

19 April 2022
REF: LOK2022/02

Attention: Elaine Minnaar
Lokisa Environmental Consulting CC
elaine@lokisa.co.za

COMMENTS ON THE NOTICE OF APPLICATION FOR CONSEQUENCES OF UNLAWFUL COMMENCEMENT OF LISTED ACTIVITIES UNLAWFUL COMMENCEMENT OR CONTINUATION OF ACTIVITIES IDENTIFIED IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS IN TERMS OF SECTION 24G OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT NO. 107 OF 1998) [AS AMENDED] – LION VALLEY TRUCK STOP LYDENBURG PORTION 42 OF THE FARM ROOIDRAAI 34 JT (THABA CHWEU LOCAL MUNICIPALITY)

To whom it may concern,

Earth Optiva (Pty) Ltd. was appointed by Beuka Ontwikkelings Trust (hereafter referred to as BEUKA), to register as an Interested and Affected Party (I&AP) and provide comments on the proposed Section 24 G Application for the Lion Valley Truck Stop located in Lydenburg on Portion 42 of the Farm Rooidraai 34 JT in the Thaba Chweu Local Municipality as advertised in the Steelburger on 7 April 2022.

We take note of the activities that have commenced without the required authorisation and therefore submit the following comments to be responded to:

1. Please take note that the Mpumalanga Department of Agriculture, Rural Development, Land & Environmental Affairs (DARDLEA) have approved the construction and operation of a Filling Station and Truck Stop on Portion 43 (a portion of Portion 16) of the Farm Rooidraai 34 JT, Lydenburg, Thaba Chweu Local Municipality, which is adjacent to the proposed Lion Valley Truck Stop. We therefore object to the approval of an application for a truck stop at this location as construction is set to begin for the approved truck stop on the adjacent Portion 43.
2. Should this application be continued with, it is recommended that a Traffic Impact Assessment and Stormwater Management Plan with designs of dirty and clean water management and catchment is completed in order to identify and mitigate the impacts associated with spills and dirty water runoff associated with a truck stop.

3. The Applicant should appoint a registered terrestrial biodiversity specialist to conduct a specialist study identifying any sensitive vegetation and habitats that should be avoided as well as to identify any impacts that have already been caused.
4. The area is known for heritage finds, and it is therefore also recommended that a heritage specialist be appointed to assess the heritage sensitivity of the site and identify areas to be avoided during further construction and operation. In addition, the specialist report should be submitted to the South African Heritage Resources Agency (SAHRA) for comment.
5. The Department of Water and Sanitation should be notified of the illegal commencement and planned application for the site, specifically with reference to:
 - Ablution facilities and potable water
 - Dirty / clean water management
6. In addition to the abovementioned specialist studies, the Department of Forestry, Fisheries and the Environment (DFFE) Screening Tool indicates a high Agricultural Theme Sensitivity, and requires an Agricultural Impact Assessment, Visual Impact Assessment and Socio-economic Impact Assessment to be completed.
7. Additional concerns with relevance to a truck stop that need to be addressed by specialists are listed below. Should they not be conducted for the proposed development, reasons should be provided for their exclusion or non-completion:
 - Air Quality Impact Assessment (fuel emission impacts from trucks);
 - Noise Impact Assessment.
8. Of great concern is the cumulative impacts that might result from approving an application for a truck stop adjacent to another truck stop and filling station. These should be assessed and discussed extensively within the report.

Kindly provide us with formal feedback on the above matters.

Your Sincerely,

Louisa Thuynsma

Reg EAP (272/2019)

Afroflo (Pty) Ltd

Reg nr: 2017/075414/07 * Vat nr: 4300282847
38 General Street, Barberton 1300

Your reference: LOK2022/02

20 April 2022

Attention: Elaine Minnaar
Lokisa Environmental Consulting CC

By email: elaine@lokisa.co.za

Madam

LION VALLEY TRUCK STOP - PORTION 42 OF THE FARM ROOIDRAAI 34 JT

We are the registered owner of Portion 41 of the farm Rooidraai 34 JT. Our land borders Portion 42 of the farm Rooidraai 34 JT. Please register us as an interested and effected party with all correspondence to be send by email to eben0828782839@gmail.com.

We wish to comment on the proposed Truckstop development at Portion 42 of the farm Rooidraai 34 JT and the pending application in terms of section 24(G) and 24(F) of the National Environmental Management Act on the following basis:

RISK OF POTABLE WATER CONTAMINATION

Our borehole for potable water purposes is situated +/- 70 meters to the east from the proposed truck stop. The natural topographic drainage slope is directly towards our borehole, meaning there is a real and serious risk any contamination occurring on Portion 42 will reach our borehole. The proposed Truckstop facility will refuel and/or service vehicles causing a risk in terms of any fuel or oil spillages. There is no municipal sewerage service available and since the natural drainage slope is towards our borehole it means there is a real risk sewerage water will reach our underground drinking water with serious consequences. These properties are located in a high rainfall area of between 650-850mm per annum with no municipal stormwater service resulting in an additional risk for any contaminants to be transported with runoff rainwater directly in the direction of our borehole.

RISK OF SOIL CONTAMINATION

Sewerage water, oil and fuel spillages will have an adverse negative effect on the soil. The natural gradient drainage slope is directly towards our property and any sewerage water or fuel/oil spillage will reach our property and contaminate our soil with dire consequences.

AIR POLLUTION

Trucks are diesel powered and as such gives off emissions. If the complete area of the proposed Truckstop is not properly paved or tarred any vehicle movement will cause a lot of dust pollution. These diesel emissions and dust will be transported via wind to all the adjacent neighbors which poses a serious health risk to all.

NOISE AND LIGHT POLLUTION

During the construction phase the noise levels will increase dramatically. The site is situated in an area which is zoned for agricultural purposes. A Truckstop is typically open for business 24 hours a day. This will mean noise and light pollution 24 hours a day. In addition, it will lead to an increase in crime.

LAND USE RIGHTS

Portion 42 of the farm Rooidraai 34 JT is agricultural land and as such does not have any land use rights to conduct the business of a Truckstop.

ROAD ACCESS

Portion 42 does not have any approved access from the R577 Road. Our land shares a direct border with Portion 42. There is no right of way servitude registered in favour of Portion 42 to gain access from the R577 Road.

We will submit further comments once more information becomes available.

Yours faithfully



Afroflo (Pty) Ltd



C O N S U L T I N G

Date: 01 May 2022
Our Ref: JSC/ETS-eiao-01
To: Lokisa Environmental Consulting
Att: Ms Elaine Minnaar
Email: elaine@lokisa.co.za
Your Ref: LOK2022/02

Contact: Jaco Steyn
Phone: 082 444 8143
E-mail: jsconsult@mailbox.co.za

ADDITIONAL COMMENTS IN RESPECT OF SECTION 24G RECTIFICATION APPLICATION: LION VALLEY TRUCK STOP

Introduction

1. We refer to a legal notice published on 7 April 2022 in the Steelburger / Lydenburg News regarding the application for consequences of unlawful commencement / continuation of listed activities in accordance with section 24G read with 24F of the Environmental Management Act 107 of 1998.
2. The matter relates *inter alia* to the unlawful removal of indigenous vegetation on the property known as Portion 42 of the Farm Roodraai 34 JT,

3. We confirm that we act for and on behalf of Afroflo (Pty) Ltd, registration number 2017/075414/07 (“Afroflo”). Afroflo is the registered owner of the property known as Portion 41 of the Farm Rooidraai, 34 JT, held under title deed T6114/2020.
4. This property is located across the road from the property for which the above application is being made.
5. Moreover, Afroflo had applied for, and has been granted environmental authorisation for the construction of a filling station and truck stop under reference 1/3/1/16/1E-287 and NEAS reference number MPP/EIA/0000793/2020. Afroflo is in the process of applying for site and retail licences in accordance with the Petroleum Products Act 120 of 1977 (“PPA”)
6. Afroflo is thus a party that will be negatively affected by the above application. We have noted your email dated 20 April 2022 in which you had confirmed to Mr Eben Marais that Afroflo had already been registered as an Interested and Affected Party (“I&AP”). We kindly request that you add this email address: jsconsult@mailbox.co.za to your register and send all correspondence to both this email and Mr Eben Marais’ email address.
7. In addition to the comments already forwarded to you by Mr Marais, Afroflo will also henceforth supplement its objection as set out below.

Legislative Framework

8. Section 24 of the Constitution of the Republic of South Africa, 1996 (“the Constitution”) states

“Everyone has the right to an environment that is not harmful to their health or well-being and to have the environment protected through reasonable legislative measures”

9. The National Environmental Management Act 107 of 1998 (“NEMA”) is the legislation that aims to give effect to section 24 of the Constitution
10. In order to achieve this, NEMA together with the Environmental Impact Assessment Regulations, 2014 (“EIA Regulations”), has identified activities that may result in substantial impacts to the environment.
11. NEMA and the EIA Regulations require that an environmental impact assessment process be undertaken for these activities and submitted to the relevant authority for consideration.
12. Commencement with any of the listed activities prior to obtaining authorisation from the relevant authority is legally prohibited and constitutes a criminal offence
13. Section 24F(1)(a) of NEMA states:

“Notwithstanding any other Act, no person may commence an activity listed or specified in terms of section 24(2)(a) or (b), unless the competent authority or the Minister responsible for mineral resources, as the case may be, has granted an environmental authorisation for the activity.

14. Section 24(2)(a) of NEMA states:

“The Minister, or the MEC with the concurrence of the Minister, may identify activities which may not commence without environmental authorisation, from the competent authority”

15. It was admitted by the applicant that it had contravened section 24F by undertaking listed activities which may not be undertaken without environmental authorisation.

16. Section 24G of NEMA does however provide for the rectification of contraventions of section 24F subject to specific requirements.

17. Section 24G(1)(a) of NEMA states:

“On application by a person who has commenced with a listed or specified activity without an environmental authorisation in contravention of section 24F(1), the Minister, Minister responsible for mineral resources or MEC concerned, as the case may be, may direct the applicant to –

- (i) immediately cease the activity pending a decision on the application submitted in terms of this subsection;

- (ii) investigate, evaluate and assess, the impact of the activity on the environment;
- (iii) remedy any adverse effects of the activity on the environment;
- (iv) cease, modify or control any act, activity, process or omission causing pollution or environmental degradation;
- (v) contain or prevent the movement of pollution or degradation of the environment ;
- (vi) eliminate any source of pollution or degradation;
- (vii) complies a report containing -
 - (aa) a description of the need and desirability of the activity;
 - (bb) an assessment of the nature, extent, duration and significance of the consequences for or impact on the environment of the activity, including the cumulative effects and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed activity;

- (cc) a description of mitigation measures undertaken or to be undertaken in respect of the consequences for or impact on the environment of the activity;
- (dd) a description of the public participation process followed during the course of compiling the report, including all comments received from interested and affected parties and an indication of how the issues raised have been addressed;
- (ee) an environmental management programme; or
- (viii) provide such other information or undertake such further studies as the Minister, Minister responsible for mineral resources or MEC, as the case may be, may deem necessary.

18. Section 24G(2) states:

“The Minister, Minister responsible for mineral resources or MEC concerned must consider any report or information submitted in terms of subsection (1) and thereafter may-

- (a) refuse to issue an environmental authorisation; or

- (b) issue an environmental authorisation to such person to continue, conduct or undertake the activity subject to such conditions as the Minister, Minister responsible for mineral resources or MEC may deem necessary, which environmental authorisation shall only take effect from the date on which it has been issued; or
- (c) direct the applicant to provide further information or take further steps prior to making a decision provided for in paragraph (a) or (b).

19. Section 24G(3) of NEMA further states -

“The Minister, Minister responsible for mineral resources or MEC may as part of his or her decision contemplated in subsection (2) (a), (b) or (c) direct a person to-

- (a) rehabilitate the environment within such time and subject to such conditions as the Minister, Minister responsible for mineral resources or MEC may deem necessary; or
- (b) take any other steps necessary under the circumstances.

20. Section 24G(4) states –

“ A person contemplated in subsection (1) must pay an administrative fine, which may not exceed R5 million and which must be determined by the

competent authority, before the Minister, Minister responsible for mineral resources or MEC concerned may act in terms of subsection (2) (a) or (b).”

21. Section 24G(5) further states –

“ In considering a decision contemplated in subsection (2), the Minister, Minister responsible for mineral resources or MEC may take into account whether or not the applicant complied with any directive issued in terms of subsection (1) or (2)”

22. Section 24G(6) holds –

“ The submission of an application in terms of subsection (1) or the granting of an environmental authorisation in terms of subsection (2) (b) shall in no way derogate from-

- (a) the environmental management inspector's or the South African Police Services' authority to investigate any transgression in terms of this Act or any specific environmental management Act;
- (b) the National Prosecuting Authority's legal authority to institute any criminal prosecution.”

23. Finally, section 24G(7) states –

“If, at any stage after the submission of an application in terms of subsection (1), it comes to the attention of the Minister, Minister for mineral resources or MEC, that the applicant is under criminal investigation for the contravention of or failure to comply with section 24F(1) or section 20(b) of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), the Minister, Minister responsible for mineral resources or MEC may defer a decision to issue an environmental authorisation until such time that the investigation is concluded and-

- (a) the National Prosecuting Authority has decided not to institute prosecution in respect of such contravention or failure;
- (b) the applicant concerned is acquitted or found not guilty after prosecution in respect of such contravention or failure has been instituted; or
- (c) the applicant concerned has been convicted by a court of law of an offence in respect of such contravention or failure and the applicant has in respect of the conviction exhausted all the recognised legal proceedings pertaining to appeal or review.”

24. In addition to those sections of NEMA cited above, the applicants’ actions are also in contravention of the Petroleum Products Act (“PPA”) and must be investigated in terms thereof. Section 2A(1)(c) of the PPA states –

“A person may not hold or develop a site without there being a site licence for that site issued by the Controller of Petroleum Products”

25. Section 12(1) of the PPA further states:

“Any person who contravenes a provision of this Act, shall be guilty of an offence and be liable on conviction to a fine not exceeding R 1 000 000,00, or to imprisonment for a period not exceeding 10 years, or to both such fine and such imprisonment.....”

26. With the above in mind, we will now provide comments in objection to the applicant’s application.

Comment 1: Pending EIA Investigation

27. We attach herewith a letter marked as “**EM 1**” wherein a complaint has been lodged with the Department Mpumalanga Agriculture, Rural Development, Land and Environmental Affairs, with a request that there be an investigation into the unlawful activities and an official report thereon.

