



MARULENG MUNICIPALITY

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MOPANI DISTRICT MUNICIPALITY

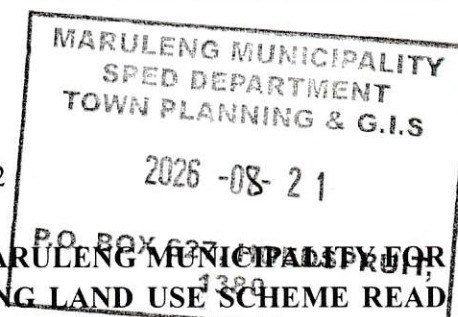
DEPARTMENT OF SPATIAL PLANNING AND ECONOMIC DEVELOPMENT

Enquiries: A.T Matjiya

Ref: 15/1/1

Date: 21 August 2026

To: All property owners residing in Hoedspruit Extension 12



CLARIFICATION OF NOTICES ISSUED BY THE MARULENG MUNICIPALITY FOR CONTRAVENTION OF CLAUSE 19.4 OF MARULENG LAND USE SCHEME READ WITH SECTION 156, 157 AND 158 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW 2016 AS AMENDED

1. The above matter refers.
2. Maruleng Municipality issued notices in June 2026 regarding several properties in Zandspruit Bush and Aero (Hoedspruit Extension 12) which are zoned as "Rural Residential" and are being utilised by the owners for business purposes by advertising them on various websites including but not limited to Homes for Africa and others
3. Maruleng Land Use Scheme 2021 clause 19.4 indicates that there should not be any contravention to the land use scheme and land uses should be in accordance with the scheme
4. On page 48-49 of the Maruleng Land Use Scheme 2021, the permitted uses under rural residential indicate that it can only be used for dwelling unit in a lifestyle estate as well as dwelling unit in a wildlife estate. The density allowed on the property is 1 per erf/farm portion.
5. The Maruleng Property Rates Policy 2026/2027 which has been approved by council as part of budget related policies in terms of the Municipal Finance Management Act, 2003 has categorized all rural residential properties as "Residential" and are billed under property rates using the following ratio 0.0121. This implies all rural residential properties are paying residential property rates.
6. Where a Rural Residential property is used in a manner that is inconsistent with its permitted land use rights, the municipality will classify it as an Illegal Land Use in terms



of the Property Rates Policy. Properties classified under this category are subject to the applicable property rates ratio of 0.0291

7. The Maruleng Municipality will undertake the following steps with regard to property owners who are continuing to operate, use and advertise their residential properties inconsistent with the permissible land use rights and Property rates policy:

- 7.1 The municipality will review the websites where these properties are continuing to be advertised during the month of August and September 2026.

- 7.2 The municipality will utilise other mechanisms to gather information with the aim of identifying future transgressions and non-compliances

8. We urge property owners to understand that these measures are being undertaken in order to protect all properties in line with the land use management scheme, property rates policy as well as Spatial Planning and Land Use Management Bylaw.

9. Any questions relating to this communicate can be addressed to the Town Planning Division by email mailulam@maruleng.gov.za or maruledk@maruleng.gov.za



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M.L MUROA
ACTING MUNICIPAL MANAGER