

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 25

PRETORIA
25 SEPTEMBER 2019
25 SEPTEMBER 2019

No. 294

PART 1 OF 3

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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

ISSN 1682-4525



9 771682 452005

00294



IMPORTANT NOTICE OF OFFICE RELOCATION

GOVERNMENT PRINTING WORKS PUBLICATIONS SECTION

Dear valued customer,

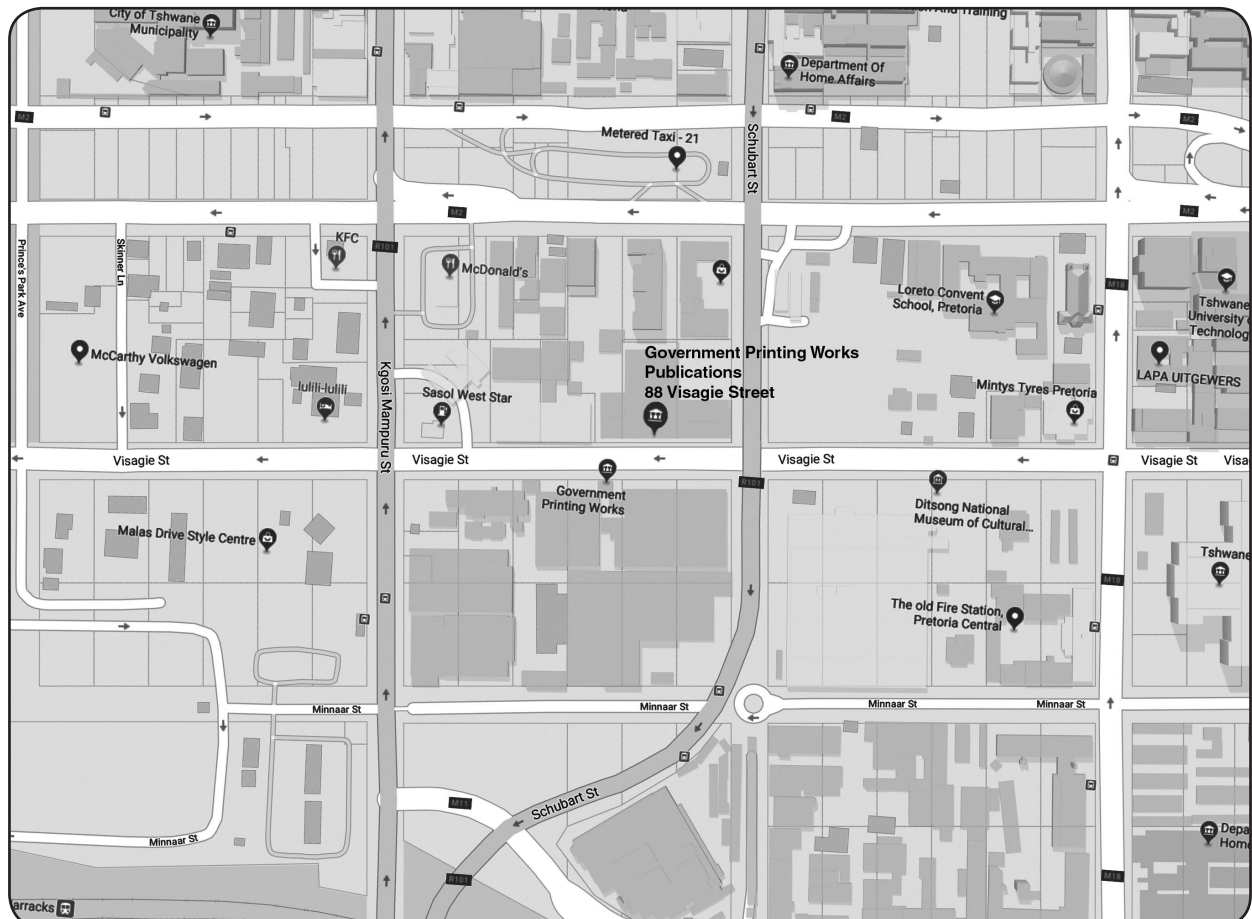
We would like to inform you that with effect from the 1st of November 2019, the Publications Section will be relocating to a new facility at the corner of **Sophie de Bruyn** and **Visagie Street, Pretoria**. The main telephone and facsimile numbers as well as the e-mail address for the Publications Section will remain unchanged.

Our New Address:
88 Visagie Street
Pretoria
0001

Should you encounter any difficulties in contacting us via our landlines during the relocation period, please contact:

Ms Maureen Toka
Assistant Director: Publications
Cell: 082 859 4910
Tel: 012 748-6066

We look forward to continue serving you at our new address, see map below for our new location.



IMPORTANT NOTICE:

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

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

CONTENTS

Gazette *Page*
No. *No.*

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

1404	Town-planning and Townships Ordinance (15/1986): Erf 60, Selection Park Township.....	294	16
1404	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Erf 60, Selection Park-dorp.....	294	16
1405	Gauteng Removal of Restrictions Act, 1996: Erf 151, Malvern East Township.....	294	17
1405	Gauteng Opheffing van Beperkingswet (3/1996): Erf 151, Malvern East Township.....	294	17
1406	City of Tshwane Land Use Management By-law, 2016: Equestria Extension 275.....	294	18
1406	Stad Tshwane Grondgebruikbestuur Verordening, 2016: Equestria Uitbreiding 275.....	294	19
1408	Mogale City Local Municipality Spatial Planning and Land Use Management By-Law, 2018: Erf 8, Noordheuwel Township.....	294	20
1411	City of Tshwane Land Use Management By-law, 2016: Rietvalleirand Extension 84.....	294	20
1411	Tshwane Grondgebruikbestuur Bywet 2016: Rietvalleirand Uitbreiding 84.....	294	21
1412	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Rynfield Extension 155.....	294	21
1412	Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986): Rynfield Uitbreiding 155.....	294	22
1413	Gauteng Removal of Restrictions Act, 1996: Erf 814, Rynfield.....	294	22
1413	Gauteng Opheffing van die Beperkingswet, 1996: Erf 814, Rynfield.....	294	23
1414	Gauteng Removal of Restrictions Act, 1996: Erf 844, Clayville Extension 9.....	294	23
1414	Gauteng Opheffing van die Beperkingswet, 1996: Erf 844, Clayville Uitbreiding 9.....	294	24
1418	City of Tshwane Metropolitan Municipality: Erf 5346, The Reeds Extension 40.....	294	25
1418	Stad van Tshwane Metropolitaanse Munisipaliteit: Erf 5346, The Reeds Uitbreiding 40.....	294	26
1419	Town-planning and Townships Ordinance (15/1986): Portion 67 (a portion of Portion 47) of the Farm Putfontein 26 IR.....	294	27
1419	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Gedeelte 67 ('n gedeelte van Gedeelte 47) van die plaas Putfontein 26 IR.....	294	28
1420	Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996): Erf 286, Vanderbijl Park South East 7 Township, Registration Division I.Q., Gauteng Province.....	294	28
1420	Gauteng Wet op die Opheffing van Beperkings, 1996 (Wet 3 van 1996): Erf 286, Vanderbijl Park, South East 7 Township, Registrasie Afdeling I.Q., Gauteng Provinsie.....	294	29
1421	City of Tshwane Land Use Management By-law, 2016: Portion 1 of Erf 917, Pretoria North.....	294	29
1421	Stad Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016: Gedeelte 1 van Erf 917, Pretoria-Noord.....	294	30
1422	Mogale City Spatial Planning and Land Use Management By-law, 2018: Remaining Extent of Portion 6 of the Farm Vlakplaats No. 160 IQ.....	294	31
1423	Mogale City Spatial Planning and Land Use Management By-law, 2018: Remaining Extent of Portion 6, of the farm Vlakplaats No 160 IQ.....	294	32
1428	City of Tshwane Land Use Management By-Law, 2016: Blue Crane Estate Extension 1.....	294	33
1428	Stad Tshwane Grondgebruikbestuur By-Wet, 2016: Blue Crane Estate-uitbreiding 1.....	294	34
1429	City of Tshwane Land Use Management By-Law, 2016: Erf 10, Hazelwood.....	294	35
1429	Stad Tshwane Grondgebruikbestuur By-Wet, 2016: Erf 10, Hazelwood.....	294	36
1430	City of Tshwane Land Use Management By-Law, 2016: Blue Crane Estate Extension 2.....	294	37
1430	Stad Tshwane Grondgebruikbestuur Bywet, 2016: Blue Crane Estate Uitbreiding 2.....	294	38
1433	Town Planning and Townships Ordinance, 1986 read with Spluma (Act 16 of 2013): Erf 1454, Selection Park Township.....	294	39
1433	Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (saamgelees met Spluma (Wet 16 van 2013): Erf 1454, Selection Park Dorp.....	294	39
1434	Town-planning and Townships Ordinance (15/1986): Erf 534, Rhodesfield and Erf 393, Rhodesfield.....	294	40
1434	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Erf 534, Rhodesfield en Erf 393, Rhodesfield.....	294	41
1435	City of Tshwane Land Use Management By-law, 2016: Remainder of Portion 131, of the farm Zandfontein 317-JR.....	294	42
1435	Stad Tshwane Grondgebruikbestuur Bywet, 2016: Restant van Gedeelte 131, van die plaas Zandfontein 317-JR.....	294	43
1436	Tshwane Town-planning Scheme, 2008 (Revised 2014): Remainder of Portion 276 of the Farm Witfontein 301-JR.....	294	44
1436	Tshwane-dorpsbeplanningskema, 2008 (Hersien 2014): Restant van Gedeelte 276 van die plaas Witfontein 301-JR.....	294	44
1437	Town-planning and Townships Ordinance (15/1986): Erf 30, Nimrod Park.....	294	45
1437	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Erf 30, Nimrod Park.....	294	45
1438	Town-planning and Townships Ordinance (15/1986): Erf 496, Kempton Park Extension 2.....	294	46