28. The applicant is advised to not proceed further with its application until the requested investigation has been finalised, we have been provided an official report, and such findings have been included in the applicant’s section 24G application.

Comment 2: Pending PPA Investigation

29. We attach herewith marked as “EM 2”, a compliant to the Controller of Petroleum Products regarding contravention of section 2A(1)(c) of the PPA.
30. The applicant is advised to not proceed further with the above application until such time as the Controller of Petroleum Products has investigated that matter, taken appropriate steps, and such steps have been reported in the applicant’s section 24G application.

Comment 3: Inadequate Notice of Application

31. It is submitted that the applicant had failed to properly inform potential I&AP’s as required by NEMA.
32. To ensure a fair and proper public participation process, the applicant must, after the investigations mentioned above have been finalised and such reports included as comments, republish notices of its application and hand-deliver notices to all potential I&AP’s, and provide them with a further 30 days to submit comments in respect of the section 24G application.

Comment 4: Administrative Fine

33. Once such reports of the above investigations have been included in the applicant’s section 24G application together with further comments from I&AP’s, the applicant is requested to inform us about the quantum of the

administrative fine imposed by the competent authority and provide proof of payment thereof by the applicant.

Comment 5: Potential Avoidance of Requirements for EIA Applications

34. It is submitted that the specific requirements to obtain EIA authorisation were included in NEMA to ensure a fair and transparent process.
35. We are concerned that there may be potential that an application in terms of section 24G may side-step many of these checks and balances.
36. it is therefore essential that the applicant proves that it has taken steps *mutatis mutandis* the same as those required under normal circumstances to ensure a fair process including adequate public participation and access to reports for commenting thereon. Failure to do so will result in a flawed and unfair process which will be subject to an appeal.

Comment 6: Access to Records

37. In addition to what has been stated above, the applicant is requested to provide us with full copies of studies and draft reports so directed by the competent authority, and to provide us adequate time for commenting thereon, prior to submission of final reports to the competent authority.

Comment 7: Additional Contraventions of Section 24F

38. We submit that, in addition to the contraventions already admitted to by the applicant, it had intended to contravene additional listed activities such as the storage of dangerous goods in capacities higher than 80 cubic metres owing to the fact that the applicant intends to build a filling station and truck stop.
39. This is something that the competent authority must consider when determining an administrative fine and deciding on the applicant's section 24G application.

Comment 8: No Need or Desirability

40. As the competent authority should be aware, it had already granted environmental authorisation to Beuka Ontwikkelings Trust for a filling station and truck stop in respect of Portion 43, a Portion of Portion 16, Mpumalanga, which property is situated right next to the applicant's property, on the same side of the road.
41. Additionally, the competent authority had granted environmental authorisation to Afroflo in respect of Portion 41 of the Farm Rooidraai, 34 JT, which property is situated across the road from the applicant's property.

42. An environmental authorisation is a limited right granted to an applicant which allows them a specified period to commence with the listed activities concerned.
43. Although these rights are not absolutely exclusive, their very nature do provide some level of exclusivity for as long as they remain valid.
44. Although neither Afroflo nor Beuka Ontwikkelings Trust have commenced with the authorised activities, this does not detract from the fact that they still possess these rights.
45. It is common cause that there is no need or desirability to have three truck stops and filling stations right next to one another and no reasonable person could come to a different conclusion.
46. If the competent authority were to grant the applicant's request, this would destroy the merits on which the other two environmental authorisations were granted.
47. Should Afroflo or Beuka Ontwikkelings Trust fail to exercise their rights within the time periods allowed under their respective environmental authorisations, the applicant will be welcome to re-apply for environmental authorisation and the competent authority will re-assess the need and desirability with consideration of the change in circumstances.

Comment 9: Socio-Economic Impact

48. The addition of a third filling station and truck stop in such close proximity to the others will render all three businesses uneconomical and have a severe socio-economic impact on the owners and staff of both Afroflo and Beuka Ontwikkelings Trust.

49. The Constitutional Court in *Fuel Retailers Association of South Africa v Director-General Environmental Management, Department of Agriculture, Conservation and Environment, Mpumalanga Province and Others*, 2007 (10) BCLR 1059 (CC), in a judgment by Ngcobo J found the following on page 1089 [89]:

"... NEMA required the environmental authorities to consider the impact of the proposed filling station on socio-economic conditions and thereafter to make a decision that is appropriate in the light of such a consideration."

50. From a reading of NEMA and the above Constitutional Court judgment, it is clear that the applicant must investigate and report on the impact the proposed new filling station will have on Afroflo and Beuka Ontwikkelings Trust to enable the competent authority to make a proper decision. Failure to do so will render the application incomplete and it must accordingly be refused.

51. Unless this aspect is thoroughly investigated and a proper impact assessment report submitted, the competent authority will have no choice but to refuse this application
52. We further submit that the direct financial impact the new proposed site will have on Afroflo and Beuka Ontwikkelings Trust, absolutely outweighs any right or benefit the applicant might purport to have or be entitled to.
53. Afroflo specifically reserves its right to supplement this objection once an impact report has been prepared and provided.

Comment 10: Application is an Exercise in Futility

54. We submit that if properly investigated, one would realize that an application by the applicant for site and retail licences to the Controller of Petroleum Products in accordance with the PPA will prove unsuccessful since the applicant's property is situated respectively next to, and across from two competing sites which will share in the same traffic flow.
55. These factors in themselves will be fatal and virtually guarantee refusal by the Controller of Petroleum Products of the applicant's site and retail licences

Relief Sought

56. We accordingly request the Competent Authority to suspend the applicant's request in terms of section 24G of NEMA until -
- 57.1 such time as the Department Mpumalanga Agriculture, Rural Development, Land and Environmental Affairs has completed an investigation regarding the unlawful activities, and a report thereon has been included as part of the applicant's application; and
- 57.2 the Department of Mineral Resources and Energy has completed its investigation regarding contravention of section 2A(1)(c) of the PPA and taken appropriate steps; and
- 57.3 the applicant, following completion of the above requirements, has properly notified all potential I&AP's and allowed them a further 30 days to comment on the applicant's application; and
- 57.4 the applicant has paid an administrative fine and the quantum thereof as well as proof of payment, has been provided to all I&AP's;
57. Notwithstanding the above, we submit that the applicant's request must be refused in accordance with section 24G(2)(a) and the land must be rehabilitated in accordance with section 24G(3)(a) since –

- 58.1 There is no need or desirability for a third filling station and truck stop respectively right next to and across from Afroflo and Beuka Ontwikkelings Trust's sites; and
- 58.2 granting the applicant environmental authorisation would severely and unrepairable impact the socio-economic standing of Afroflo, Beuka Ontwikkelings Trust and its owners and staff; and
- 58.3 granting environmental authorisation to the applicant would be an exercise in futility since any application for site and retail licence to the Controller of Petroleum Products will be refused.

59. All Afroflo's rights are reserved.

Sincerely

A handwritten signature in black ink, appearing to be the initials 'JS' in a cursive, stylized font.

Jaco Steyn

082 444 81 43

“EM 1”

ANNEXURE “EM 1”

“EM 1”



C O N S U L T I N G

Date: 01 May 2022
Ref: JSC/ETS-ppac-01
To: Mr C.M. Chunda
Head of Department
MDARDLEA
CC: Ms Elaine Minnaar

Contact: Jaco Steyn
Phone: 082 444 8143
E-mail: jsconsult@mailbox.co.za

CONTRAVENTION OF SECTION 24F OF NATIONAL ENVIRONMENTAL MANAGEMENT ACT 107 OF 1998 BY LION VALLEY TRUCK STOP

1. We confirm that we act for and on behalf of Afroflo (Pty) Ltd (“Afroflo”).
2. Afroflo has become aware of the illegal commencement of listed activities without environmental authorisation of just outside the town of Lydenburg, Mpumalanga.
3. The unlawful activities are being conducted on the property known as Portion 42 of the Farm Rooidraai, 34 JT, ostensibly by Lion Valley Truck Stop.

4. Lion Valley Truck Stop had admitted to the illegal activities in a newspaper publication dated 07 April 2022, which publication is attached hereto for your further information.
5. Although Lion Valley Truck Stop is now applying for consequences in terms of section 24G of NEMA, the circumstances surrounding the activities and extent of the environmental degradation is unknown.
6. We accordingly request that your department conducts an investigation and takes such steps as are deemed necessary in the circumstances.
7. We also humbly request that your department provides us with a report on the steps taken and its findings.

Sincerely

A handwritten signature in black ink, appearing to be the initials 'JS' in a cursive, stylized font.

Jaco Steyn

082 444 81 43

**NOTICE
NOTICE OF APPLICATION
FOR CONSEQUENCES OF
UNLAWFUL
COMMENCEMENT OF LISTED
ACTIVITIES
UNLAWFUL
COMMENCEMENT OR
CONTINUATION OF
ACTIVITIES IDENTIFIED IN
TERMS OF THE
ENVIRONMENTAL IMPACT
ASSESSMENT REGULATIONS
IN TERMS OF SECTION 24G
OF THE NATIONAL
ENVIRONMENTAL
MANAGEMENT ACT (ACT NO.
107 of 1998, AS AMENDED) -
LION VALLEY TRUCK STOP
LYDENBURG PORTION 42 OF
THE FARM ROOIDRAAI 34 JT
(THABA CHWEU LOCAL
MUNICIPALITY)**

Ref No. LOK2022/02

Notice is given, in terms of Section 24(G) read with sections 24(F) of the National Environmental Management Act (as amended) that Mpumalanga Department of Agricultural, Rural Development, Land and Environmental Affairs (MDARLEA):

a. is considering an application for authorisation in terms of

Sections 24(G) and 24(F) of the National Environmental Management Act 107 of 1998; b. for the unlawful commencement of clearance of indigenous vegetation. 3.5ha was cleared of indigenous vegetation in order to allow for the establishment of a truck stop and ancillary facilities for Lion Valley Fuel. The truck stop is to be situated outside the Thaba Chweu Built up Urban area which has restricted the movement of trucks through the town.

Details of activity(ies) commenced with is indicated below-

- Date of commencement of the listed activity - **March 2022**
- Project Name - **Lion Valley Truck Stop**

Location - **Portion 42 of the farm Rooidraai 34 JT situated 3.8km south west of Thaba Chweu (Lydenburg) and 130m north of the R540 and directly south of the R577 at coordinates Lat - 25°**

7 37.48"S, Long 30°24'36.20".
• Applicable legislative provision contravened (as listed in terms of the EIA Regulations) **Activity 27 listed under Listing Notice**

1 GN 327, 08 December 2014:
The clearance of an area of 1 ha or more, but less than 20ha of indigenous vegetation and Listing Notice 3 GN 324, 08 December 2014 : The clearance of 300m2 indigenous vegetation that falls in a critically endangered ecosystem.

• The activity/ies commenced with without the required authorisation - **Clearance of an area of 3.5 ha.**

Parties wishing to comment or to be registered as interested and affected parties are requested to forward their objections and comments (with reasons), no later than twenty (20) days after the publication of this advertisement being 3 May 2022, to • Lokisa Environmental Consulting CC

• Elaine Minnaar
• P.O Box 219, Groenkloof, 0027;

Tel: 012-346-7655

• Email: elaine@lokisa.co.za

CP007432

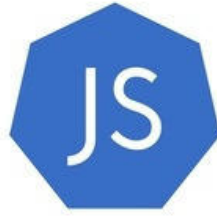
**NOTICE
NOTICE OF WATER USE
LICENSE APPLICATION IN
TERMS OF SECTION 40 OF
THE NATIONAL WATER ACT**

(NO. 36 OF 1998)
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Proposed Activ**

“EM 2”

ANNEXURE “EM 2”

“EM 2”



C O N S U L T I N G

Date: 01 May 2022
Ref: JSC/ETS-ppac-01
To: Controller Petroleum Products
192 Visagie Street
Pretoria, 0001

Contact: Jaco Steyn
Phone: 082 444 8143
E-mail: jsconsult@mailbox.co.za

Att: Mr Ngwako Kekana
Ms Fiona Madlala

CC: Ms Elaine Minnaar

CONTRAVENTION OF SECTION 2A(1)(c) OF PETROLEUM PRODUCTS ACT BY LION VALLEY TRUCK STOP

1. We confirm that we act for and on behalf of Afroflo (Pty) Ltd (“Afroflo”).
2. Afroflo has become aware of the illegal development of a filling station and truck stop just outside the town of Lydenburg, Mpumalanga.
3. The unlawful activities are being conducted on the property known as Portion 42 of the Farm Rooidraai, 34 JT, ostensibly by Lion Valley Truck Stop.

4. Lion Valley Truck Stop had admitted to the illegal activities in a newspaper publication dated 07 April 2022, which publication is attached hereto for the Controller's further information.
5. We could not find a site or retail licence coupled with the property mentioned above.
6. Even if such licences existed, they would be legally flawed since there is no environmental authorisation which would allow for such activities on the property.
7. Section 2A(1)(c) of the Petroleum Products Act, 1977 (Act No. 120 of 1977) states:

“A person may not hold or develop a site without there being a site licence for that site issued by the Controller of Petroleum Products.”
8. We submit that Lion Valley Truck Stop's admitted actions constitute a contravention of section 2A(1)(c) which requires an investigation and appropriate action from the Controller of Petroleum Products.
9. We accordingly request that the Controller investigates this matter, takes appropriate steps, and provides us with a report on his findings and the steps taken to remedy such contravention.

Sincerely

A handwritten signature in black ink, appearing to be 'Jaco Steyn', written in a cursive style.

Jaco Steyn

082 444 81 43

**NOTICE
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LION VALLEY TRUCK STOP
LYDENBURG PORTION 42 OF
THE FARM ROOIDRAAI 34 JT
(THABA CHWEU LOCAL
MUNICIPALITY)**

Ref No. LOK2022/02

Notice is given, in terms of Section 24(G) read with sections 24(F) of the National Environmental Management Act (as amended) that Mpumalanga Department of Agricultural, Rural Development, Land and Environmental Affairs (MDARLEA):

a. is considering an application for authorisation in terms of

Sections 24(G) and 24(F) of the National Environmental Management Act 107 of 1998; b. for the unlawful commencement of clearance of indigenous vegetation. 3.5ha was cleared of indigenous vegetation in order to allow for the establishment of a truck stop and ancillary facilities for Lion Valley Fuel. The truck stop is to be situated outside the Thaba Chweu Built up Urban area which has restricted the movement of trucks through the town.

