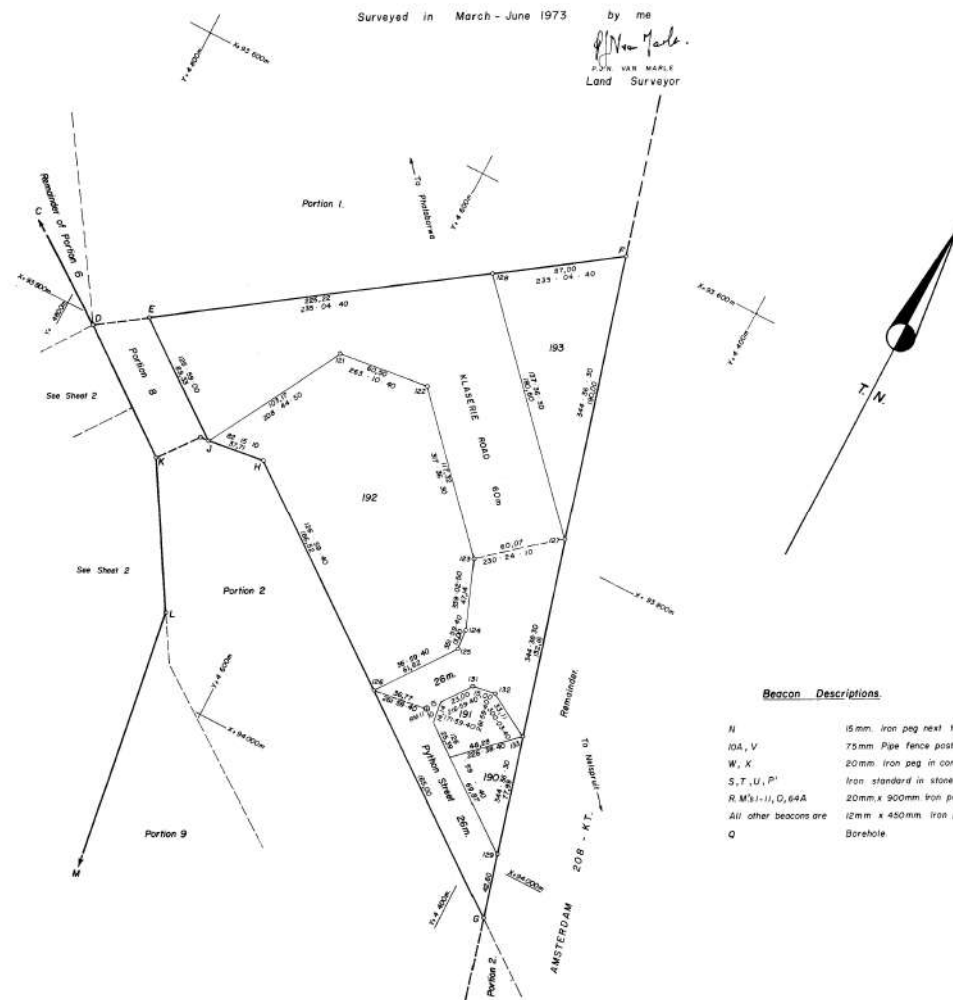
Transfer No. 29625/1955

Province : Transvaal

Scale 1: 1500

Surveyed in March - June 1973 by me

P. N. VAN MARLE
Land Surveyor

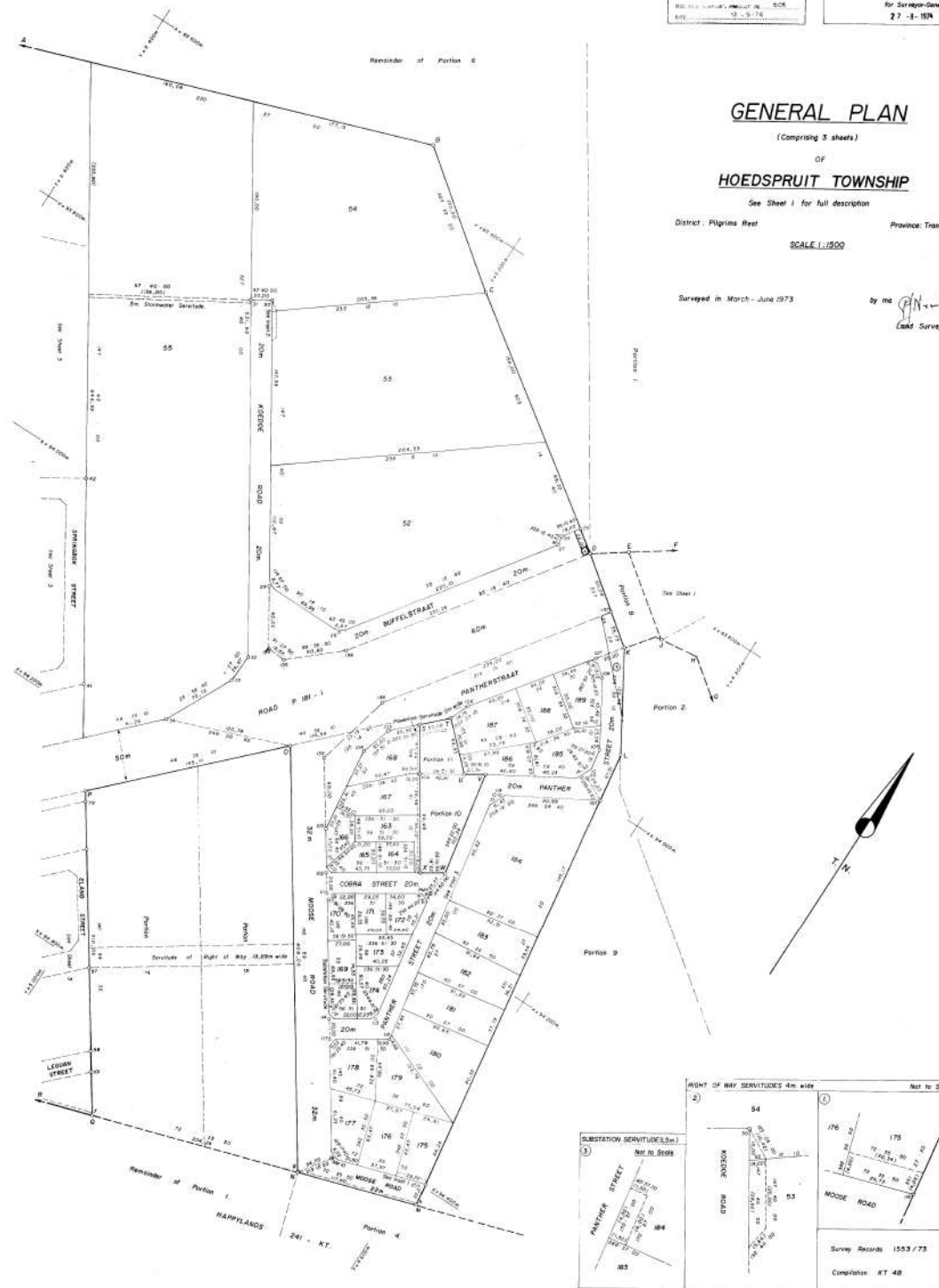


Beacon Descriptions

N	15mm. iron peg next to fence post.
10A, V	75mm Pipe fence post
W, K	20mm iron peg in concrete.
S, T, U, P ¹	iron standard in stone calve
R, M's 1-11, G, 64A	20mm x 900mm iron pags.
All other beacons are	12mm x 450mm iron pags
Q	Borehole

<

by me John F. N. 7-6
Land Surveyor



Approved

27 1973

GENERAL PLAN

(Comprising 3 sheets)