1438	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Erf 496, Kempton Park-uitbreiding 2.....	294	46
1439	City of Tshwane Land Use Management By-law, 2016: Erf 499, Brooklyn	294	47
1439	Stad van Tshwane Grondgebruikbestuurs-verordening, 2016: Erf 499, Brooklyn.....	294	47
1440	City of Tshwane Land Use Management By-law, 2016: Erf 1060, Wierdapark.....	294	48
1440	Stad van Tshwane Grondgebruikbestuurs-verordening, 2016: Erf 1060, Wierdapark	294	48
1441	City of Tshwane Land Use Management By-law, 2016: Erf 2479, Wierda Park X2.....	294	49
1441	Stad van Tshwane Grondgebruikbestuur Verordening, 2016: Erf 2479, Wierda Park X2.....	294	50
1442	City of Tshwane Land Use Management By-law, 2016: Remaining Extent of Portion 76 of the Farm Kameel Zyn Kraal 547 JR.....	294	51
1442	Resterende Gedeelte van Gedeelte 76 van die plaas Kameel Zyn Kraal 547 JR: Resterende Gedeelte van Gedeelte 76 van die plaas Kameel Zyn Kraal 547 JR.....	294	52
1443	Lesedi Local Municipality By-Law, 2015: Erven 13/222 and 14/222, Jameson Park	294	53
1443	Lesedi Plaaslike Munisipaliteit Verordening, 2015: Erwe 13/222 en 14/222, Jameson Park	294	54
1444	City of Johannesburg Municipal Planning By-Law, 2016: Portions 1 & 2 of Erf 536, Glen Austin Agricultural Holding Ext 3	294	55
1445	City of Johannesburg Municipal Planning By-Law, 2016: Erven 268, 271 and 886, Wendywood	294	56
1446	City of Tshwane Land Use Management By-law, 2016: Erf 191, Lynnwood Glen	294	57
1446	Stad Tshwane Grondgebruikbestuur Bywet, 2016: Erf 191, Lynnwood Glen	294	58
1447	City of Johannesburg Municipal Planning By-Law, 2016: Erf 4500, Jukskei View Ext 81	294	59
1448	Town-planning and Townships Ordinance (15/1986): Dowerglen Extension 15	294	60
1448	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Dowerglen-uitbreiding 15.....	294	61
1449	Town Planning and Townships Ordinance, 1986: Erven 372 and 373, Bedfordview x84	294	62
1449	Ordonasie op Dorpsbeplanning en Dorpe 1986: Erwe 372 en 373, Bedfordview x84	294	62
1450	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Erf 725, Boksburg East Extension 6 Township	294	63
1451	City of Johannesburg Land Use Scheme, 2018: Erf 1505, Kaalfontein Extension 3 Township, Registration Division IR, Gauteng Province.....	294	64
1451	Stad van Johannesburg Grondgebruikskema, 2018: Erf 1505, Kaalfontein Uitbreiding 3 Dorp, Registrasie Afdeling IR, Gauteng Provinsie	294	65
1452	City of Tshwane Land Use Management By-Law, 2016: Portion 1 of Erf 103, Wonderboom South.....	294	66
1452	Stad Tshwane Grondgebruik Bestuur Verordening, 2016: Gedeelte 1 van Erf 103, Wonderboom-Suid	294	67
1453	Mogale City Spatial Planning and Land Use Management By-law, 2017: Farm Sakata No. 1000-JQ.....	294	68
1454	City of Tshwane Land Use Management By-law, 2016: Portion 1104 (consolidated Portions 403 & 404), of the farm the Zwavelpoort 373-JR	294	69
1454	Stad van Tshwane Grondgebruiksbestuurs Bywette, 2016: Gedeelte 1104 (gekonsolideerde Gedeeltes 403 & 404), van die plaas the Zwavelpoort 373-JR.....	294	69
1455	City of Tshwane Land Use Management By-law, 2016: Erf 163, Erasmusrand.....	294	70
1455	Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016: Erf 163, Erasmusrand	294	70
1456	City of Tshwane Land Use Management By-law, 2016: Erf 61, Waterkloof Ridge.....	294	71
1456	Stad van Tshwane Grond Gebruiksbestuurplan Bywette, 2016: Erf 61, Waterkloofrif	294	72
1457	City of Tshwane Land Use Management By-Law, 2016: Erf 1932, Valhalla	294	73
1457	Stad Tshwane Grondgebruiksbestuur Verordening, 2016: Erf 1932, Valhalla	294	74
1458	City of Tshwane Land Use Management By-Law, 2016: Erf 1932, Valhalla	294	75
1458	Stad Tshwane Grondgebruiksbestuur Verordening, 2016: Erf 1932, Valhalla	294	76
1459	Tshwane Town-planning Scheme, 2008 (Revised 2014): Erf 15, Hestepark, Pretoria	294	76
1459	Tshwane-dorpsbeplanningskema, 2008 (soos gewysig 2014): Erf 15, Hestepark, Pretoria	294	77
1460	Tshwane Town-Planning Scheme, 2008 (Revised 2014): Erf 4/580, Newlands	294	77
1460	Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014): Erf 4/580, Newlands	294	78
1461	City of Tshwane Land Use Management By-Law, 2016: Erf 52, Eldoraigne.....	294	79
1461	Stad Tshwane Grondgebruikbestuur Verordening, 2016: Erf 52, Eldoraigne	294	80
1462	City of Tshwane Land Use Management By-law, 2016: Remainder of Portion 57, of the Farm Doornkraal 420 JR	294	81
1462	Stad van Tshwane Grondgebruikbestuurs-verordening, 2016: Restant van Gedeelte 57 van die Plaas Doornkraal 420 J.R.....	294	81
1463	The Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018: Erf 31, Powerville Township	294	82
1463	"The Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018": Erf 31, Powerville-dorpsgebied.....	294	82
1464	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Portions 7 and 30 of Erf 2770, Kempton Park Township and the proposed Consolidated Portions 10, 11, 12 and 25, of Erf 2770, Kempton Park Township.....	294	83
1464	Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986): Gekonsolideerde Gedeeltes 7 en 30 van Erf 2770, Kempton Park Dorpsgebied en voorgestelde Gekonsolideerde Gedeeltes 10, 11, 12 en 25, van Erf 2770, Kempton Park Dorpsgebied	294	84
1465	Town Planning and Townships Ordinance, 1986: Erf 2746, Brackenhurst Extension 2 Township	294	85
1465	Ordonnansie op Dorpsbeplanning en Dorpe, 1986: Erf 2746, Brackenhurst Uitbreiding 2 Dorpsgebied.....	294	85
1466	City of Johannesburg Municipal Planning By-Law, 2016: Erf 107, Birdhaven.....	294	86
1467	Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018: Erf 16, Vanderbijl Park SE 1 Township	294	86
1467	Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018: Erf 16, Vanderbijl Park SE 1	294	87
1468	Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018: Erf 230, Three Rivers Township	294	87
1468	Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018: Erf 230,		

	Three Rivers-dorpsgebied	294	88
1469	Mogale City Spatial Planning & Land Use Management By-Law, 2018: Erven 902 & 903, Homes Haven x17	294	88
1470	City of Johannesburg Municipal Planning By-Law, 2016: Portion 31 of Erf 1283, Horison	294	89