Details of activity(ies) commenced with is indicated below-

- Date of commencement of the listed activity - **March 2022**
- Project Name - **Lion Valley Truck Stop**

Location - **Portion 42 of the farm Rooidraai 34 JT situated 3.8km south west of Thaba Chweu (Lydenburg) and 130m north of the R540 and directly south of the R577 at coordinates Lat - 25°**

7 37.48"S, Long 30°24'36.20".
• Applicable legislative provision contravened (as listed in terms of the EIA Regulations) **Activity 27 listed under Listing Notice**

1 GN 327, 08 December 2014:
The clearance of an area of 1 ha or more, but less than 20ha of indigenous vegetation and Listing Notice 3 GN 324, 08 December 2014 : The clearance of 300m2 indigenous vegetation that falls in a critically endangered ecosystem.

• The activity/ies commenced with without the required authorisation - **Clearance of an area of 3.5 ha.**

Parties wishing to comment or to be registered as interested and affected parties are requested to forward their objections and comments (with reasons), no later than twenty (20) days after the publication of this advertisement being 3 May 2022, to • Lokisa Environmental Consulting CC

• Elaine Minnaar
• P.O Box 219, Groenkloof, 0027;

Tel: 012-346-7655

• Email: elaine@lokisa.co.za

CP007432

**NOTICE
NOTICE OF WATER USE
LICENSE APPLICATION IN
TERMS OF SECTION 40 OF
THE NATIONAL WATER ACT**

(NO. 36 OF 1998)
**PROPOSED DEV
OF A FEEDLOT C
39 OF FARM TO
JT UNDER THAB
LOCAL MUNICIPA
EHLANZENI DIST
MUNICIPALITY IN
MPUMALANGA P
Project Backgrou
Ndisani Trading Er
Ltd has been appo
independent Envir
Consultant by Dep
Rural Developmen
Reform to underta
License Applicatio
hereby give notice
Section 41(4) of th
Water Act (No. 36
the application of
License for the pro
development of a
portion 39 of Farm
31 JT under Thaba
Municipality, Ehla
Municipality in the
Province. The pro
development area
the feedlot will ac
500 cattle. The W
submitted to the
Water and Sanita
the Competent A
Proposed Activ**



Our Ref: **F (N117 20876)**

Your ref: **17/2/S24G-03/2022/23**

Enquiries: Sasol Satellite Operations Contact Information

Seipati Lekalakala	076 305 9115	010 345 8579	seipati.lekalakala@sasol.com
Zodwa Mamba	071 673 7882	010 345 8593	zodwa.mamba@sasol.com
Cyah Buthelezi	079 802 9616	031 344 0509	cyah.buthelezi@sasol.com

04 August 2022

LOKISA

Dear Sir / Madam,

**RURAL DEVELOPMENT APPLICATION FOR PORTION 42 OF THE FARM ROOIDRAAI 34 JT
(THABA CHWEU LOCAL MUNICIPALITY)**

In reply to your letter, we would like to advise that we have no objection against the above-mentioned application as Sasol Satellite Operations will **NOT BE AFFECTED**.

This wayleave is valid for 12 months.

Thank you for your co-operation in submitting this request.

Kind regards,

Rachel Mphofu 010 345 8358
Team Lead Gas Pipeline
wayleaves@sasol.com
Cell: 079 505 4588

Sasol Limited 1979/003231/06
Sasol Place 50 Katherine Street Sandton 2146 South Africa Private Bag X10014 Sandton 2196 South Africa
Telephone +27 (0)10 344 5000 Facsimile +27 (0)11 788 5092 www.sasol.com

Directors: MSV Gantsho (Chairman) SR Cornell (Joint President & Chief Executive Officer) (American) B Nqwababa (Joint President & Chief Executive Officer) C Beggs MJ Cuambe (Mozambican) MBN Dube M Flöel (German) GMB Kennealy NNA Matyumza ZM Mkhize MJN Njeke MEK Nkeli SA Nkosi PJ Robertson (British and American) P Victor (Chief Financial Officer) S Westwell (British)

Company Secretary: VD Kahla

Lokisa Environmental Consulting CC
P O BOX 219
Groenkloof
0027

Tel: +27 12 346 7655

Email: elaine@lokisa.co.za

Date:
22 August 2022

Enquiries: Sebenzile Mhlongo
Tel +27 13 693 2073
Our ref: LD-INV/M/SM/322/2022
Your ref: 17/2/S24G-03/2022/23

Dear Elaine Minnaar

NOTICE OF APPLICATION OF S24G AND AVAILABILITY OF DEIAR FOR LION VALLEY HEAVY VEHICLE PARKING DEPOT LYDENBURG PORTION 42 OF THE FARM ROODRAAI 34 JT (THABA CHWEU LOCAL MUNICIPALITY) Ref No. 17/2/S24G-03/2022/23

This notice affects the existing Eskom Distribution line the **LYDENBURG/BOSOORD 22kV** overhead power line which traverse the proposed area.

Eskom Distribution will raise no objection to the proposed development, provided Eskom's rights and services are acknowledged and respected at all times.

There is 9 meters building and tree restriction on either side of the Centre lines of the 11/22 kV power line, which must be adhered to in all future development and or construction. Eskom's rights are protected by wayleave.

Further to the above the following conditions must be adhered to and **accepted in writing** before any construction procedures:-

1. Eskom Distribution shall at all times have unobstructed access to and egress from its services.
2. The applicant will adhere to all relevant environmental legislation. Any cost incurred by Eskom Distribution as a result of non-compliance will be charged to the applicant.
3. No construction or excavation work shall be executed within 11 metres from any Eskom power line structure, and/or within 11 metres from any stay wire.
4. If Eskom has to incur any expenditure in order to comply with statutory clearances or other regulations as a result of the applicant's activities or because of the presence of his equipment or installation within the servitude or wayleave area, the applicant shall pay such costs to Eskom on demand.

5. Changes in ground level may not infringe statutory ground to conductor clearances or statutory visibility clearances. After any changes in ground level, the surface shall be rehabilitated and stabilised so as to prevent erosion. The measures taken shall be to Eskom's requirements.
6. Eskom Distribution shall not be liable for the death of or injury to any person or for the loss of or damage to any property whether as a result of the encroachment or of the use of the area where Eskom Distribution has its services, by the applicant, his/her agent, contractors, employees, successors in title and assigns.
7. The applicant indemnifies Eskom against loss, claims or damages including claims pertaining to interference with Eskom Distribution services or apparatus or otherwise. The applicant's attention is drawn to section 27(3) of the Electricity Act 1987, as amended in 1994, which stipulates that the applicant can be fined and/or imprisoned as a result of damage to Eskom's apparatus.
8. No mechanical equipment, including mechanical excavators or high lifting machinery, shall be used in the vicinity of Eskom's apparatus and/or services, without prior written permission having been granted by Eskom. If such permission is granted the applicant must give at least seven working days prior notice of the commencement of work The Eskom's authorised area representative for the Lydenburg CNC: **Mr Siphon Tonga** at **013 755 9315/ 078 059 8643** Email: TongaSG@eskom.co.za allows time for arrangements to be made for supervision and/or precautionary instructions to be issued.
9. Under no circumstances shall rubble, earth or other material be dumped within the servitude or Way Leave restriction area. The applicant shall maintain the area concerned to Eskom's satisfaction. The applicant shall be liable to Eskom for the cost of any remedial action which has to be carried out by Eskom.
10. The clearances between Eskom's live electrical equipment and the proposed construction work shall be observed as stipulated by Regulation 15 of the Electrical Machinery Regulations of the Occupational Health and Safety Act, 1993 (Act 85 of 1993).
11. Eskom may stipulate any additional requirements to illuminate any possible exposure to Customers or Public to coming into contact or be exposed to any dangers of Eskom plant.
12. Costs incurred by Eskom to comply with statutory requirements in terms of an applicant's (or his contractors) works, equipment or plant in the servitude area, shall be paid to Eskom on demand.
13. If for any reason the structure is required to be moved or dismantled the applicant will be responsible for the removal and/or possible re-location of the attachment.
14. No work may commence unless Eskom has received the applicant's written acceptance of the conditions specified in the letter of consent and/or permit and the approval is valid for a period of 60 days from date of letter.
15. The applicant or his / her contractor on site must always be in possession of the letter of consent. Should the site agent or contractor on site not be able to produce the required approval on inspection, all site activities will be stopped.

TTN

16. Eskom's rights and duties in the servitude shall be accepted as always having prior right and shall not be obstructed or interfered with. **NOTE:** Where and electrical outage is required, at least fourteen work days is required to arrange same.
17. Eskom Standard gates must be installed in the road reserve fence to ensure access to Eskom's services.
18. Statutory clearances as specified by the Occupational Health and Safety Act, 1993 (Act 85 of 1993), Regulation 15 of the Electrical Machinery Regulations, shall be complied with.

Should the applicant or his contractor damage any of Eskom services during commencement of any work whatsoever, then Eskom's 24 hour Contact Centre Tel: **08600 37566** must be dialed immediately to report the incident.

Any relocation of Eskom's services, due to this construction, will be for the account of the Applicant. The Applicant will also be responsible for granting Eskom an alternative route for the power line. The Eskom Customer Contact Centre at **08600 37566** must be contacted in connection with any line deviation and costs.

Attached Annexes D (Letter of consent) and E (Indemnity Form) must be completed and returned to this office before commencement of any operations, maps indicating positions of Eskom Distribution services and Clearance standards.

We thank you and hope you will find the above in order. Should you have technical queries on the Eskom standards and specifications please feel free to phone our Asset Creation, Manager Design Engineering Marumo at Tel: +27 13 693 3735 or email: MarumoS@eskom.co.za

Yours sincerely












For Livhuwani Mashamba
MANAGER LAND DEVELOPMENT AND ENVIRONMENT

Cc: Manager Design Engineering, Mr Marumo
Cc Senior Supervisor **Lydenburg CNC: Mr Siphon Tonga**



Legend

- | | | | |
|--|--|---|---|
|  | External Cable Conductor.Route HV - commissioned 132.0 [kV] Conductor |  | Business Area.Customer Network Centre |
|  | External Cable Conductor.Route HV - commissioned 533.0 [kV] Conductor |  | Business Area.Distribution Operating Unit |
|  | External Cable Conductor.Route MV - commissioned 22.00 [kV] Conductor |  | Business Area.Distribution Sector |
|  | Station.Position HV - commissioned 132.0 [kV] Pole Mount Switching Bay |  | Business Area.Distribution Zone |
|  | Station.Position HV - commissioned 132.0 [kV] Substation | | |

Title: LD_INV_M_SM_322_2022
 LOKISA 17-2-S24G-03-2022-23

Subtitle: LOCALITY MAP

Produced by: Mhlongse on 2022-08-22
 Eskom is not responsible for any errors in the information displayed on this map.

0km 0.5km 1km 1.5km 2km



Scale: 1:40000



N11/11.

Ria Barkhuizen (NR)

EIA Letter

From: Elaine <elaine@lokisa.co.za>
Sent: Tuesday, May 24, 2022 5:33 AM
To: ngenon@dws.gov.za; bbogopa@emlm.gov.za; tmthombeni@emlm.gov.za; NethengweM@dws.gov.za; Tele.Maphoto@dalrrd.gov.za; Mameih12@gmail.com; Namudau@dfpe.gov.za; lithole@sac.limpopo.gov.za; 'Steven Kgobalale'; Lomelelo.lukhubeni@wessa.co.za; NR Statutory Control; wayleave@eskom.co.za; 'Gas-Sherq'; Thami.Hadebe@transnet.net; Nsumbulana.Mtsenga@transnet.net; montjanepe@ral.co.za; J.Dini@sanbi.org.za; K.Maze@sanbi.org.za; hanneline.smit-robinson@birdlife.org.za; admin@agrilimpopo.co.za; nelia@wiredtech.co.za
Cc: 'Maluleke E V'
Subject: NOTICE FOR BASIC ASSESSMENT PROCESS FUEL STORAGE AT GSS LOGISTICS FACILITY REF NR LOK2022/003
Attachments: AD - GSS Fuel.doc; 1 50 000.pdf

24/1
may

Dear Stakeholder and Interested and Affected Party

**NOTICE FOR BASIC ASSESSMENT PROCESS FOR PROPOSED FUEL STORAGE AT GSS LOGISTICS FACILITY
PORTION 24 OF THE FARM KROKODILSDRIFT 25 JS (GROBLERSDAL AREA, ELIAS MOTSOLEDI LOCAL MUNICIPALITY)
REF NR LOK2022/003**

Please find attached notice for your attention

Elaine Minnaar
Reg. EAP (EAPASA)

LOKISA ENVIRONMENTAL CONSULTING CC
TEL (012) 346 7655
FAX (012) 346 6074
Cel: 082 493 9616
elaine@lokisa.co.za
www.lokisa.co.za

Our Ref: N11/4/R-EIA Contact Person: Y. Mkansi
Date: 12 July 2022 Direct Line: +27 (0) 12 426 6200
Email: nrstat@nra.co.za Website: www.nra.co.za



**CONSULTING CC
P O BOX 219
GROENKLOOF
0027**

By email: elaine@lokisa.co.za

Dear Mrs Elaine Minnaar

**BASIC ASSESMENT PROCEES FOR PROPOSRD FUEL STORAGE AT GSS LOGISTICS FACILITY
PORTION 24 OF THE FARM KROKODILSDRIFT 25-JS**

Your request for comments dated 17 June 2022 refers.

The South African National Roads Agency SOC Limited (SANRAL) is an affected and interested party.

Furthermore, please note that access and development application for Filling station/ Fuel storage and Depot follows a different/ separate approval process. Kindly Contact **Mr. Tiyiselani Mashele** his email address is MasheleT@nra.co.za.

Yours sincerely,

A handwritten signature in black ink, appearing to be "T. Mashele", is written over a horizontal line.

Statutory Control Officer: Northern Region



C O N S U L T I N G

Date: 30 August 2022
Our Ref: JSC/ETS-eiao-01
To: Lokisa Environmental Consulting
Att: Ms Elaine Minnaar
Email: elaine@lokisa.co.za
CC: Ms Nocawe Nkosi
nocawe@mpg.gov.za
Your Ref: LOK2022/02

Contact: Jaco Steyn
Phone: 082 444 8143
E-mail: jsconsult@mailbox.co.za

**SUPPLEMENTARY COMMENTS IN RESPECT OF SECTION 24G RECTIFICATION APPLICATION:
LION VALLEY TRUCK STOP / HEAVY VEHICLE PARKING DEPOT**

Introduction

1. We refer to your e-mail dated 04 August 2022 regarding the application for consequences of unlawful commencement / continuation of listed activities in accordance with section 24G read with 24F of the National Environmental Management Act 107 of 1998.
2. The matter relates *inter alia* to the unlawful removal of indigenous vegetation on the property known as Portion 42 of the Farm Rooidraai 34

JT, and the proposed development of a heavy vehicle parking depot with ancillary facilities.