OF

HOEDSPRUIT TOWNSHIP

See Sheet 1 for full description

District: Pietersburg

Province: Transvaal

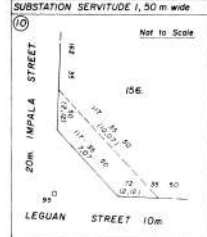
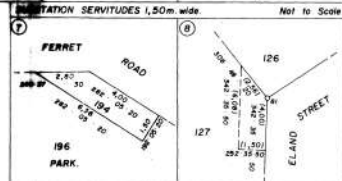
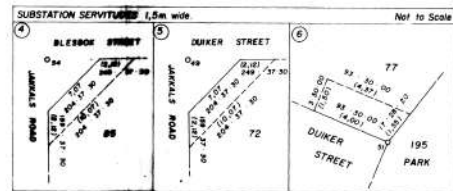
SCALE 1:1500

Surveyed in March - June 1973

by me *[Signature]*
Land Surveyor

NOTES:

- All block corners where sprayed are set back 5 metres from the street line unless otherwise stated. Where stated as 8,10,15 it means 8,00 or 10,00 or 15,00 respectively.
- Erven 72,77,85,127,156,169 and 184 are subject to Substation Servitudes as shown.
- Erven 53,54,151,162,175 are subject to Right of Way Servitudes 4 metres wide as shown.
- Erven 116 and 127 are subject to Cable Servitudes 3 metres wide as shown.
- Erven 55 and 56 are subject to Stormwater Servitude 3 metres wide as shown.
- Erven 163, 167 and 168 are subject to Powerline Servitudes 2 metres wide as shown.
- The line PQ represents the centreline of a Pipeline Servitude 0,84 metres wide over erven 10,77-82 and 92 vide diagram 56 No. A 2450/62, Deed of Transfer No. 24742/1963.
- The figures 10R and ghMN together represent a Powerline Servitude 2 metres wide which affects erven 132 and 162 vide diagram 56 No. A 2450/62 - Deed of Servitude No. 2729-108/76.
- The figure 1JR represents a powerline Servitude vide diagram 56 No. A 108/76.



Survey Records 1553/73

Compilation KT 48

HAPPYLANDS No 241-KT

Remainder of Portion 1



MARULENG MUNICIPALITY

65 SPRINGBOK STREET
P.O. BOX 627
HOEDSPRUIT
1380

WILDLIFE HAVEN

TEL : (015) 793 2409
TEL : (015) 793 2237
FAX : (015) 793 2341

MOPANI DISTRICT

DEPARTMENT OF SPATIAL PLANNING AND ECONOMIC DEVELOPMENT

03 May 2011

Sandy de Beer Consulting Town Planner
P.O. Box 70705
Bryanston
2021

Attention: Sandy de Beer


RE: APPLICATION FOR THE REZONING ERF 118 HOEDSPRUIT

The above matter has reference:

Please be advised that the Council had on its statutory meeting held on 28 April 2011 and as per **Resolution No. SPED 17/04/2011** approved your application made in terms of section 56 (1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for the rezoning of Erf 118 Hoedspruit from 'Residential 1' to 'Special' for a Medical Centre consisting of Medical Consulting Rooms including a Restaurant and/or Tea Garden subject to the following conditions, and including conditions as set in the Annexure 40:

- (i) The standard conditions in terms of the Maruleng Land Use Management Scheme 2008 shall apply
- (ii) The Erf shall be used for the purposes of a medical centre consisting of multi-disciplinary medical and dental consulting and therapy rooms including a restaurant (Coffee Shop) and/or Tea Garden subject to certain conditions.
- (iii) Ancillary and related uses directly associated with the main uses shall be permitted including but not limited to offices, reception and administrative areas, patient waiting areas, a caretakers dwelling unit etc.
- (iv) Height of the building shall not exceed 2 storeys
- (v) Coverage of the building shall not exceed 40% provided that this may be increased at the building plan storage if necessary by the consent of the Municipality.
- (vi) Floor Area Ratio shall be limited to 0.4.
- (vii) Parking shall be provided as per the Maruleng Land Use Management Scheme 2008; provided further that this may be relaxed at the Building Plan Stage if necessary by the consent of the Municipality.
- (viii) Building lines shall be 5m on street boundaries and 2m on side boundaries provided that this may be relaxed at the Building Plan Stage if necessary; provided further that building restriction areas may be used for parking, landscaping, refuse, security and storage structures by the consent of the Municipality.
- (ix) Submission of Map 3 A, Annexure and a proforma of the Proclamation Notice for the Provincial Gazette

This approval shall be proclaimed as Maruleng Land Use Management Scheme 2008: Amendment Scheme No. 22, Annexure 40 when all conditions here above have been complied with.