PROCLAMATION • PROKLAMASIE

106	Town-planning and Townships Ordinance (15/1986): Delville Extension 9.....	294	90
-----	--	-----	----

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

911	Gauteng Removal of Restrictions Act, 1996: Erf 20934, Tsakane Township Extension 11	294	93
911	Gauteng Opheffing van Beperkings Wet, 1996: Erf 20934, Tsakane Dorpsgebied, Uitbreiding 11	294	93
914	Town-planning and Townships Ordinance (15/1986): Erf 2418, Selcourt Extension 7	294	94
914	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Erf 2418, Selcourt-uitbreiding 7	294	94
922	City of Tshwane Land Use Management By-law, 2016: Portion 79 of the Farm Tiegerpoort 371-JR	294	95
923	City of Tshwane Land Use Management By-Law, 2016: Remainder of Erf 441, Gezina and Portion 1 of Erf 441, Gezina (to be consolidated and known as Portion 3 of Erf 441, Gezina)	294	95
923	Stad Tshwane Grondgebruiksbestuur By-Wet, 2016: Restant van Erf 441, Gezina en Gedeelte 1 van Erf 441, Gezina (wat gekonsolideer gaan word en bekend sal staan as Gedeelte 3 van Erf 441, Gezina).....	294	96
928	City of Johannesburg Municipal Planning By-Law, 2016: Erf 816, Forest Town Township.....	294	96
929	City of Johannesburg Municipal Planning By-Law, 2016: Erf 313, Bellevue East	294	97
930	Rationalization of Government Affairs Act, 1998: Hurlingham, Fife Avenue Security Association	294	98
931	Rationalization of Local Government Affairs Act, 1998: Notice of final approval of a security access restriction for security reasons: 5th Road, Hyde Park NPC Reference Number 388	294	99
932	City of Tshwane Land Use Management By-Law, 2016: Erf 24, Hazelwood	294	100
932	Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016: Erf 24, Hazelwood	294	101
933	Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017: Portion 1 of Erf 447, Homelake Extension 1	294	102
934	Gauteng Removal of Restrictions Act (3/1996): Remaining Extent of Portion 29 of the Farm Finaalspan 114 IR	294	103
934	Gauteng Wet op Opheffing van Beperkings (3/1996): Restant van Gedeelte 29 van die plaas Finaalspan 114 IR	294	104
935	City of Johannesburg Municipal Planning By-Law, 2016: Holdings 92 and 101, Crowthorne A.H.	294	105
936	City of Johannesburg Municipal Planning By-Law, 2016: Erven 25 to 28, Crowthorne Extension 20.....	294	106
937	City of Tshwane Land Use Management By-Law, 2016: Portion 1 of Erf 352, Pretoria North	294	107
937	Stad Tshwane Grondgebruiksbestuurs By-Wet 2016: Gedeelte 1 en die Restant van Erf 352, Pretoria Noord	294	108
938	City of Tshwane Land Use Management By-Law, 2016: Remainder of Erf 490, Hatfield	294	109
938	Stad Tshwane Grondgebruiksbestuurs Verordening 2016: Restant van Erf 490, Hatfield.....	294	110
939	City of Tshwane Land Use Management By-Law, 2016: Erf 760, Lyttelton Manor Extension 1	294	111
939	Stad Tshwane Grondgebruiksbestuurs By-Wet 2016: Erf 760, Lyttelton Manor Uitbreiding 1	294	112
940	City of Johannesburg Municipal Planning By-Law, 2016: Erf 73, Kensington B	294	113
941	City of Johannesburg's Municipal Planning By-law, 2016: Erf 590, Greenside	294	114
942	Midvaal Local Municipality Land Use Management By-law, 2016: Erf 312, Meyerton	294	114

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

1728	Town-planning and Townships Ordinance (15/1986): Erf 2651, Brackenhurst Extension 2 Township	294	115
1728	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Erf 2651, Brackenhurst-uitbreiding 2-dorp.....	294	115
1729	Town planning and Townships Ordinance, 1986: Erven 1400 & 1401, Beyers Park Extension 69	294	116
1729	Ordonnansie op Dorpsbeplanning en Dorpe, 1986: Erwe 1400 & 1401, Beyers Park Uitbreiding 69.....	294	117
1730	Town planning and Townships Ordinance, 1986: Erf 1640, Nigel Extension 6	294	118
1730	Ordonnansie op Dorpsbeplanning en Dorpe, 1986: Erf 1640, Nigel-uitbreiding 6	294	118
1732	Gauteng Removal of Restrictions Act (3/1996): Erf 531, Southcrest Township, Alberton.....	294	119
1732	Gautengse Wet op Opheffing van Beperkings (3/1996): Erf 531, Southcrest Township, Alberton	294	119
1742	City of Tshwane Land Use Management By-law, 2016: Portion 471 of the Farm Kameeldrift 298JR	294	120
1742	Stad Tshwane Grondgebruik Bestuur Verordening, 2016: Portion 471 of the Farm Kameeldrift 298 JR.....	294	121
1753	Town-planning and Townships Ordinance (15/1986): Rezoning of Erf 81, Highbury Township	294	121
1753	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Hersonerig van Erf 81, Highbury-dorpsgebied	294	122
1754	Town-planning and Townships Ordinance (15/1986): Rezoning of Portion 18 of Erf 181, Meyerton Farms Township	294	122
1754	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Hersonerig van Gedeelte 18 van Erf 181, Meyerton Farms-dorpsgebied	294	123
1755	Gauteng Removal of Restrictions Act, 1996: Holding 45, Glen Donald Agricultural Holdings.....	294	123
1755	Gauteng Wet op Opheffing van Beperkings, 1996: Hoewe 45, Glen Donald-landbouhoewes	294	124
1756	Town-planning and Townships Ordinance (15/1986): Portion 2 of Erf 259, Riversdale Township.....	294	124
1756	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Gedeelte 2 van Erf 259, Riversdale-dorpsgebied.....	294	125
1757	Mogale City Spatial Planning and Land Use Management By-law, 2018: Remainder of Portion 83 of the farm Zeekoehoek 509 JQ	294	126
1758	Tshwane Town-planning Scheme, 2008 (Revised 2014): Erf 16251, Atteridgeville Extension 45	294	127
1758	Tshwane Stadsbeplanningskema, 2008 (Hersien 2014): Erf 16251, Atteridgeville-uitbreiding 45	294	130
1759	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erven 518 and 519, Maroeladal Extension 11	294	131
1760	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1064, Crosby.....	294	131
1761	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1064, Crosby.....	294	131
1762	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Remaining Extent of Erf 186, Maroeladal Extension 8	294	132