3. We once more confirm that we act for and on behalf of Afroflo (Pty) Ltd, a registered interested & affected party in this matter.
4. We have perused the draft Environmental Impact Report (“EIR”) and attachments thereto and accordingly wish to raise the following comments in addition to those submitted previously.

Comment 1: Change in substance of application

5. It was noted that following submission of our initial comments the application at hand has seemingly changed from one of a truck stop with ancillary facilities, into an application for a heavy vehicle parking depot with ancillary facilities. It is generally understood that a truck stop is a refuelling facility for large vehicles which cannot refuel at typical filling stations. The applicant is now attempting to change the substance of the application so that it is seemingly for the parking of heavy vehicles and storage of fuel. We are of the view that this is a material change in the ethos of the application which requires that the application be retracted and relodged anew. To allow the metamorphosis of an application in this way, is considered procedurally unfair, unreasonable, and a ground for appeal.

Comment 2: False claims of existing depot

6. On page 19 of the EIR which deals with the aspect of need and desirability, read with page 21 which relates to the components of the activity, you *inter alia* stated that as a result of a municipally imposed restriction on the travel of heavy vehicles through the town of Lydenburg the Applicant's clients are unable to access and utilise an existing facility owned by the Applicant. Need and desirability for the new depot is thus ostensibly justified since drivers cannot access these facilities and don't have safe alternatives. We quote the following from page 19 of the EIR:

"This has directly affected the Applicant who owns and operates a Fuel Depot and truck stop from erven 5155 and 5156 Lydenburg Ext 56 and who can no longer provide the service from the existing facility.

This has furthermore left the truck drivers without the possibility and opportunity to take a break and rest in a secure environment - there have been reports of muggings and attacks on truck drivers as they rest on the Provincial roads. Additionally, they have been forced to make use of adjacent road areas for comfort breaks. The Applicant acquired the proposed project site as an alternative location to establish the Heavy Vehicle Parking Depot in order to continue to provide a much-needed service to its existing clients. (Our own underlining for emphasis).

We also quote the following from page 21 of the EIR:

“As a result of the Thaba Chweu By-laws relating to Traffic and Crime Prevention, which restricts heavy vehicle access to Mashishing, the Applicant acquired the proposed project site as an alternative location to establish the Heavy Vehicle Parking Depot in order to continue to provide a much needed service to its existing clients.” (Our own underlining for emphasis).

We have conducted property and company searches and found that:

- 6.1 Erf 5155 is jointly owned by Mr. Emanuel Jabulane Maseko and Ms. Sophia Thembi Maseko. Any claim that this property is owned by the Applicant is therefore false.
- 6.2 Erf 5155 is only 789 square metres in extent, undeveloped, and clearly meant for residential use.
- 6.3 Erf 5156 is owned by Lion Valley Fuel Depot CC which appears to be a legal entity distinct from Lion Valley Pty Ltd.
- 6.4 The last-mentioned property is 752 square metres in extent, undeveloped, and likewise meant for residential use.
- 6.5 The above findings make it clear that there is no depot on even 5155 and/or 5156 as claimed by the Applicant.

- 6.6 Portion 42 of the Farm Roodraai 34 JT (“the property”) is owned by Mr. Barend Petrus Ehlers. The Applicant’s statement that it has acquired this property as an alternative to the use of its existing depot is thus false since there is no such existing depot and the property for which application is made is clearly owned by another person.
7. We attach herewith WinDeed reports and arial maps which proof that the by the Applicant’s claims in attempting to justify need and desirability, are false.

Comment 3: Use of the property

8. The Applicant stated on several occasions that the property will not be used as a filling station but only for heavy vehicle parking and fuel storage for its existing customers, which includes TFN. TFN (“Truck Fuel Net”) is a controversial on-road refuelling company which distributes fuel to its clients through a network of participating depots. We herewith provide a link to TFN’s website for the readers information. [TFN - About Us - TruckFuelNet](#)
9. Any claims by the Applicant that fuel will not be sold either through retailing or wholesaling activities on the property must thus unfortunately be rejected.

10. It should also be mentioned that TFN is not a licensed wholesaler as is legally required by the Petroleum Products Act. If the competent authority therefore considers granting this application, it must first liaise with the Controller of Petroleum Products in this regard.

Comment 4: Requirement of site licence

11. It is respectfully submitted that the Applicant's claim that the property does not require licences in accordance with the Petroleum Products Act, whether the property will be used as a filling station or not, is fatally flawed.

12. This is not merely our opinion, but a legal fact. Section 2A(1)(c) of the Petroleum Products Act, 1977 (Act No 120 of 1977) ("PPA") states:

"a person may not hold or develop a site without there being a site licence for that site issued by the Controller of Petroleum Products."

13. The term "site" is defined in the PPA as:

"premises on land zoned and approved by a competent authority for the retailing of prescribed petroleum products."

14. Therefore, if the property in question is zoned for filling station use, it is a site as defined by the PPA and any development thereof is prohibited

unless the Applicant has been issued with a site licence by the Controller of Petroleum Products.

Comment 5: Contradictions by Applicant

15. We have noted contradictions in some of the statements made by the Applicant regarding the planned use of the property. As an example, in response 50 in the EIR the Applicant states that there are no plans to use the property as a filling station. Then, in response 54 of the EIR the Applicant states that it will apply for licences in accordance with the requirements of the Petroleum Products Act.
16. As already mentioned, it is clear that fuel will be sold from the property either through retailing or wholesaling activities by means of the TFN system.

Comment 6: Surrounding land use

17. It was noted that on page 25 wherein the topic of land use was discussed the Applicant made mention of amongst others, a nature reserve and a brick manufacturing facility, however the Applicant failed to mention the land use of Beuka Ontwikkelings Trust and Afroflo. This is a critical omission since, regardless of whether or not fuel will be sold on the property, the last-mentioned entities will also provide parking and ancillary services in respect of heavy vehicles which will surely result in cumulative

environmental conditions, which conditions must be carefully considered and assessed in this application.

Sincerely

A handwritten signature in black ink, appearing to be 'Jaco Steyn', written in a cursive style.

Jaco Steyn

082 444 81 43

This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2022/08/16 10:45	Registration number	-
Reference	-	Information source	Deeds Office
Report Print Date	2022/08/16 10:45		
Deeds Office(s)	Mpumalanga		
Company / Trust name	lion valley fuel		

MPUMALANGA

LION VALLEY FUEL DEPOT CC, 20037790923

1 OF 1 RESULTS

GENERAL INFORMATION

Search Date	2022/08/16 10:45	Information Source	DEEDS OFFICE
-------------	------------------	--------------------	--------------

COMPANY INFORMATION

Company Type	4		
Name	LION VALLEY FUEL DEPOT CC		
Registration Number	20037790923		

PROPERTY INFORMATION (1)

LYDENBURG EXT 56, 5156, 0

Property 1 of 1

Property Type	ERF	Title Deed Number	T336005/2007
Township	LYDENBURG EXT 56	Microfilm / Scanned Date	2008 0031 0672
Erf	5156	Registration Date	2007/11/28
Portion Number	0	Purchase Price (R)	539 350
Multiple Owners	YES	Purchase Date	2007/10/30
Multiple Properties	NO	Share (%)	-
LPI Code	-	Suburb / Town**	-
Coordinates (Lat/Long)**	-		

CONTRACTS

No contracts to display

OTHER DOCUMENTS

No documents to display

DISCLAIMER

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SEARCH CRITERIA

Search Date	2022/08/16 10:49	Township	LYDENBURG EXT 56
Reference	-	Erf Number	5156
Report Print Date	2022/08/16 11:42	Portion Number	0
Deeds Office	Mpumalanga		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T336005/2007
Erf Number	5156	Registered Size	752.0000SQM
Portion Number	0	Municipality	THABA CHWEU LOCAL MUNICIPALITY
Township	LYDENBURG EXT 56	Province	MPUMALANGA
Registration Division	JT	Coordinates (Lat/Long)	-25.106290 / 30.476541
Deed Office	MPUMALANGA		

OWNER INFORMATION (1)

LION VALLEY FUEL DEPOT CC			Owner 1 of 1
Person Type	COMPANY	Title Deed	T336005/2007
Name	LION VALLEY FUEL DEPOT CC	Purchase Date	2007/10/30
Registration Number	20037790923	Purchase Price (R)	539 350
Share (%)	-	Registration Date	2007/11/28

DISCLAIMER

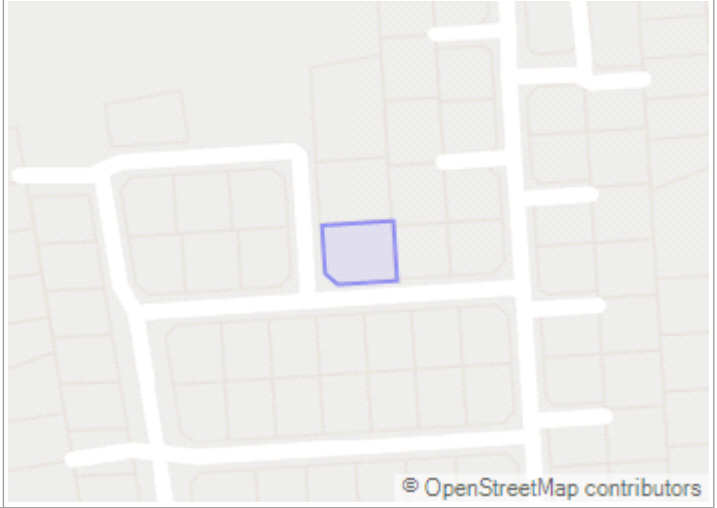
This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

MAPS

Satellite



Street



PROPERTY INFORMATION

No property information to display

MUNICIPAL VALUATION

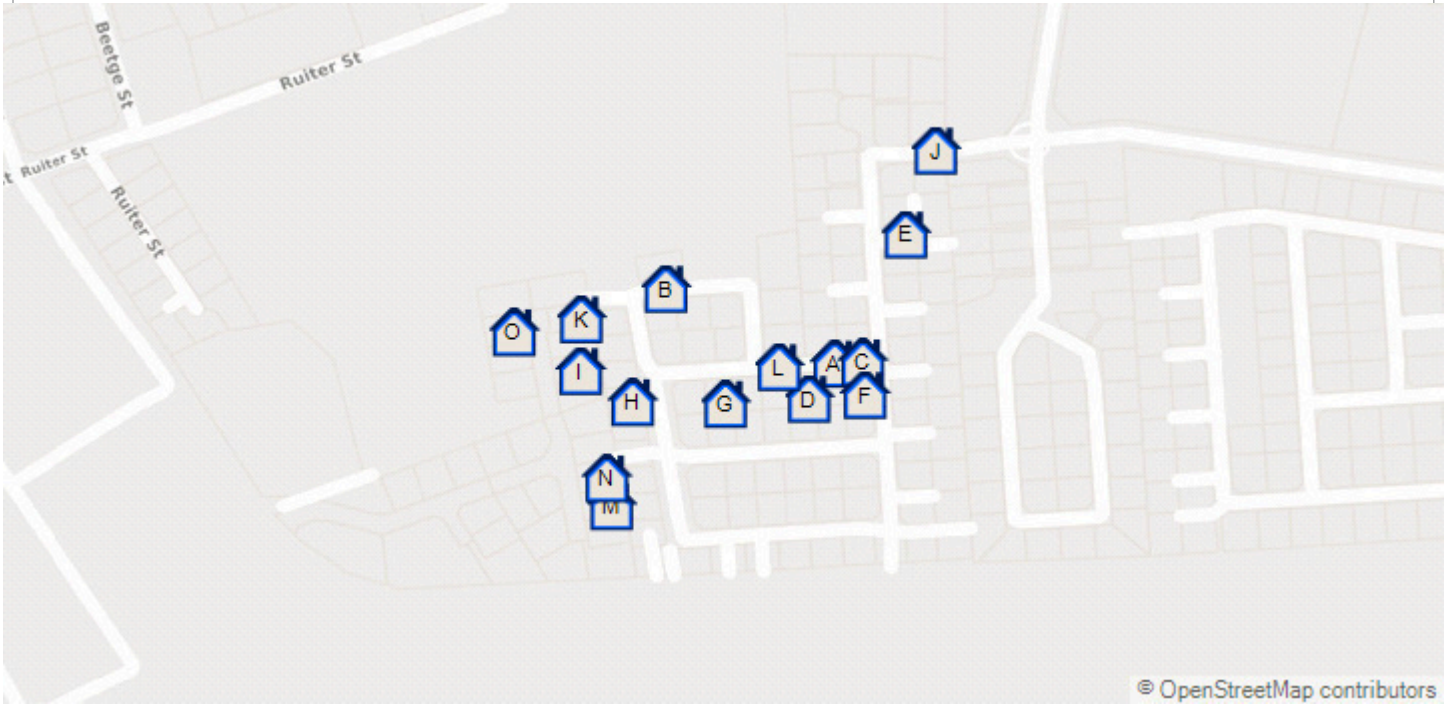
No municipal valuation to display

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m ²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	,	500	230 000	50	2021/11/04	2022/03/01
B	,	546	1 480 000	90	2022/03/16	2022/07/29
C	,	500	1 538 000	64	2021/09/18	2022/01/06
D	,	500	1 780 000	65	2021/05/13	2021/11/11
E	,	500	1 800 000	103	2021/12/13	2022/03/29
F	,	500	1 450 000	81	2021/07/19	2021/11/08
G	,	500	1 500 000	81	2021/04/01	2021/09/03
H	,	500	1 730 000	129	2021/05/24	2022/02/23
I	,	624	1 700 000	154	2022/03/04	2022/07/01
J	,	583	200 000	161	2021/07/29	2021/11/08
K	,	648	1 200 000	148	2021/01/25	2021/06/29
L	,	500	1 550 000	40	2020/06/29	2020/12/11
M	,	630	1 000 000	191	2021/09/08	2021/11/29
N	,	630	1 380 000	179	2021/05/25	2021/08/12
O	,	630	240 000	196	2021/09/29	2021/11/18

SALES ANALYSIS

DISCLAIMER

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15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	1 800 000	2 778	648
Average Priced Property	1 251 867	2 127	588
Lowest Priced Property	200 000	400	500