REFILWE RAMOTHWALA
MUNICIPAL MANAGER

Enquiries: Khensani Sithole – Senior Town Planner



<p>HOEDSPRUIT ERF 118</p> <p>VERWYSING/REFERENCE GEBRUIKSONE/USE ZONE</p> <p>SPEŠIAAL SPECIAL</p>		<p>VIR GOEDKEURING AANBEVEEL RECOMMENDED FOR APPROVAL</p> <p>MUNISIPALE BESTUURDER: MUNICIPAL MANAGER:</p> <p>MARULENG 2011</p>
<p>GOEDGEKEUR APPROVED</p>		

MARULENG MUNICIPALITY
DEPT. OF SPATIAL PLANNING
& ECONOMIC DEVELOPMENT

2011-09-07

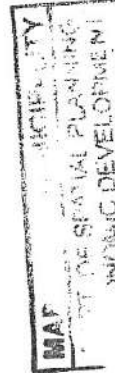
P.O. BOX 627
HOEDSPRUIT 1380

<p>MARULENG MUNICIPALITY</p> <p>DEPT. OF SPATIAL PLANNING & ECONOMIC DEVELOPMENT</p> <p>P.O. BOX 627 HOEDSPRUIT 1380</p> <p>APPROVED</p>	
<p>TYPE OF APPLICATION: <i>Rezoning</i></p>	
<p>SIGNATURE: <i>[Signature]</i></p>	
<p>DATE: <i>07-09-11</i></p>	

ANNEXURE 40

(i) The standard conditions in terms of the Maruleng Land Use Management Scheme 2008 shall apply.

- (ii) The Erf shall be used for the purposes of a medical centre consisting of multi-disciplinary medical and dental consulting and therapy rooms including a restaurant (Coffee Shop) and/or Tea Garden subject to certain conditions.
- (iii) Ancillary and related uses directly associated with the main uses shall be permitted including but not limited to offices, reception and administrative areas, patient waiting areas, a caretakers dwelling unit etc.
- (iv) Height of the building shall not exceed 2 storeys.
- (v) Coverage of the building shall not exceed 40% provided that this may be increased at the building plan stage if necessary by the consent of the Municipality.
- (vi) Floor Area Ratio shall be limited to 0,4.
- (vii) Parking shall be provided as per the Maruleng Land Use Management Scheme 2008; provided further that this may be relaxed at the Building Plan Stage if necessary by the consent of the Municipality.
- (viii) Building lines shall be 5m on street boundaries and 2m on side boundaries; provided that this may be relaxed at the Building Plan Stage if necessary; provided further that building restriction areas may be used for parking, landscaping, refuse, security and storage structures by the consent of the Municipality.



HOEDSPRUIT ERF 118

VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

MUNISIPALE BESTUURDER:
MUNICIPAL MANAGER:

MARULENG 2011

GOEDGEKEUR
APPROVED

GENERAL NOTICE 242 OF 2011**TUBATSE AMENDMENT SCHEME 06 & 20/2006**

I, Mr. Pontsa and Mrs. Mpina Mokgetla being the authorized owner of Erf 2815, 2817 & 2818, Burgersfort Extension 35 and Mr. Monaj and Doreen Kara being the authorized owner of Erf 161, Burgersfort Extension 5 hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), that we have applied to the Greater Tubatse Municipality for the amendment of the Greater Tubatse Land use Management Scheme, 2006 to rezone Erf 2815, 2817 & 2818, Burgersfort Ext 35. Amendment Scheme No. 20/2006 from "Res 1" to "Res 2" and Erf 161, Burgersfort Ext 5. Amendment Scheme No. 06/2006 from "Res 1" to "Bus 1".