1763	Town-planning and Townships Ordinance (15/1986): Anderbolt Extension 121	294	133
1764	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Remaining Extent of Erf 186, Maroeladal Extension 8	294	135
1765	Local Government: Municipal Systems Act (32/2000), as amended: City of Tshwane: Rectification Notice: Withdrawal and determination of various fees, charges, tariffs and property rates and taxes payable to the City of Tshwane Metropolitan Municipality	294	136
1766	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Portion 4 of Erf 1282, Horison	294	170
1767	City of Johannesburg Municipal Planning By-Law, 2016: Amendment Scheme 01-17735	294	170
1768	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 1442, Westdene	294	171
1769	City of Johannesburg Municipal Planning By-Law, 2016: Erven 528, 530, 1496 and Portion 1 of Erf 1279, Parkmore	294	171
1770	City of Johannesburg Municipal Planning By-Law, 2016: Erven 2412, 2415, 2679, 2680 and 2681, Jeppestown	294	172
1771	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1371, Houghton Estate	294	172
1772	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1065, Windsor	294	173
1773	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 368, Brixton	294	173
1774	City of Johannesburg Metropolitan Municipality: Correction Notice: Erf 1319, Blairgowrie	294	173
1775	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erven 1236, 1237 and 1238, Johannesburg	294	174
1776	City of Johannesburg Municipal Planning By-Law, 2016: Erf 149, Bryanston	294	174
1777	Town-planning and Townships Ordinance (15/1986): Rezoning of Remainder of Erf 503, Norkem Park Township	294	175
1778	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 118, Jukskei View Extension 17	294	176
1779	Rationalization of Government Affairs Act, 1998: Notice of intent for the security access restriction: Valley Road East Residents Association, Parktown	294	177
1780	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Ekurhuleni Amendment Schemes K0365, K0498, K454, K0370	294	178
1781	City of Johannesburg Municipal Planning By-Law, 2016: Erf 117, Southdale	294	178
1782	City of Johannesburg Municipal Planning By-Law, 2016: Grand Central Extension 36	294	179
1783	City of Johannesburg Municipal Planning By-Law, 2016: Erf 385, Parkwood	294	182
1784	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 3484, Johannesburg	294	182
1785	City of Johannesburg: Municipal Planning By-law, 2016: Erf 4, South Kensington	294	183
1786	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1742, Houghton Estate	294	183
1787	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Remainder of Erf 2, Osummit	294	184
1788	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Remainder of Erf 651, Lone Hill Extension 9	294	184
1789	City of Johannesburg Municipal Planning By-Law, 2016: Erf 3283, Bryanston Extension 7	294	185
1790	Municipal Property Rates Act, 2014: Erratum	294	185
1791	City of Johannesburg Municipal Planning By-Law, 2016: Erf 480, Emmarentia Extension 1	294	186
1792	Town-planning and Townships Ordinance (15/1986): Proposed Bredell Extensions 87, 85 and 86	294	187
1792	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Bredell-uitbreidings 87, 85 en 86	294	188
1793	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Remaining Extent of Erf 120, Linden	294	189
1794	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 6, Jan Hofmeyr	294	189
1795	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erven 948, 949, 950, 951, 952, 953, 954 and 955, Roodepoort	294	190
1796	City of Johannesburg Municipal Planning By-Law, 2016: Erven 526, 527 and 528, City and Suburban	294	190
1797	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1960, Parkhurst	294	191
1798	Spatial Planning and Land Use Management Act, 2013: Ekurhuleni Metropolitan Municipality: Spatial Planning and Land Use Management By-Laws as set out hereunder	294	192
1799	City of Johannesburg Municipal Planning By-Law, 2016: Erf 215, Hurst Hill	294	298
1800	City of Johannesburg Municipal Planning By-Law, 2016: Erf 624, Brixton	294	299
1801	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 38, Wynberg	294	299
1802	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 470, Cyrildene	294	300
1803	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 637, Gallo Manor	294	300
1804	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 927, Randparkrif	294	300
1805	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 3727, Weltevredenpark Extension 45	294	301
1806	City of Johannesburg Municipal Planning By-Law, 2016: President Park Extension 71	294	302
1807	City of Tshwane Land Use Management By-Law, 2016: Remainder of Erf 770, Lynnwood Glen	294	305
1808	City of Tshwane Land Use Management By-Law, 2016: Erven 408 and 482, Lynnwood Ridge	294	305
1809	City of Tshwane Land Use Management By-Law, 2016: Remaining Extent (a portion of Portion 1) and Portion 2 (a portion of Portion 1) of Erf 1499 and Portion 2 of Erf 1500, Pretoria	294	306
1810	City of Tshwane Land Use Management By-Law, 2016: Erf 614, Erasmia	294	307
1811	City of Tshwane Land Use Management By-Law, 2016: Erf 890, Queenswood	294	307
1812	City of Tshwane Land Use Management By-Law, 2016: Erf 1679, Silverton Extension 9	294	308
1813	City of Tshwane Land Use Management By-Law, 2016: Portion 48 (a portion of Portion 17), the Remaining Extent of Portion 76 (a portion of Portion 17), the Remaining Extent of Portion 77 (a portion of Portion 17) and Portion 169 (a portion of Portion 76) of the farm Zandfontein 317JR	294	308
1814	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Erf 343, Waterkloof Heights Extension 7	294	309
1815	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Erf 2173, Erasmia Extension 3	294	309
1816	Gauteng Removal of Restrictions Act (3/1996): Erf 92 and 93, Lynnwood	294	310
1817	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Erf 122, Doornpoort	294	311
1818	City of Tshwane Land Use Management By-Law, 2016: Remainder of Portion 115 (a portion of Portion 2), of		

	the farm Zwavelpoort 373 JR	294	311
1819	City of Johannesburg Municipal Planning By-Law, 2016: Honeydew Grove Extension 14	294	312