BONDS AND OTHER DOCUMENTS (2)

#	Document Number	Institution	Amount (R)
1	I-195/2011LG	-	-
2	B363945/2007	ABSA BANK LTD	263 200

PROPERTY HISTORY (2)

#	Document	Amount (R)	Holder
1	B4046/2007	50 000 000	-
2	T3020/2007	-	STERKSPRUIT ESTATES PTY LTD

AMENITIES (2)

#	Name	Type	Distance (m)
1	LYDENBURG CHRISTIAN PRIVATE SCHOOL	EDUCATION	699
2	LAERSKOOL LYDENBURG	EDUCATION	1 450

SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

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SEARCH CRITERIA

Search Date	2022/08/16 10:58		
Reference	-		
Report Print Date	2022/08/16 10:59		
Property Details	-		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T336005/2007
Erf Number	5155	Registered Size	789.0000SQM
Portion Number	0	Municipality	THABA CHWEU LOCAL MUNICIPALITY
Township	LYDENBURG EXT 56	Province	MPUMALANGA
Registration Division	JT	Coordinates (Lat/Long)	-25.106060 / 30.476523
Deed Office	MPUMALANGA		

OWNER INFORMATION (2)

MASEKO EMANUEL JABULANE			Owner 1 of 2
Person Type	PRIVATE PERSON	Title Deed	T6959/2014
Name	MASEKO EMANUEL JABULANE	Purchase Date	2014/02/28
ID Number	7209045553088	Purchase Price (R)	280 000
Share (%)	-	Registration Date	2014/05/09
MASEKO SOPHIA THEMBI			Owner 2 of 2
Person Type	PRIVATE PERSON	Title Deed	T6959/2014
Name	MASEKO SOPHIA THEMBI	Purchase Date	2014/02/28
ID Number	7406090297088	Purchase Price (R)	280 000
Share (%)	-	Registration Date	2014/05/09

DISCLAIMER

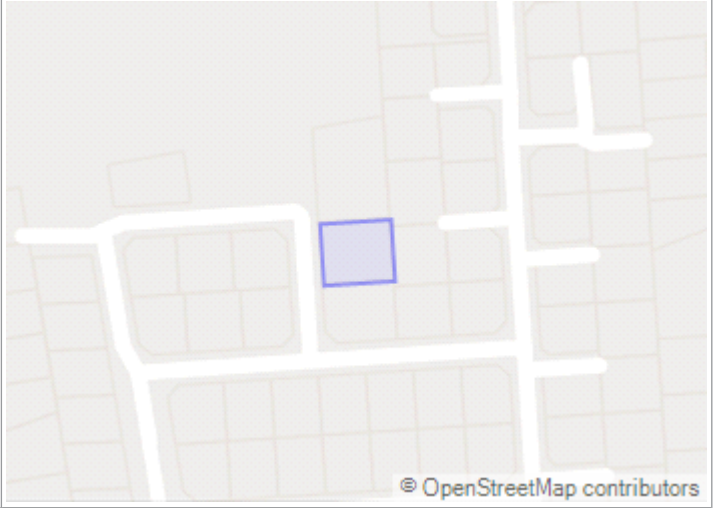
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MAPS

Satellite



Street



PROPERTY INFORMATION

No property information to display

MUNICIPAL VALUATION

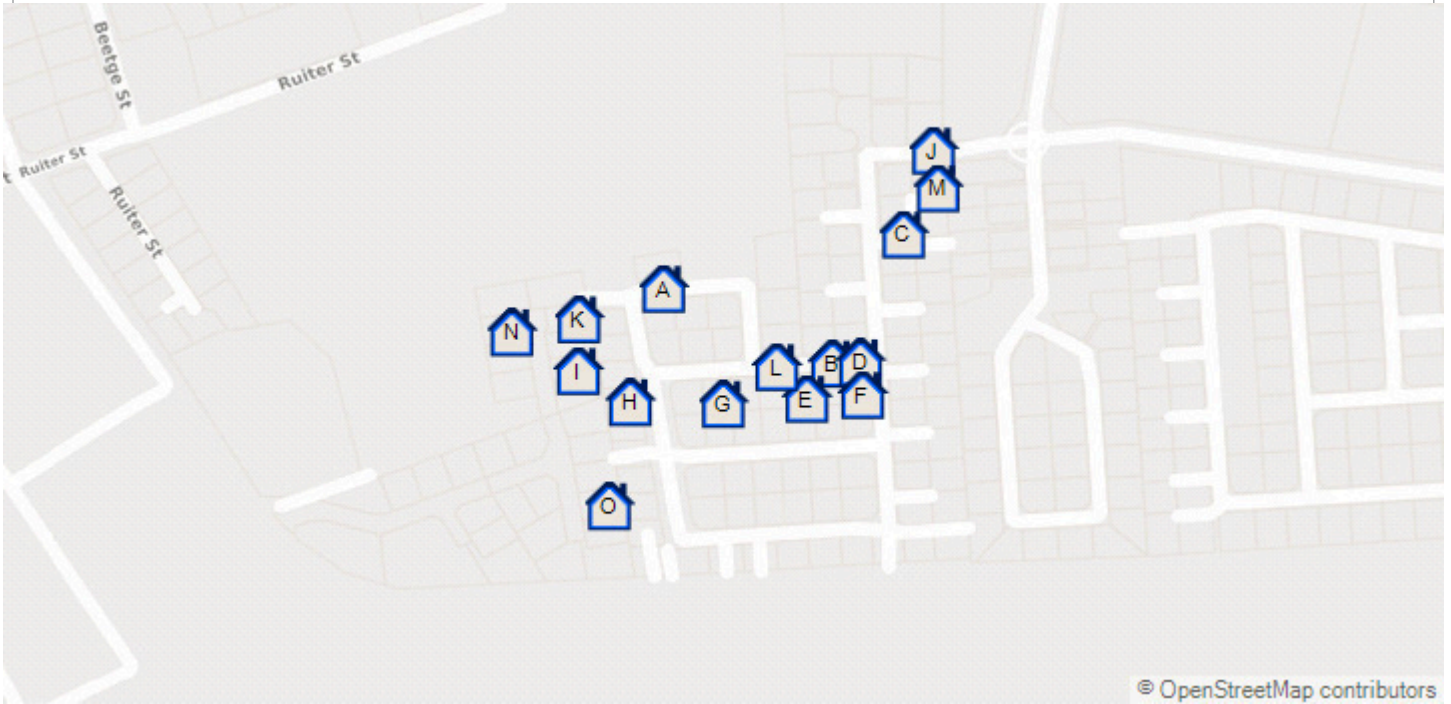
No municipal valuation to display

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m ²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	,	546	1 480 000	86	2022/03/16	2022/07/29
B	,	500	230 000	72	2021/11/04	2022/03/01
C	,	500	1 800 000	92	2021/12/13	2022/03/29
D	,	500	1 538 000	82	2021/09/18	2022/01/06
E	,	500	1 780 000	90	2021/05/13	2021/11/11
F	,	500	1 450 000	103	2021/07/19	2021/11/08
G	,	500	1 500 000	102	2021/04/01	2021/09/03
H	,	500	1 730 000	143	2021/05/24	2022/02/23
I	,	624	1 700 000	162	2022/03/04	2022/07/01
J	,	583	200 000	144	2021/07/29	2021/11/08
K	,	648	1 200 000	149	2021/01/25	2021/06/29
L	,	500	1 550 000	65	2020/06/29	2020/12/11
M	,	678	1 785 000	130	2020/07/17	2021/03/26
N	,	630	240 000	198	2021/09/29	2021/11/18
O	,	630	1 000 000	210	2021/09/08	2021/11/29

SALES ANALYSIS

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15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	1 800 000	2 655	678
Average Priced Property	1 278 867	2 127	601
Lowest Priced Property	200 000	400	500

BONDS AND OTHER DOCUMENTS (1)

#	Document Number	Institution	Amount (R)
1	I-195/2011LG	-	-

PROPERTY HISTORY (4)

#	Document	Amount (R)	Holder
1	B363944/2007	263 200	-
2	T336005/2007	539 350	LION VALLEY FUEL DEPOT CC
3	B4046/2007	50 000 000	-
4	T3020/2007	-	STERKSPRUIT ESTATES PTY LTD

AMENITIES (2)

#	Name	Type	Distance (m)
1	LYDENBURG CHRISTIAN PRIVATE SCHOOL	EDUCATION	680
2	LAERSKOOL LYDENBURG	EDUCATION	1 441

SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

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This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

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SEARCH CRITERIA

Search Date	2022/08/15 09:59	Company Name	lion valley
Reference	-	Company Name Search Type	Starts with
Report Print Date	2022/08/16 06:57	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION

COMPANY SUMMARY

Name	LION VALLEY FUEL DEPOT	Status	IN BUSINESS
Registration Number	2022/289908/07	Registration Date	2022/02/10

DIRECTORS AND OTHER SUMMARY (1)

ACTIVE

Name	ID/Reg. Number	Type	Status
LABUSCHAGNE, FRANS MARTHINUS JOHANNES	7009205004082	DIRECTOR	ACTIVE

INACTIVE

No inactive directors to display

AUDITOR SUMMARY

No auditor summary to display

COMPANY INFORMATION

Enterprise Name	LION VALLEY FUEL DEPOT	Status	IN BUSINESS
Registration Number	2022/289908/07	Enterprise Type	PRIVATE COMPANY
Tax Number	9518394151	Business Start Date	2022/02/10
Short Name	-	Registration Date	2022/02/10
Translated Name	-	Financial Year End	2
Old Registration Number	-	Financial Effective Date	2022/02/10
Conv. Enterprise Number	B2003077909	CK Date Received	-
Region	MPUMALANGA	CK Date	-
Country	-	Date of Type	2022/02/10
Country of Origin	-		
Issued Shares	-		

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Issued Capital	-		
Authorized Shares	-		
Authorized Capital	-		
Industry Code	01		
Industry	PRIVATE HOUSEHOLDS WITH EMPLOYED PERSONS		
Principal Business	NO RESTRICTIONS ON BUSINESS ACTIVITIES		
Registered Address	CORNER OF R555 AND R37 BURGERSFORT BURGERSFORT LIMPOPO 1150	Postal Address	P O BOX 2694 BURGERSFORT BURGERSFORT LIMPOPO 1150

DIRECTORS AND OTHER (1)			
LABUSCHAGNE, FRANS MARTHINUS JOHANNES			1 of 1 Directors
Name	FRANS MARTHINUS JOHANNES	Status	ACTIVE
Surname	LABUSCHAGNE	Type	DIRECTOR
Initials	F M J	Appointment Date	2022/02/10
ID/Passport Number	7009205004082	Resignation Date	-
Date of Birth	1970/09/20	Member Size (%)	-
Profession	BUSINESS OWNER	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	FARM BUFFELSVLEY LYDENBURG 1120		
Postal Address	P O BOX 2694 BURGERSFORT 1150		

SECRETARY COMPANIES AND CCS
No secretary companies and CCS to display

COMPANY SECRETARY NATURAL PERSONS
No company secretary natural persons to display

BOTH DIRECTOR / OFFICERS
No both director / officers to display

ALTERNATIVE DIRECTORS
No alternative directors to display

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SEARCH CRITERIA

Search Date	2022/08/14 03:11		
Reference	-		
Report Print Date	2022/08/14 03:12		
Property Details	-		

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T139154/2007
Farm Number	34	Registered Size	9.8788H
Portion Number	42	Municipality	NOT AVAILABLE
Farm Name	ROOIDRAAI	Province	MPUMALANGA
Registration Division	JT	Coordinates (Lat/Long)	-25.127294 / 30.410006
Deed Office	MPUMALANGA		

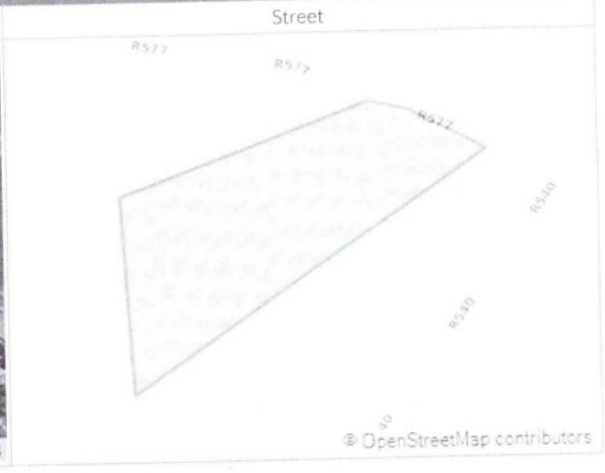
OWNER INFORMATION (1)

EHLERS BAREND PETRUS			Owner 1 of 1
Person Type	PRIVATE PERSON	Title Deed	T139154/2007
Name	EHLERS BAREND PETRUS	Purchase Date	-
ID Number	5307145076083	Purchase Price (R)	-
Share (%)	-	Registration Date	2007/10/10

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MAPS



PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

ROOM CONFIGURATION			
Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION			
Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES			
Garages	-	Pool	-
den	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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0861 946 333
 windeed.support@lexisnexis.co.za
 search.windeed.co.za | www.windeed.co.za

Elaine

From: Thami Hadebe Transnet Pipelines DBN <Thami.Hadebe@transnet.net>
Sent: Thursday, 04 August 2022 08:35
To: Elaine
Subject: RE: NOTICE OF APPLICATION OF S24G AND AVAILABILITY OF DEIAR FOR LION VALLEY HEAVY VEHICLE PARKING DEPOT LYDENBURG PORTION 42 OF THE FARM ROOIDRAAI 34 JT (THABA CHWEU LOCAL MUNICIPALITY) Ref No. 17/2/S24G-03/2022/23

Dear Ms Minnaar,

Your wayleave application dated 04 August 2022 has reference.

Transnet Pipelines, a division of Transnet SOC Limited, is not affected by the proposal.

Your awareness of the existence of Transnet's pipeline servitudes and concern for their integrity is highly appreciated.

This authorisation shall be valid for 48 months from the date - 04 August 2022.