Particulars of the application will lie for inspection during normal office hours at the office of the manager Town planning and Land use management, Civic Centre, 1 Kastania Street, Burgersfort, for a period of 28 days from 26 August 2011 (date of first notice).

Any person having any objections to the granting of this application must lodge such objection together with the ground thereof in writing, with both the Manager: at the above address or P.O. Box 206, Burgersfort, 1150, within the period of 28 days from 26 August 2011 (date of first notice).

Address of agent: P.O. Box 1370, Burgersfort, 1150. Tel: (013) 216-1189. Fax: 0866604541.

ALGEMENE KENNISGEWING 242 VAN 2011**TUBATSE WYSIGINGSKEMA 06 & 20/2006**

Ek, Meneer Pontsa en Mevrouw Mpina Mokgetla synde die eienaar van Erf 2815, 2817 & 2818, Burgersfort Ext 35 en Meneer Monaj Kara synde die eienaar van Erf 161, Burgersfort Ext 5, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Groter Tubatse Munisipaliteit, aansoek gedoen het om die wysiging van die Groter Tubatse Dorpsbeplanningskema, 2006 deur die hersonering van Erf 2815, 2817 & 2818, Burgersfort Ext 35. Wysigingskema 20/2006 vanaf "Res 1" na "Res 2" en Erf 161, Burgersfort Ext 5. Wysigingskema 06/2006 vanaf "Res 1" na "Bus 1".

Besonderhede van die aansoek lê ter insae gedurende kantoorure by die kantoor van die Bestuurder: Stadsbeplanning en Ruimtelike Bestuur, Burger Sentrum, Kastaniastraat 1, Burgersfort, vir 'n tydperk van 28 dae vanaf 26 Augustus 2011 (datum van eerste publikasie).

Enige persoon wat besware het teen die aansoek moet so 'n beswaar rede vir so 'n beswaar indien by die Bestuurder: by bovermelde adres of by Posbus 206, Burgersfort, 1150, moet binne 'n tydperk van 28 dae vanaf 26 Augustus 2011 (datum van eerste publieksie).

Adres van agent: Posbus 1370, Burgerfort, 1150. Tel: (013) 216-1189. Faks: 0866604541.

26-02

GENERAL NOTICE 243 OF 2011**MARULENG LAND USE MANAGEMENT SCHEME, 2008****AMENDMENT SCHEME 22**

It is hereby notified in terms of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Maruleng Municipality has approved the amendment of the Maruleng Land Management Scheme, 2008, by the rezoning of Erf 118, Hoedspruit, situated at 118 Eland Street, Hoedspruit, from "Residential 1" to "Special" with Annexure 40.

Map 3 and the scheme clauses of the amendment scheme are filed with the Director: Local Government and Housing, Limpopo Province, and the Municipal Manager, Maruleng Municipality, and are open for inspection at all reasonable times.

This amendment is known as Maruleng Land Use Management Scheme 2008, Amendment Scheme No. 22, and shall come into operation on the date of publication of this notice.

REFILWE RAMOTHWALA, Municipal Manager

65 Springbok Street, Hoedspruit.

26 August 2011

ALGEMENE KENNISGEWING 243 VAN 2011**MARULENG -GRONDGEBRUIKSKEMA, 2008****WYSIGINGSKEMA 22**

Hiermee word ooreenkomstig die bepalings van artikel 57 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekendgemaak dat die Maruleng Munisipaliteit goedgekeur het dat Maruleng-grondgebruikskema, 2008, gewysig word deur die hersonering van Erf 118, Hoedspruit, geleë te Elandstraat 118, Hoedspruit, van "Residensieel 1" na "Spesiaal" met Bylae 40.

Kaart 3 en die skemaklousules word in bewaring gehou deur die Direkteur: Plaaslike Regering en Behuising, Limpopo Provinsie, en die Munisipale Bestuurder, Maruleng Munisipaliteit, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as wysiging van die Maruleng-grondgebruikskema, 2008, Wysigingskema No. 22, en tree op datum van publikasie van hierdie kennisgewing in werking.