Closing times for **ORDINARY WEEKLY** 2019

GAUTENG PROVINCIAL GAZETTE

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

- **9 December 2018**, Wednesday for the issue of Wednesday **02 January 2019**
- **24 December 2018**, Monday for the issue of Wednesday **09 January 2019**
- **02 January**, Wednesday for the issue of Wednesday **16 January 2019**
- **09 January**, Wednesday for the issue of Wednesday **23 January 2019**
- **16 January**, Wednesday for the issue of Wednesday **30 January 2019**
- **23 January**, Wednesday for the issue of Wednesday **06 February 2019**
- **30 January**, Wednesday for the issue of Wednesday **13 February 2019**
- **06 February**, Wednesday for the issue of Wednesday **20 February 2019**
- **13 February**, Wednesday for the issue of Wednesday **27 February 2019**
- **20 February**, Wednesday for the issue of Wednesday **06 March 2019**
- **27 February**, Wednesday for the issue of Wednesday **13 March 2019**
- **06 March**, Wednesday for the issue of Wednesday **20 March 2019**
- **13 March**, Wednesday for the issue of Wednesday **27 March 2019**
- **20 March**, Tuesday for the issue of Wednesday **03 April 2019**
- **27 March**, Wednesday for the issue of Wednesday **10 April 2019**
- **03 April**, Wednesday for the issue of Wednesday **17 April 2019**
- **10 April**, Wednesday for the issue of Wednesday **24 April 2019**
- **17 April**, Wednesday for the issue of Wednesday **01 May 2019**
- **24 April**, Wednesday for the issue of Wednesday **08 May 2019**
- **30 April**, Wednesday for the issue of Wednesday **15 May 2019**
- **08 May**, Wednesday for the issue of Wednesday **22 May 2019**
- **15 May**, Wednesday for the issue of Wednesday **29 May 2019**
- **22 May**, Wednesday for the issue of Wednesday **05 June 2019**
- **29 May**, Wednesday for the issue of Wednesday **12 June 2019**
- **05 June**, Wednesday for the issue of Wednesday **19 June 2019**
- **12 June**, Wednesday for the issue of Wednesday **26 June 2019**
- **19 June**, Wednesday for the issue of Wednesday **03 July 2019**
- **26 June**, Wednesday for the issue of Wednesday **10 July 2019**
- **03 July**, Wednesday for the issue of Wednesday **17 July 2019**
- **10 July**, Wednesday for the issue of Wednesday **24 July 2019**
- **17 July**, Wednesday for the issue of Wednesday **31 July 2019**
- **24 July**, Wednesday for the issue of Wednesday **07 August 2019**
- **31 July**, Wednesday for the issue of Wednesday **14 August 2019**
- **07 August**, Tuesday for the issue of Wednesday **21 August 2019**
- **14 August**, Wednesday for the issue of Wednesday **28 August 2019**
- **21 August**, Wednesday for the issue of Wednesday **04 September 2019**
- **28 August**, Wednesday for the issue of Wednesday **11 September 2019**
- **04 September**, Wednesday for the issue of Wednesday **18 September 2019**
- **11 September**, Wednesday for the issue of Wednesday **25 September 2019**
- **18 September**, Wednesday for the issue of Wednesday **02 October 2019**
- **25 September**, Wednesday for the issue of Wednesday **09 October 2019**
- **02 October**, Wednesday for the issue of Wednesday **16 October 2019**
- **09 October**, Wednesday for the issue of Wednesday **23 October 2019**
- **16 October**, Wednesday for the issue of Wednesday **30 October 2019**
- **23 October**, Wednesday for the issue of Wednesday **06 November 2019**
- **30 October**, Wednesday for the issue of Wednesday **13 November 2019**
- **06 November**, Wednesday for the issue of Wednesday **20 November 2019**
- **13 November**, Wednesday for the issue of Wednesday **27 November 2019**
- **20 November**, Wednesday for the issue of Wednesday **04 December 2019**
- **27 November**, Wednesday for the issue of Wednesday **11 December 2019**
- **04 December**, Wednesday for the issue of Wednesday **18 December 2019**
- **11 December**, Wednesday for the issue of Wednesday **25 December 2019**

LIST OF TARIFF RATES

FOR PUBLICATION OF NOTICES

COMMENCEMENT: 1 APRIL 2018

NATIONAL AND PROVINCIAL

Notice sizes for National, Provincial & Tender gazettes 1/4, 2/4, 3/4, 4/4 per page. Notices submitted will be charged at R1008.80 per full page, pro-rated based on the above categories.

Pricing for National, Provincial - Variable Priced Notices		
Notice Type	Page Space	New Price (R)
Ordinary National, Provincial	1/4 - Quarter Page	252.20
Ordinary National, Provincial	2/4 - Half Page	504.40
Ordinary National, Provincial	3/4 - Three Quarter Page	756.60
Ordinary National, Provincial	4/4 - Full Page	1008.80

EXTRA-ORDINARY

All Extra-ordinary National and Provincial gazette notices are non-standard notices and attract a variable price based on the number of pages submitted.

The pricing structure for National and Provincial notices which are submitted as **Extra ordinary submissions** will be charged at **R3026.32** per page.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

The **Government Printing Works (GPW)** has established rules for submitting notices in line with its electronic notice processing system, which requires the use of electronic *Adobe Forms*. Please ensure that you adhere to these guidelines when completing and submitting your notice submission.

CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.

2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website www.gpwonline.co.za

All re-submissions will be subject to the standard cut-off times.

All notices received after the closing time will be rejected.

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
National Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Regulation Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Petrol Price Gazette	Monthly	Tuesday before 1st Wednesday of the month	One day before publication	1 working day prior to publication
Road Carrier Permits	Weekly	Friday	Thursday 15h00 for next Friday	3 working days prior to publication
Unclaimed Monies (Justice, Labour or Lawyers)	January / September 2 per year	Last Friday	One week before publication	3 working days prior to publication
Parliament (Acts, White Paper, Green Paper)	As required	Any day of the week	None	3 working days prior to publication
Manuals	Bi- Monthly	2nd and last Thursday of the month	One week before publication	3 working days prior to publication
State of Budget (National Treasury)	Monthly	30th or last Friday of the month	One week before publication	3 working days prior to publication
<i>Extraordinary Gazettes</i>	As required	Any day of the week	<i>Before 10h00 on publication date</i>	<i>Before 10h00 on publication date</i>
Legal Gazettes A, B and C	Weekly	Friday	One week before publication	Tuesday, 15h00 - 3 working days prior to publication
Tender Bulletin	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Gauteng	Weekly	Wednesday	Two weeks before publication	3 days after submission deadline
Eastern Cape	Weekly	Monday	One week before publication	3 working days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 working days prior to publication
North West	Weekly	Tuesday	One week before publication	3 working days prior to publication
KwaZulu-Natal	Weekly	Thursday	One week before publication	3 working days prior to publication
Limpopo	Weekly	Friday	One week before publication	3 working days prior to publication
Mpumalanga	Weekly	Friday	One week before publication	3 working days prior to publication

GOVERNMENT PRINTING WORKS - BUSINESS RULES

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
Gauteng Liquor License Gazette	Monthly	Wednesday before the First Friday of the month	Two weeks before publication	3 working days after submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days after submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days after submission deadline
Mpumalanga Liquor License Gazette	Bi-Monthly	Second & Fourth Friday	One week before publication	3 working days prior to publication

EXTRAORDINARY GAZETTES

3. *Extraordinary Gazettes* can have only one publication date. If multiple publications of an *Extraordinary Gazette* are required, a separate Z95/Z95Prov *Adobe* Forms for each publication date must be submitted.