Yours Sincerely
Mr MT (Thami) Hadebe
Tel: 031 – 361 1454



TRANSNET HAS A 'ZERO GIFTS' POLICY. NO EMPLOYEE IS ALLOWED TO ACCEPT GIFTS, FAVOURS OR BENEFITS

From: Elaine <elaine@lokisa.co.za>
Sent: Thursday, 04 August 2022 4:04 AM
To: Rankweanna291@gmail.com; Amosngomane93@gmail.com; Amos.ngomane@tclm.gov.za; dsibayi@sahra.org.za; jwesson@wessanorth.co.za; NRStat@nra.co.za; jan.agric@gmail.com; jventer@mpg.gov.za; jmojapelo@mpg.gov.za; Phumla.Nkosi@mtpa.co.za; Wayleavesmou@eskom.co.za; wayleaves@sasol.com; Thami Hadebe Transnet Pipelines DBN <Thami.Hadebe@transnet.net>; Nsumbulana Mtsenga Transnet Freight Rail JHB <Nsumbulana.Mtsenga@transnet.net>; c.jaffer@sanbi.org.za; info@sanbi.org.za; hanneline.smit-robinson@birdlife.org.za; dmigley@cer.org.za; eben0828782839@gmail.com; 'Jaco Steyn' <jconsult@mailbox.co.za>; 'Earth Optiva' <info@earthoptiva.co.za>; jana.lombard@yahoo.com
Cc: ttanda@mpg.gov.za; 'Nocawe Mthomboti' <Nocawe@mpg.gov.za>; delia@lokisa.co.za
Subject: NOTICE OF APPLICATION OF S24G AND AVAILABILITY OF DEIAR FOR LION VALLEY HEAVY VEHICLE PARKING DEPOT LYDENBURG PORTION 42 OF THE FARM ROOIDRAAI 34 JT (THABA CHWEU LOCAL MUNICIPALITY) Ref No. 17/2/S24G-03/2022/23

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NOTICE OF APPLICATION FOR CONSEQUENCES OF UNLAWFUL COMMENCEMENT OF LISTED ACTIVITIES

UNLAWFUL COMMENCEMENT OR CONTINUATION OF ACTIVITIES IDENTIFIED IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS IN TERMS OF SECTION 24G OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT

(ACT NO. 107 of 1998, AS AMENDED) – LION VALLEY HEAVY VEHICLE PARKING DEPOT LYDENBURG

PORTION 42 OF THE FARM ROODRAAI 34 JT (THABA CHWEU LOCAL MUNICIPALITY)

Ref No. 17/2/S24G-03/2022/23

Notice is given, in terms of Section 24(G) read with sections 24(F) of the National Environmental Management Act (as amended) that Mpumalanga Department of Agricultural, Rural Development, Land and Environmental Affairs (MDARLEA):

- a. is considering an application for authorisation in terms of Sections 24(G) and 24(F) of the National Environmental Management Act 107 of 1998;
- b. for the unlawful commencement of clearance of indigenous vegetation. 3.5ha was cleared of indigenous vegetation in order to allow for the establishment of a Heavy Vehicle Parking Depot and ancillary facilities for Lion Valley Fuel. The facility is to be situated outside the Thaba Chweu Built up Urban area which has restricted the movement of trucks through the town.

Details of activity(ies) commenced with is indicated below -

- Date of commencement of the listed activity* – **March 2022**
- Project Name* – **Lion Valley Heavy Vehicle Parking Depot Lydenburg**
- Location* - **Portion 42 of the farm Roodraai 34 JT situated 3.8km south west of Thaba Chweu (Lydenburg) and 130m north of the R540 and directly south of the R577 at coordinates Lat - 25° 7'37.48"S°, Long 30°24'36.20°.**
- Applicable legislative provision contravened (as listed in terms of the EIA Regulations)* **Activity 27 of Listing Notice 1: The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation; and Activity 12 of Listing Notice 3: The clearance of an area of 300 square metres or more of indigenous vegetation. f. Mpumalanga. i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans; or iii. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning or proclamation in terms of NEMPAA.**
- The activity/ies commenced with without the required authorisation* - **Clearance of an area of 3.5 ha.**

The draft Environmental Impact Report (EIR) and other information is available for comments at the following place: 72 Herbert Baker Street, Groenkloof, 0181 and/or an electronic copy can be accessed via the following: <https://www.dropbox.com/sh/ips4pdn93p70o9n/AADUT7VXbfwFb3cghuWxnqEGa?dl=0>

Parties wishing to formally comment on the draft EIR are requested to register and forward their comments (with reasons) as indicated below, no later than thirty days after the publication of this notice (being 4 August 2022) to:

- Lokisa Environmental Consulting CC
- Elaine Minnaar
- P.O Box 219, Groenkloof, 0027; Tel: 012 346 7655;
- Email: elaine@lokisa.co.za

Comments must be copied to:

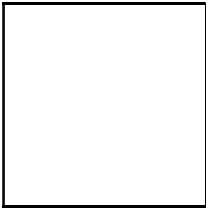
Deputy Director: Compliance Monitoring & Enforcement
Mpumalanga Department of Agriculture, Rural Development, Land & Environmental Affairs

Attention: Ms Nocawe Nkosi
P.O. Box 266, Mbombela, 1200
Tel: 013- 759 4000
Email: Nocawe@mpg.gov.za

No later than thirty days after the publication of this advertisement (date of advertisement being 4 August 2022).

Elaine Minnaar
Reg. EAP (EAPASA)

LOKISA ENVIRONMENTAL CONSULTING CC
TEL (012) 346 7655
FAX (012) 346 6074
Cel: 082 493 9616
elaine@lokisa.co.za
www.lokisa.co.za



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OFFICE OF THE CEO



Ref: LUA 22/3133

Unit: LUA /SS

Enquiries: K. Malele

E-mail: khumbelo.malele@mtpa.co.za

Tel/Fax: 013- 235 2395 Ext. 222

MS. E. MINNAAR

Lokisa Environmental Consulting CC

P O Box 219

GROENKLOOF

0027

By E-mail: lokisa@lokisa.co.za

Dear Ms. Minnaar,

SUBJECT: HERewith THE MTPA COMMENTS REGARDING THE SECTION 24G APPLICATION FOR THE UNLAWFUL CLEARANCE OF INDIGENOUS VEGETATION FOR A HEAVY VEHICLE PARKING DEPOT FOR LION VALLEY ON PORTION 42 OF THE FARM ROODRAAI 34 JT, SITUATED IN THABA CHWEU LOCAL MUNICIPALITY, MPUMALANGA PROVINCE.

Your correspondence, with reference **17/2/S24G-03/2022/23** of date 08/08/2022 has reference.

Lion Valley Fuel Depot illegally cleared 3.5ha of indigenous vegetation as the first step in preparation of the construction of a heavy vehicle parking depot and overnight parking facility.

1. The MTPA has no objection to the proposed development activities. The development occurred on what previously was *other natural areas* before it was cleared.
2. The applicant must effectively implement and adhere to all the conditions of the EMP and all the action plans once it is finalized.
3. All the negative environmental impacts that could arise as a result of this development should be avoided, minimized, mitigated or rehabilitated whenever possible.
4. Newly disturbed sites must be monitored after rehabilitation for invasive species on an on-going basis. If any alien invasive species are noticed, these should be eradicated using appropriate chemical/mechanical methods.

Please do not hesitate to contact this office if there are any enquiries.

Kind Regards

MR M.H. VILAKAZI

ACTING CHIEF EXECUTIVE OFFICER

12/10/2022

OFFICE OF THE CEO

DATE: _____ / _____ / 2022



Private Bag X11338 Mbombela, 1200, N4 National Road, Hall's Gateway
Mataffin, Mbombela, Mpumalanga
Tel: +27 (0)13 759 5300/01 Fax : +27 (0)13 755 3928 www.mpumalanga.com





C O N S U L T I N G

Date: 27 September 2022
Our Ref: JSC/ETS-eiao-01
To: Lokisa Environmental Consulting
Att: Ms Elaine Minnaar
Email: elaine@lokisa.co.za
CC: Ms Nocawe Nkosi
nocawe@mpg.gov.za
Your Ref: LOK2022/02

Contact: Jaco Steyn
Phone: 082 444 8143
E-mail: jsconsult@mailbox.co.za

**SUPPLEMENTARY COMMENTS IN RESPECT OF SECTION 24G RECTIFICATION APPLICATION:
LION VALLEY TRUCK STOP / HEAVY VEHICLE PARKING DEPOT**

Introduction

1. We refer to your e-mail dated 13 September 2022 regarding the application for consequences of unlawful commencement / continuation of listed activities in accordance with section 24G read with 24F of the National Environmental Management Act 107 of 1998.
2. The matter relates *inter alia* to the unlawful removal of indigenous vegetation on the property known as Portion 42 of the Farm Roodraai 34

JT, and the proposed development of a heavy vehicle parking depot with ancillary facilities.

3. We once more confirm that we act for and on behalf of Afroflo (Pty) Ltd, a registered interested & affected party in this matter. We place on record that Portion 41 of the Farm Roodraai 34 JT has been sold to Eastern Blue Investments 178 CC ("Eastern Blue"). This will not have any effect on Afroflo's rights as an I&AP since Afroflo will continue to occupy the said property as lessee and will operate the businesses thereon.
4. You are also requested to register Eastern Blue as an I&AP. Since Portion 41 of the Farm Roodraai 34 JT has always featured in this application, it is fair and reasonable to register its new owner as an I&AP in this matter.
5. We have perused the Final Environmental Impact Report ("Final EIR") and attachments thereto and accordingly wish to raise the following comments in addition to those submitted previously.

Comment 1A: Change in substance of application

6. In our previous comments dated 04 August 2022, we had noted that the application had changed from one of a truck stop with ancillary facilities, into an application for a heavy vehicle parking depot with ancillary facilities. It was made clear that this was a material change in the ethos of the application which required that the application be retracted and relodged anew.

7. In your response, you admitted that the end-use had been altered but that the ethos of the application had not changed since it had related to the clearance of vegetation.
8. Your statement is vehemently denied since one cannot focus on the clearance of vegetation in isolation. It is common cause that the competent authority must consider the application as a whole and that the end-use is a fundamental and inextricable part thereof.
9. We submit that this aspect in itself has rendered the application defective and the competent authority must refuse it on this basis alone.
10. Moreover, the Applicant's continuation with this application as it now stands will lead to gross procedural unfairness and ignorance of the *Audi alteram partem* rule

Comment 2A: False claims of existing depot

11. In our previous comments dated 04 August 2022, we had proven that the Applicant had made false claims about the existence of a parking depot.
12. In the Draft EIR, the Applicant had attempted to prove need and desirability on the basis that it was unable to utilise its existing heavy vehicle parking depot. The Applicant pointed the finger at municipally imposed restrictions which prohibits heavy vehicles from driving through the town of Lydenburg. These restrictions, the Applicant falsely claimed,

had prevented its clients from making use of the Applicant's existing parking depot.

13. We had attached WinDeed results, proving that the properties which the Applicant had claimed to be its heavy vehicle parking depot, were in fact tiny undeveloped residential stands.
14. When confronted with our findings, the Applicant admitted that its presented information was incorrect.
15. We will now consider the Applicant's amendments of the Final EIR following our comments of 04 August 2022.
16. It is noted that on page 19 and 21 of the Final EIR, the Applicant has removed all claims about owning an existing parking depot.
17. It was anticipated that the Applicant would amend the property descriptions included in the Draft EIR to reflect the correct address of its existing parking depot.
18. What we see however, is that all references to the parking depot purportedly owned by the Applicant had been removed. This is of major concern since it proves that the Applicant did not erroneously cite the incorrect property in referring to its existing parking depot, but it had in fact intentionally lied about the existence of such facilities.

19. It must be remembered that the entire basis upon which the Applicant built its case for need and desirability, was that it needed an alternative parking depot since its clients could not use the existing parking depot due to municipally imposed travel restriction through Lydenburg.
20. In an attempt to get around the obvious predicament that the Applicant now finds itself in, it included a letter signed by Mr Frans Labuschagne in the Final EIR. In his letter, Mr Labuschagne cites the inability of side-tipper trucks to refuel at PPS Lydenburg filling station as motivation for the Applicant's application.
21. The Applicant has also amended the Final EIR to now refer to PPS Lydenburg. We quote the amended section on page 19 which now reads:

"This has directly affected the Applicant who owns and operates PPS Lydenburg which has been in operation since 2006 and that is situated in 11 De Clercq Street, Lydenburg." (Our underlining for emphasis)
22. We have conducted company, property and licence searches and found that –
 - 21.1 The Applicant doesn't own Platinum Petroleum Supplies (Pty) Ltd trading as PPS Lydenburg (hereinafter "PPS Lydenburg"), as claimed by the Applicant.
 - 21.2 The Applicant doesn't own the property from which PPS Lydenburg is operated, as claimed by the Applicant.

- 21.3 Mr Labuschagne is not an active director in PPS Lydenburg.
- 21.4 The property from which PPS Lydenburg is operated is only 1687 square metres in extent. It is lucid that this property is not a parking depot for heavy vehicles and could never be used as such due *inter alia* to its small size.
- 21.5 PPS Lydenburg is a licensed retailer in accordance with the Petroleum Products Act, 1977 (Act No. 120 of 1977) (“the PPA”).
- 21.6 The Applicant is a licensed wholesaler in accordance with the PPA.
23. We attached the results of our searches to this document for your consideration and response.
24. Section 2A(5)(a) of the PPA states:
- “No person may make use of a business practice, method of trading, agreement, arrangement, scheme or understanding which is aimed at or would result in a licensed wholesaler holding a retail licence, except for training purposes as prescribed, but excludes wholesaling or retailing of liquified petroleum gas and paraffin.” (Our underlining for emphasis).
25. It is submitted that the above quoted statement from the Applicant in the Final EIR amounts to an admission of contravention of Section 2A(5)(a) of the PPA by the Applicant.

26. As far as Mr Labuschagne's letter is concerned, it must be rejected by the competent authority since neither the Applicant, or Mr Labuschagne as the director of the Applicant, has any legal standing to represent PPS Lydenburg.
27. Perusal of Mr Labuschagne's letter makes it clear that he is writing the letter with intimate knowledge of the operations of PPS Lydenburg and his use of the word "We" suggests that he actually operates PPS Lydenburg.
28. We submit that Mr Labuschagne's letter constitutes a further admission by the Applicant of its contravention of the PPA.
29. Contravention of any provision of the PPA amounts to an offence. In this regard, section 12(1) of the PPA states:
- "Any person who contravenes a provision of this Act, shall be guilty of an offence and be liable on conviction to a fine not exceeding R 1 000 000,00, or to imprisonment for a period not exceeding 10 years, or to both such fine and such imprisonment..."*
30. The competent authority is an organ of state and a creature of statute which can only operate within its designated legal parameters. If the competent authority would thus accept or condone illegal activities as part of an application, the competent authority's actions would be *ultra vires*.