REFILWE RAMOTHWALA, Munisipale Bestuurder

Springbokstraat 65, Hoedspruit.

26 Augustus 2011

LOCAL AUTHORITY NOTICES
PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 271**GREATER TZANEEN MUNICIPALITY****NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP**

(Regulation 21)

The Greater Tzaneen Municipality, hereby gives notice in terms of section 96 (1) and (3), read with section 69 (6) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township referred to in the Annexure hereto, has been received.

Particulars of the application will lie open for inspection during normal office hours at the office of the Municipal Manager, Office No. 107, Civic Centre, Tzaneen, for a period of 28 days from 19 August 2011 (date of first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Municipal Manager at the above address or at PO Box 24, Tzaneen, 0850, within a period of 28 days from 19 August 2011.

ANNEXURE

Name of township: **Tzaneen Extension 97.**

Full name of the applicant: Winterbach and Associates being the authorised agent of the registered owner (known as Abdool Aziz Mahomed) of the land described hereunder.

Number of erven in proposed township:

"Residential 1": 11 (\pm 1,4 ha)

"Special" for Private Roads and Access Control: 1 (\pm 0,08 ha)

"Existing Public Roads": (\pm 0,16 ha)

Description of the land: Portion 77 of the farm Pusela 555-LT, Limpopo Province.

Locality of proposed township: The area is situated directly adjacent and north of Tzaneen Extension 76, directly adjacent and east of Johan Coetzee Street and Tzaneen Extension 6 (Premier Park) and directly adjacent and south of Tzaneen Extension 26.

Reference No.: Tzaneen X97.

TC MAMETJA, Municipal Manager

Municipal Manager, Municipal Offices, Greater Tzaneen Municipality

Dane Botha

From: Dane Botha <dane@tph.co.za>
Sent: Thursday, 13 February 2025 16:01
To: 'Kholofelo Marule'
Subject: RE: Enquiry: Erf 118 Hoedspruit

Dear Kholofelo,

The medical centre will cease to exist. The entire property will be used as a shop.

Kind regards,

Dané Botha

The Town Planning Hub CC
Tel: (012) 809 2229
Website: www.tph.co.za

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From: Kholofelo Marule <marulek@maruleng.gov.za>
Sent: Thursday, 13 February 2025 15:44
To: Dane Botha <dane@tph.co.za>
Subject: Re: Enquiry: Erf 118 Hoedspruit

Greetings

Your inquiry regarding the proposed rezoning of Erf 118 Hoedspruit to allow for an Animal Feed Shop is well noted.

According to our records, the property is currently being used as a medical centre. Could you kindly clarify whether the proposed shop will operate alongside the medical centre or if the medical centre will cease operations entirely?

This information will assist us in assessing the feasibility of your application within the context of any potential land use implications.

Regards,
Kholofelo Marule

From: Dane Botha <dane@tph.co.za>
Sent: Thursday, February 13, 2025 3:09 PM
To: Kholofelo Marule <marulek@maruleng.gov.za>
Subject: Enquiry: Erf 118 Hoedspruit

Dear Sir,

Our conversation has reference.

Could you please advise whether Council will consider a rezoning application on Erf 118 Hoespruit to allow for a shop?

The shop will allow the property owner to sell animal feed etc. which seems to be in line with the definition contained in the Maruleng Local Municipality Final Land Use Scheme, 2021:

13.107 "SHOP" – Means land used or a building designed or used for the purpose of carrying on retail trade and the necessary accompanying storage and packing and includes any accompanying uses on the same property appurtenant but ancillary to the retail trade being carried on. The following uses are not regarded as appurtenant to a shop: A noxious trade, drive-in-restaurant, place of refreshment, scrap yard, parking garage, public garage, vehicle workshop, filling station and warehouse.

Your assistance and feedback in this regard is highly appreciated.

Kind regards,

Dané Botha

The Town Planning Hub CC

Tel: (012) 809 2229

Website: www.tph.co.za

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