NOTICE SUBMISSION PROCESS

4. Download the latest *Adobe* form, for the relevant notice to be placed, from the **Government Printing Works** website www.gpwonline.co.za.
5. The *Adobe* form needs to be completed electronically using *Adobe Acrobat / Acrobat Reader*. Only electronically completed *Adobe* forms will be accepted. No printed, handwritten and/or scanned *Adobe* forms will be accepted.
6. The completed electronic *Adobe* form has to be submitted via email to submit.egazette@gpw.gov.za. The form needs to be submitted in its original electronic *Adobe* format to enable the system to extract the completed information from the form for placement in the publication.
7. Every notice submitted **must** be accompanied by an official **GPW** quotation. This must be obtained from the *eGazette* Contact Centre.
8. Each notice submission should be sent as a single email. The email **must** contain **all documentation relating to a particular notice submission**.
 - 8.1. Each of the following documents must be attached to the email as a separate attachment:
 - 8.1.1. An electronically completed *Adobe* form, specific to the type of notice that is to be placed.
 - 8.1.1.1. For National *Government Gazette* or *Provincial Gazette* notices, the notices must be accompanied by an electronic Z95 or Z95Prov *Adobe* form
 - 8.1.1.2. The notice content (body copy) **MUST** be a separate attachment.
 - 8.1.2. A copy of the official **Government Printing Works** quotation you received for your notice. (*Please see Quotation section below for further details*)
 - 8.1.3. A valid and legible Proof of Payment / Purchase Order: **Government Printing Works** account customer must include a copy of their Purchase Order. **Non-Government Printing Works** account customer needs to submit the proof of payment for the notice
 - 8.1.4. Where separate notice content is applicable (Z95, Z95 Prov and TForm 3, it should **also** be attached as a separate attachment. (*Please see the Copy Section below, for the specifications*).
 - 8.1.5. Any additional notice information if applicable.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

9. The electronic *Adobe* form will be taken as the primary source for the notice information to be published. Instructions that are on the email body or covering letter that contradicts the notice form content will not be considered. The information submitted on the electronic *Adobe* form will be published as-is.
10. To avoid duplicated publication of the same notice and double billing, Please submit your notice **ONLY ONCE**.
11. Notices brought to **GPW** by “walk-in” customers on electronic media can only be submitted in *Adobe* electronic form format. All “walk-in” customers with notices that are not on electronic *Adobe* forms will be routed to the Contact Centre where they will be assisted to complete the forms in the required format.
12. Should a customer submit a bulk submission of hard copy notices delivered by a messenger on behalf of any organisation e.g. newspaper publisher, the messenger will be referred back to the sender as the submission does not adhere to the submission rules.

QUOTATIONS

13. Quotations are valid until the next tariff change.
 - 13.1. **Take note:** **GPW**'s annual tariff increase takes place on **1 April** therefore any quotations issued, accepted and submitted for publication up to **31 March** will keep the old tariff. For notices to be published from 1 April, a quotation must be obtained from **GPW** with the new tariffs. Where a tariff increase is implemented during the year, **GPW** endeavours to provide customers with 30 days' notice of such changes.
14. Each quotation has a unique number.
15. Form Content notices must be emailed to the e*Gazette* Contact Centre for a quotation.
 - 15.1. The *Adobe* form supplied is uploaded by the Contact Centre Agent and the system automatically calculates the cost of your notice based on the layout/format of the content supplied.
 - 15.2. It is critical that these *Adobe* Forms are completed correctly and adhere to the guidelines as stipulated by **GPW**.
16. **APPLICABLE ONLY TO GPW ACCOUNT HOLDERS:**
 - 16.1. **GPW** Account Customers must provide a valid **GPW** account number to obtain a quotation.
 - 16.2. Accounts for **GPW** account customers **must** be active with sufficient credit to transact with **GPW** to submit notices.
 - 16.2.1. If you are unsure about or need to resolve the status of your account, please contact the **GPW** Finance Department prior to submitting your notices. (If the account status is not resolved prior to submission of your notice, the notice will be failed during the process).
17. **APPLICABLE ONLY TO CASH CUSTOMERS:**
 - 17.1. Cash customers doing **bulk payments** must use a **single email address** in order to use the **same proof of payment** for submitting multiple notices.
18. The responsibility lies with you, the customer, to ensure that the payment made for your notice(s) to be published is sufficient to cover the cost of the notice(s).
19. Each quotation will be associated with one proof of payment / purchase order / cash receipt.
 - 19.1. This means that the quotation number can only be used once to make a payment.

GOVERNMENT PRINTING WORKS - BUSINESS RULES**COPY (SEPARATE NOTICE CONTENT DOCUMENT)**

20. Where the copy is part of a separate attachment document for Z95, Z95Prov and TForm03
- 20.1. Copy of notices must be supplied in a separate document and may not constitute part of any covering letter, purchase order, proof of payment or other attached documents.
- The content document should contain only one notice. (You may include the different translations of the same notice in the same document).
- 20.2. The notice should be set on an A4 page, with margins and fonts set as follows:
- Page size = A4 Portrait with page margins: Top = 40mm, LH/RH = 16mm, Bottom = 40mm;
Use font size: Arial or Helvetica 10pt with 11pt line spacing;
- Page size = A4 Landscape with page margins: Top = 16mm, LH/RH = 40mm, Bottom = 16mm;
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

CANCELLATIONS

21. Cancellation of notice submissions are accepted by **GPW** according to the deadlines stated in the table above in point 2. Non-compliance to these deadlines will result in your request being failed. Please pay special attention to the different deadlines for each gazette. Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.
22. Requests for cancellation must be sent by the original sender of the notice and must be accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

23. With effect from 01 October 2015, **GPW** will not longer accept amendments to notices. The cancellation process will need to be followed according to the deadline and a new notice submitted thereafter for the next available publication date.