31. Furthermore, it is not legally permissible for the competent authority to consider the merits of any activity which is a contravention of the law, especially contraventions which constitute offences.
32. Your response in the Final EIR to Item 7 of Comment 2 must be rejected by the competent authority. We have already proven in our comments of 04 August 2022 beyond any doubt that the premise for need and desirability upon which the Applicant's application had been built was motivated by fraudulent claims. We have now once more proven beyond any doubt that the amended claims by the Applicant are not only false and fraudulent, but amount to admission of an offence.
33. Moreover, we are baffled by your statement that land use approval to Beuka Ontwikkelings Trust and Afroflo would prove that there is need and desirability for the Applicant's proposed activity on Portion 42 since—
- 32.1 You have specifically amended the Final EIR to pertinently state that the proposed activity will not compete with the activities of Beuka Ontwikkelings Trust or Afroflo respectively; and
- 32.2 By admitting that Beuka Ontwikkelings Trust and Afroflo are competitors, you implicitly concur that need and desirability must be determined against these competitors. It is common cause that when assessing any application, the mere existence of competitors doesn't prove need and desirability. In fact, it proves the exact opposite and the onus rests with an applicant

to prove to the competent authority that there is need and desirability for the proposed activity in spite of the fact that there are existing competitors.

34. We must pause for the moment to consider why the Applicant would go so far as to make multiple false and fraudulent claims to prove need and desirability.
35. We are of the view that it is for the very same reason that the Applicant had changed the end-use of the application. That is to say, that the Applicant knew full-well that it would have little chance of success in its application if it kept the intended end-use as a “truck stop”. In such a case it would have to justify need and desirability with competitors which are situated right next to, and across the road respectively, from the Applicant’s property.
36. And so, to get around this problem, the Applicant changed the end-use to “heavy vehicle parking depot” and made up the story that it already owns a heavy vehicle parking depot but that it is being prevented from utilising it by government regulations imposed upon it.
37. As part of its fictional story, the Applicant also made a point of it to specifically state that fuel sales would not form part of the intended activity.
38. Unfortunately for the Applicant, its representations have been proven to be false and its credibility has suffered a critical blow.

39. The lengths that the Applicant has gone to in order to deceive the competent authority is so shocking that the competent authority must distrust each and every statement made by the Applicant unless the competent authority is satisfied that each statement has been objectively proven by the Applicant.

Comment 3A: Use of the property

40. In the Draft EIR, the Applicant stated on several occasions that the property will not be used as a filling station but only for heavy vehicle parking and fuel storage for its existing customers, which includes TFN. In our comments of 04 August 2022, we had expressed our doubts since TFN's business operation stands at odds with what the Applicant had claimed.
41. In response to our above comments, the Applicant, in blatant contradiction of its own statements, now denies that TFN is its client. It has also removed all references to TFN in its Final EIR and instead opted to cite VR Cargo as its client. This was obviously done in an attempt to remove any thoughts from the competent authority that fuel sales will take place at the property.
42. The Applicant claims in some parts of the Final EIR and responses that fuel sales is not part of the intended end-use, alternatively, not "initially", and in other places, that fuel sales will take place either through

wholesaling or retailing (Item 9 Comment 3) and that approval will be obtained from the Controller of Petroleum Products (Item 10 Comment 3)

43. The same issues are taken with the Applicant's response to Items 11 to 14 under Comment 4 and Items 15 to 16 under Comment 5.
44. It is respectfully stated that there are so many contradictions in the Applicant's statements, that one cannot place any modicum of trust therein.
45. As an example, after being caught in the lie that the Applicant doesn't have an existing parking depot, the Applicant instead opted to rely on the letter from Mr Labuschagne. His letter however clearly shows that the Applicant and PPS Lydenburg are in the business of selling fuel and that some trucks are unable to refuel at the PPS Lydenburg site. Now we have to believe the Applicant, whom holds a wholesale licence and a retail licence (notwithstanding the illegality thereof), when it claims that it doesn't intend on selling fuel from the proposed site.
46. It is obvious that the Applicant does in fact intend on selling fuel and has always intended on doing so, notwithstanding its false claims to the contrary.

Conclusion

47. It is submitted that the above application is defective due to -

45.1 the unfair and unreasonable alteration of its substance after lodgement of the application; and

45.2 It being based on false and fraudulent claims; and

45.3 It being administratively unfair.

48. Accordingly, the competent authority must dismiss the Applicant's application.

Sincerely

A handwritten signature in black ink, appearing to be 'Jaco Steyn', written in a cursive style.

Jaco Steyn



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SEARCH CRITERIA

Search Date	2022/08/15 09:59	Company Name	lion valley
Reference	-	Company Name Search Type	Starts with
Report Print Date	2022/08/15 09:59	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION

COMPANY SUMMARY

Name	LION VALLEY FUEL DEPOT	Status	IN BUSINESS
Registration Number	2022/289908/07	Registration Date	2022/02/10

DIRECTORS AND OTHER SUMMARY (1)

ACTIVE

Name	ID/Reg. Number	Type	Status
LABUSCHAGNE, FRANS MARTHINUS JOHANNES	7009205004082	DIRECTOR	ACTIVE

INACTIVE

No Inactive directors to display

AUDITOR SUMMARY

No auditor summary to display

COMPANY INFORMATION

Enterprise Name	LION VALLEY FUEL DEPOT	Status	IN BUSINESS
Registration Number	2022/289908/07	Enterprise Type	PRIVATE COMPANY
Tax Number	9518394151	Business Start Date	2022/02/10
Short Name	-	Registration Date	2022/02/10
Translated Name	-	Financial Year End	2
Old Registration Number	-	Financial Effective Date	2022/02/10
Conv. Enterprise Number	B2003077909	CK Date Received	-
Region	MPUMALANGA	CK Date	-
Country	-	Date of Type	2022/02/10
Country of Origin	-		
Issued Shares	-		

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Issued Capital	-		
Authorized Shares	-		
Authorized Capital	-		
Industry Code	01		
Industry	PRIVATE HOUSEHOLDS WITH EMPLOYED PERSONS		
Principal Business	NO RESTRICTIONS ON BUSINESS ACTIVITIES		
Registered Address	CORNER OF R555 AND R37 BURGERSFORT BURGERSFORT LIMPOPO 1150	Postal Address	P O BOX 2694 BURGERSFORT BURGERSFORT LIMPOPO 1150

DIRECTORS AND OTHER (1)			
LABUSCHAGNE, FRANS MARTHINUS JOHANNES			1 of 1 Directors
Name	FRANS MARTHINUS JOHANNES	Status	ACTIVE
Surname	LABUSCHAGNE	Type	DIRECTOR
Initials	F M J	Appointment Date	2022/02/10
ID/Passport Number	7009205004082	Resignation Date	-
Date of Birth	1970/09/20	Member Size (%)	-
Profession	BUSINESS OWNER	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	FARM BUFFELSVLEY LYDENBURG 1120		
Postal Address	P O BOX 2694 BURGERSFORT 1150		

SECRETARY COMPANIES AND CCS
No secretary companies and CCS to display

COMPANY SECRETARY NATURAL PERSONS
No company secretary natural persons to display

BOTH DIRECTOR / OFFICERS
No both director / officers to display

ALTERNATIVE DIRECTORS
No alternative directors to display

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OFFICERS

No officers to display

LOCAL MANAGERS

No local managers to display

TRUSTS

No trusts to display

AUDITOR

No auditor to display

CAPITAL INFORMATION

No capital information to display

HISTORY

No history to display

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SEARCH CRITERIA

Search Date	2022/09/13 10:58	Company Name	platinum petroleum supplies
Reference	-	Company Name Search Type	Starts with
Report Print Date	2022/09/13 11:00	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION

COMPANY SUMMARY

Name	PLATINUM PETROLEUM SUPPLIES	Status	IN BUSINESS
Registration Number	2005/044493/07	Registration Date	2005/12/20

DIRECTORS AND OTHER SUMMARY (6)

ACTIVE

Name	ID/Reg. Number	Type	Status
LABUSCHAGNE, SONYA RONEL	6602040011089	COMPANY SECRETARY (NATURAL PERSON)	ACTIVE
LABUSCHAGNE, SONYA RONEL	6602040011089	DIRECTOR	ACTIVE
NYALUNGU, THABELENG MARIA	8903090530087	DIRECTOR	ACTIVE

INACTIVE

Name	ID/Reg. Number	Type	Status
CILLIERS, JOLANE	8005200068089	DIRECTOR	RESIGNED
LABUSCHAGNE, FRANS MARTHINUS JOHANNES	7009205004082	COMPANY SECRETARY (NATURAL PERSON)	RESIGNED
LABUSCHAGNE, FRANS MARTHINUS JOHANNES	7009205004082	DIRECTOR	RESIGNED

AUDITOR SUMMARY (1)

LABUSCHAGNE AND COMPANY

COMPANY INFORMATION

Enterprise Name	PLATINUM PETROLEUM SUPPLIES	Status	IN BUSINESS
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Registration Number	2005/044493/07	Enterprise Type	PRIVATE COMPANY
Tax Number	9790880141	Business Start Date	2005/12/20
Short Name	-	Registration Date	2005/12/20
Translated Name	-	Financial Year End	2
Old Registration Number	-	Financial Effective Date	2005/12/20
Conv. Enterprise Number	-	CK Date Received	-
Region	GAUTENG	CK Date	-
Country	-	Date of Type	2005/12/20
Country of Origin	-		
Issued Shares	100		
Issued Capital	100		
Authorized Shares	1 000		
Authorized Capital	1 000		
Industry Code	61		
Industry	WHOLESALE AND COMMISSION TRADE, EXCEPT OF MOTOR VEHICLES AND MOTOR CYCLES		
Principal Business	TRADING COMPANY IN PETROLEUM PRODUCTS AND RELATED ACTIVITIES		
Registered Address	LEX NUMERI 46 CHURCH STREET LYDENBURG 1120	Postal Address	P O BOX 256 LYDENBURG 1120

DIRECTORS AND OTHER (4)			
CILLIERS, JOLANE			1 of 4 Directors
Name	JOLANE	Status	RESIGNED
Surname	CILLIERS	Type	DIRECTOR
Initials	J	Appointment Date	2005/12/20
ID/Passport Number	8005200068089	Resignation Date	-
Date of Birth	1980/05/20	Member Size (%)	-
Profession	BUSINESSWOMAN	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	1182 MOUNTAIN AVENUE NINAPARK 0182		
Postal Address	P O BOX 54415 NINAPARK 0156		
LABUSCHAGNE, FRANS MARTHINUS JOHANNES			2 of 4 Directors
Name	FRANS MARTHINUS JOHANNES	Status	RESIGNED
Surname	LABUSCHAGNE	Type	DIRECTOR
Initials	F M J	Appointment Date	2006/02/10
ID/Passport Number	7009205004082	Resignation Date	2016/11/07
Date of Birth	1970/09/20	Member Size (%)	-

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Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	FARM LEEUWVALLEI DISTRICT BURGERSFORT DISTRICT BURGERSFORT MPUMALANGA 1150		
Postal Address	PO BOX 55 BURGERSFORT BURGERSFORT MPUMALANGA 1150		
LABUSCHAGNE, SONYA RONEL			3 of 4 Directors
Name	SONYA RONEL	Status	ACTIVE
Surname	LABUSCHAGNE	Type	DIRECTOR
Initials	S R	Appointment Date	2016/11/07
ID/Passport Number	6602040011089	Resignation Date	-
Date of Birth	1966/02/04	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	FARM KT388 BUFFELSVLEY LYDENBURG MPUMALANGA 1120		
Postal Address	PO BOX 2694 BURGERSFORT LIMPOPO MPUMALANGA 1150		
NYALUNGU, THABELENG MARIA			4 of 4 Directors
Name	THABELENG MARIA	Status	ACTIVE
Surname	NYALUNGU	Type	DIRECTOR
Initials	T	Appointment Date	2020/06/01
ID/Passport Number	8903090530087	Resignation Date	-
Date of Birth	-	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	STAND 1563 SKIRRING SECTION PRAKTISEER LIMPOPO 1150		
Postal Address	PO BOX 877 BURGERSFORT BURGERSFORT LIMPOPO 1150		

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SECRETARY COMPANIES AND CCS

No secretary companies and CCS to display

COMPANY SECRETARY NATURAL PERSONS (2)

LABUSCHAGNE, FRANS MARTHINUS JOHANNES

1 of 2 Persons

Initials	F M J	Status	RESIGNED
ID/Passport Number	7009205004082	Type	COMPANY SECRETARY (NATURAL PERSON)
Date of Birth	1970/09/20	Appointment Date	2006/02/10
Profession	-	Resignation Date	2016/11/07
Country of Residence	SOUTH AFRICA	Member Size (%)	-
Residential Address	FARM LEEUWVALLEI DISTRICT BURGERSFORT 1150	Member Contribution (R)	-
Postal Address	P.O. BOX 55 BURGERSFORT 1150		

LABUSCHAGNE, SONYA RONEL

2 of 2 Persons

Initials	S R	Status	ACTIVE
ID/Passport Number	6602040011089	Type	COMPANY SECRETARY (NATURAL PERSON)
Date of Birth	1966/02/04	Appointment Date	2016/11/07
Profession	COMPANY SECRETARY	Resignation Date	-
Country of Residence	SOUTH AFRICA	Member Size (%)	-
Residential Address	LEX NUMERI 46 CHURCH STREET LYDENBURG 1120	Member Contribution (R)	-
Postal Address	P O BOX 2694 BURGERSFORT LIMPOPO 1150		

BOTH DIRECTOR / OFFICERS

No both director / officers to display

ALTERNATIVE DIRECTORS

No alternative directors to display

OFFICERS

No officers to display

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LOCAL MANAGERS

No local managers to display

TRUSTS

No trusts to display

AUDITORS (1)

LABUSCHAGNE AND COMPANY

1 of 1 Auditors

Profession Code	CA	Postal address	P O BOX 16065 SINOVILLE 0129
Profession Number	-	Status	RESIGN
Registration entry date	-	Profession	AUDITOR
Expiry date	-	Start date	-
Reference number	-	End date	2006/02/10
Fine letter	-	CM31 completed	-
Business address	193 ZAMBESI DRIVE SINOVILLE 0182	CM31 received	-

CAPITAL INFORMATION (2)

Type	No of Shares	Parri Value	Capital Amount (R)	Capital Premium
AUTHORIZED ORDINARY	1 000	-	1	-
ISSUED ORDINARY	1 000	-	1	-

HISTORY (30)

Effective Date	Change Type
2021/10/04	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CIPC INTERNAL DATA MAINTENANCE)
2021/08/24	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CIPC INTERNAL DATA MAINTENANCE)
2021/01/28	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5340291626)
2020/06/24	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (DIRECTOR SONYA RONEL LABUSCHAGNE - CHANGE WAS MADE.)
2020/06/24	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (DIRECTOR THABELENG MARIA NYALUNGU WAS ADDED)
2020/03/09	RE-INSTATE APPLICATION (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. :

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	5232343418)
2019/12/20	AR IN DEREGISTRATION (ANNUAL RETURN NON COMPLIANCE - IN PROCESS OF DEREGISTRATION LAST PAYMENT FOR AR YEAR/MONTH IS 2016/12.)
2017/09/13	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 583575413)
2017/03/27	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME = LABUSCHAGNEFIRST NAMES = FRANS MARTHINUS JOHANNESSTATUS = RESIGNED)
2017/03/27	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME = LABUSCHAGNEFIRST NAMES = SONYA RONELSTATUS = ACTIVE)
2017/02/23	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (DIRECTOR SONYA RONEL LABUSCHAGNE WAS ADDED)
2017/02/23	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (DIRECTOR FRANS MARTHINUS JOHANNES LABUSCHAGNE DETAILS WAS CHANGED)
2016/09/22	RE-INSTATE APPLICATION (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 551522481)
2016/04/19	AR IN DEREGISTRATION (ANNUAL RETURN NON COMPLIANCE - IN PROCESS OF DEREGISTRATION LAST PAYMENT FOR AR YEAR/MONTH IS 2013/12.)
2014/02/07	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 59236700)
2013/10/04	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 54237540)
2013/06/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (AUTHORISING DIRECTOR DETAILSDIRECTOR FULL FORENAMES=FRANS MARTHINUS JOHANNESURNAME=LABUSCHAGNEID NUMBER=7009205004082CUSTOMER DETAILS DIRECTOR FULL FORENAMES=MAGDALENASURNAME=WILLERSID NUMBER=7109110297084)
2010/11/30	RE-INSTATE APPLICATION (ANNUAL RETURN NON COMPLIANCE - CANCELLATION OF DEREGISTRATION)
2010/10/19	AR IN DEREGISTRATION (DEREGISTRATION FOR ANNUAL RETURN NON COMPLIANCE. REGISTRATION MONTH = 12 - AR NON COMPLIANCE DATE = 01/02/2010 - 6 MONTHS AFTER = 04/10/2010.)
2008/03/31	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER

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	(CHANGE RECORD SURNAME: = LABUSCHAGNE FIRST NAMES: = FRANS MARTHINUS JOHANNES STATUS: = ACTIVE)
2008/03/31	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORD SURNAME: = LABUSCHAGNE FIRST NAMES: = FRANS MARTHINUS JOHANNES STATUS: = ACTIVE)
2008/03/31	AUDITOR/ACC OFFICER CHANGE (ADD RECORDNAME: = FERREIRA, VENTER, LAWS & NELSTATUS: = CURRENT)
2006/03/17	POSTAL ADDRESS CHANGE (P O BOX 256LYDENBURG1120)
2006/03/17	REGISTERED ADDRESS CHANGE (LEX NUMERI46 CHURCH STREETLYDENBURG1120)
2006/03/07	NATURE OF BUSINESS CHANGE (SIC CODE) (81)
2006/03/07	NAME CHANGE (TEKIBA 62)
2006/02/24	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (SURNAME=LABUSCHAGNEFULL FORENAMES=FRANS MARTHINUS JOHANNESID NO=7009205004082STATUS :ACTIVE NATURE OF CHANGE=APPOINTED ON 10/02/2006)
2006/02/24	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (SURNAME=CILLIERSFULL FORENAMES=JOLANEID NO=8005200068089STATUS :RESIGNED NATURE OF CHANGE=RESIGNATION ON 11/02/2006)
2006/02/24	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (SURNAME=LABUSCHAGNEFULL FORENAMES=FRANS MARTHINUS JOHANNESID NO=7009205004082 BIRTH DATE=20 SEPTEMBER 1970 NATIONALITY=SOUTH AFRICARSA RESIDENT=1 DATE OF APPOINTMENT=10 FEBRUARY 2006 PROFESSION=DESIGNATION=COMPANY SECRETARY (NATURAL PERSON) RESIDENTIAL ADDRESS FARM LEEUWVALLEIDISTRICT BURGERSFORT1150 BUSINESS ADDRESS FARM LEEUWVALLEIDISTRICT BURGERSFORT1150 POSTAL ADDRESS P.O. BOX 55 BURGERSFORT1150 NATURE OF CHANGE=APPOINTMENT STATUS :ACTIVE)
2006/02/10	AUDITOR/ACC OFFICER CHANGE (NO INFORMATION TO DISPLAY)

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SEARCH CRITERIA

Search Date	2022/09/13 15:39		
Reference	-		
Report Print Date	2022/09/13 15:41		
Property Details	-		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T16387/1936
Erf Number	13	Registered Size	1687.0000SQM
Portion Number	1	Municipality	THABA CHWEU LOCAL MUNICIPALITY
Township	LYDENBURG	Province	MPUMALANGA
Registration Division	JT	Coordinates (Lat/Long)	-25.089211 / 30.449344
Deed Office	MPUMALANGA		

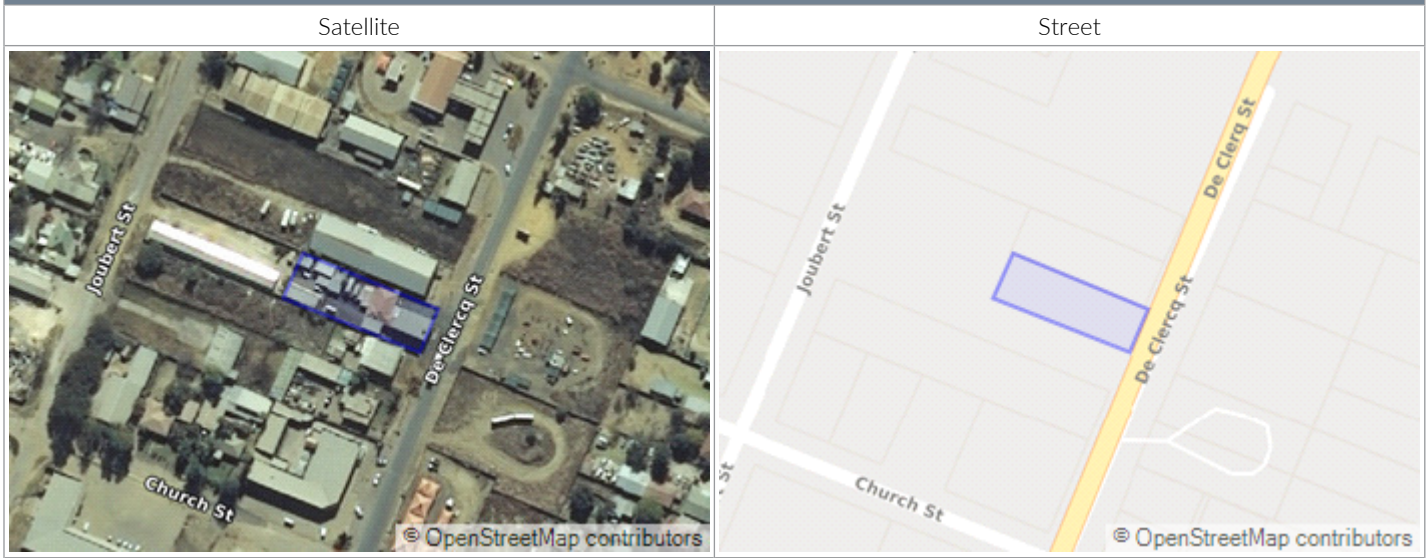
OWNER INFORMATION (1)

KADSON'S GLASS CC			Owner 1 of 1
Person Type	COMPANY	Title Deed	T15591/2018
Name	KADSON'S GLASS CC	Purchase Date	2016/10/03
Registration Number	199802331923	Purchase Price (R)	120 000
Share (%)	-	Registration Date	2018/12/05

DISCLAIMER

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MAPS



PROPERTY INFORMATION

Address	9 DE CLERCQ STREET, LYDENBURG, MASHISHING		
Primary Use	-		
Estate	-		
ROOM CONFIGURATION			
Bedrooms	2	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-
GENERAL INFORMATION			
Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-
OTHER FEATURES			
Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

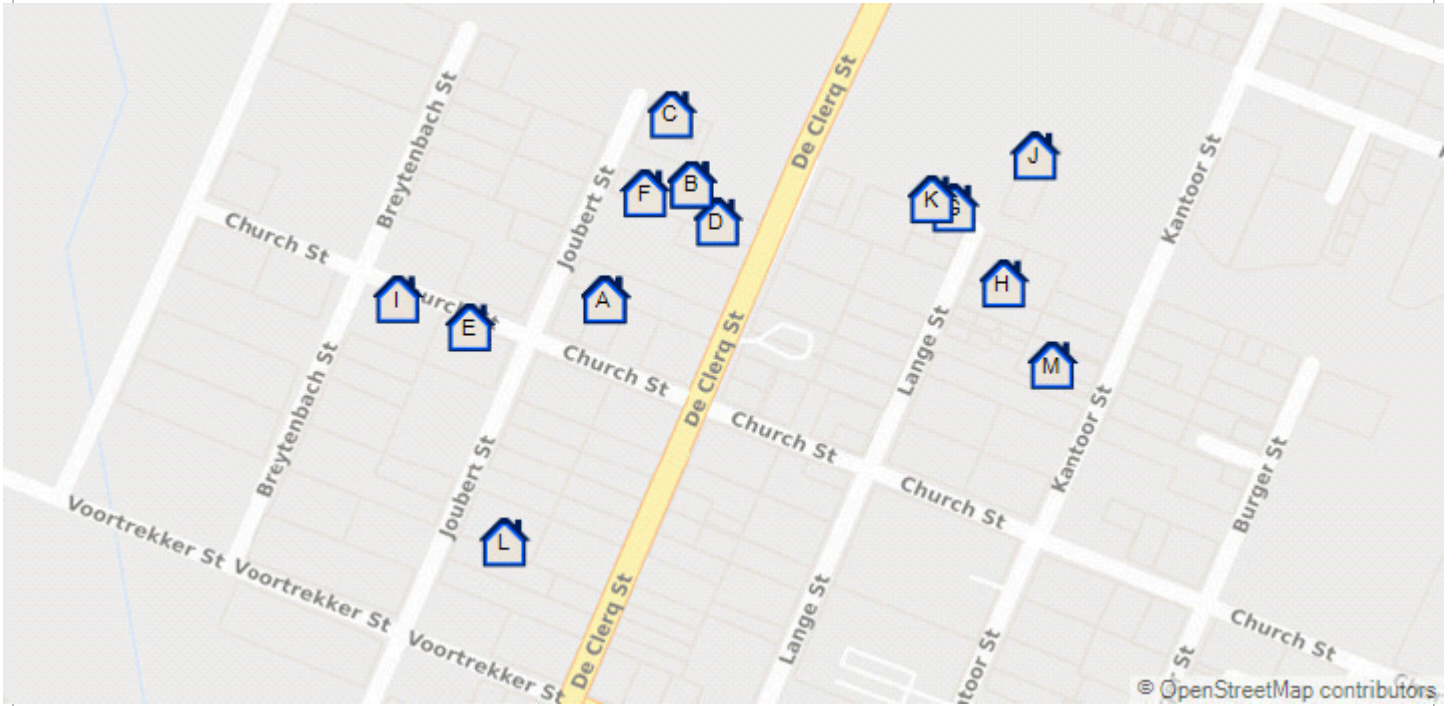
Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m ²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	15A KERK STREET, LYDENBURG	1 349	650 000	105	2022/01/12	2022/07/25
A	15A KERK STREET, LYDENBURG	1 349	900 000	105	2022/02/01	2022/07/25
B	5 DE CLERCQ STREET, LYDENBURG	3 373	1 400 000	59	2021/09/22	2021/12/20
C	2 JOUBERT STREET, LYDENBURG	2 477	2 100 000	128	2021/06/01	2022/03/03
D	7 DE CLERCQ STREET, LYDENBURG	1 687	1 800 000	24	2019/12/04	2021/02/12
E	23 JOUBERT STREET, LYDENBURG	3 346	1 200 000	226	2021/07/27	2022/07/22
F	10 JOUBERT STREET, LYDENBURG	1 686	200 000	74	2019/12/04	2020/09/10
G	,	549	700 000	224	2020/11/10	2021/07/20
H	6 LANGE STREET, LYDENBURG	1 675	1 650 000	268	2022/05/05	2022/08/18
I	8 KERK STREET, LYDENBURG	3 346	2 000 000	281	2021/01/11	2021/10/11
J	,	2 494	1 490 000	305	2022/04/15	2022/07/25

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B	5 DE CLERCQ STREET, LYDENBURG	3 373	1 000 000	59	2019/04/20	2020/01/27
K	,	570	750 000	206	2020/03/09	2020/07/28
L	38 JOUBERT STREET, LYDENBURG	2 278	2 300 000	336	2021/09/02	2022/02/16
M	31 KANTOOR STREET, LYDENBURG	746	640 000	329	2021/01/28	2021/08/03

SALES ANALYSIS

15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	2 300 000	682	3 373
Average Priced Property	1 252 000	676	1 852
Lowest Priced Property	200 000	364	549

BONDS AND OTHER DOCUMENTS (1)

#	Document Number	Institution	Amount (R)
1	LYDENBURG,13,1	-	-

PROPERTY HISTORY (9)

#	Document	Amount (R)	Holder
1	B207969/2006	736 100	-
2	B125363/2004	380 000	-
3	T87430/1998	120 000	MOHAMED MOHAMED SHIRAAZ CASSIM NOOR
4	T2495/1995	150 000	L M PLAVEISELS CC
5	T24875/1983	-	BEZUIDENHOUT CHRISTIAAN HENDRIK
6	T8962/1974	-	HAVENGA
7	B71542/1998	140 000	-
8	B2805/1995	135 000	STANDARD BANK
9	VA13195/2006	-	-

AMENITIES (4)

#	Name	Type	Distance (m)
1	LYDENBURG AKADEMIE	EDUCATION	731
2	HOËRSKOOL LYDENBURG	EDUCATION	886
3	LYDENBURG PRIMARY SCHOOL	EDUCATION	1 024
4	LAERSKOOL LYDENBURG	EDUCATION	1 987

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SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

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