REJECTIONS

24. All notices not meeting the submission rules will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za). Reasons for rejections include the following:
- 24.1. Incorrectly completed forms and notices submitted in the wrong format, will be rejected.
- 24.2. Any notice submissions not on the correct *Adobe* electronic form, will be rejected.
- 24.3. Any notice submissions not accompanied by the proof of payment / purchase order will be rejected and the notice will not be processed.
- 24.4. Any submissions or re-submissions that miss the submission cut-off times will be rejected to the customer. The Notice needs to be re-submitted with a new publication date.

GOVERNMENT PRINTING WORKS - BUSINESS RULES**APPROVAL OF NOTICES**

25. Any notices other than legal notices are subject to the approval of the Government Printer, who may refuse acceptance or further publication of any notice.
26. No amendments will be accepted in respect to separate notice content that was sent with a Z95 or Z95Prov notice submissions. The copy of notice in layout format (previously known as proof-out) is only provided where requested, for Advertiser to see the notice in final Gazette layout. Should they find that the information submitted was incorrect, they should request for a notice cancellation and resubmit the corrected notice, subject to standard submission deadlines. The cancellation is also subject to the stages in the publishing process, i.e. If cancellation is received when production (printing process) has commenced, then the notice cannot be cancelled.

GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

27. The Government Printer will assume no liability in respect of—
 - 27.1. any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - 27.2. erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;
 - 27.3. any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

28. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

CUSTOMER INQUIRIES

Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While **GPW** deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a 2-working day turnaround time for processing notices received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

29. Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
30. Requests for Quotations (RFQs) should be received by the Contact Centre at least **2 working days** before the submission deadline for that specific publication.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

PAYMENT OF COST

31. The Request for Quotation for placement of the notice should be sent to the Gazette Contact Centre as indicated above, prior to submission of notice for advertising.
32. Payment should then be made, or Purchase Order prepared based on the received quotation, prior to the submission of the notice for advertising as these documents i.e. proof of payment or Purchase order will be required as part of the notice submission, as indicated earlier.
33. Every proof of payment must have a valid **GPW** quotation number as a reference on the proof of payment document.
34. Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the Gazette Contact Centre, **Government Printing Works**, Private Bag X85, Pretoria, 0001 email: info.egazette@gpw.gov.za before publication.
35. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and future notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or electronic funds transfer into the **Government Printing Works** banking account.
36. In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the **Government Printing Works**.
37. The **Government Printing Works** reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the List of Fixed Tariff Rates, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

38. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website www.gpwonline.co.za free of charge, should a proof of publication be required.
39. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such *Government Gazette(s)*

GOVERNMENT PRINTING WORKS CONTACT INFORMATION

Physical Address:

Government Printing Works
149 Bosman Street
Pretoria

Postal Address:

Private Bag X85
Pretoria
0001

GPW Banking Details:

Bank: ABSA Bosman Street
Account No.: 405 7114 016
Branch Code: 632-005

For Gazette and Notice submissions: Gazette Submissions:

For queries and quotations, contact: Gazette Contact Centre:

E-mail: submit.egazette@gpw.gov.za

E-mail: info.egazette@gpw.gov.za

Tel: 012-748 6200

Contact person for subscribers: Mrs M. Toka:

E-mail: subscriptions@gpw.gov.za

Tel: 012-748-6066 / 6060 / 6058

Fax: 012-323-9574

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 1404 OF 2019**EKURHULENI AMENDMENT SCHEME S0132**

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF 1986)
READ WITH SPLUMA (ACT 16 OF 2013).

I, Gerrit, Rudolph, Johannes Oelofse being the authorized agent of the owner of Erf 60 Selection Park township hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 read with Spluma (Act 16 of 2013), that I have applied to the Ekurhuleni Metropolitan Council (Springs Administrative Unit) for the amendment of the Town Planning Scheme known as Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the property described above, situated on the corner of Springs West and Roxburgh Road, Selection Park township, Springs, from Residential 1 to Business 3 with a special right to utilize the property for a day theater/clinic.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager (Development Planning), Room 405, Block F, Civic Centre, Springs, for a period of 28 days from 18 September 2019.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P O Box 45, Springs, 1560, within a period of 28 days from 18 September 2019.

Address of agent: 5 Karee Road, Dal Fouche, Springs, 1559.
TEL: (011) 813 3742 cell: 082 927 9918.

18-25

KENNISGEWING 1404 VAN 2019**EKURHULENI WYSIGINGSKEMA S0132**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET SPLUMA (WET 16 VAN 2013)

Ek, Gerrit, Rudolph, Johannes Oelofse synde die gemagtigde agent van die eienaar van Erf 60 Selection Park dorp gee hiermee ingevolde artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (saamgelees met Spluma (Wet 16 van 2013)), kennis dat ek by die Ekurhuleni Metropolitaanseraad (Springs Administratieweenheid) aansoek gedoen het om die wysiging van die Dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014 deur die hersonering van die eiendom hierbo beskryf gelee te h/v Springs Wes en Roxburghweg, Selection Park, Springs van Residensieel 1 na Besigheid 3 met 'n spesiale reg om die eiendom te gebruik vir 'n dagteater/kliniek.

Besonderhede van die aansoek le te insae gedurende gewone kantoorure by die kantoor van die Areabestuurder (ontwikkelingsbeplanning), Kamer 405, Blok F, Burgersentrum, Springs vir 'n tydperk van 28 dae vanaf 18 September 2019.

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 18 September 2019 skriftelik by of tot die Areabestuurder by bovermelde adres of by Posbus 45, Springs, 1560 ingedien of gerig word.

Adres van agent: Kareeweg 5, Dal Fouche, Springs, 1559.
Telefoon: (011) 813 3742 sel: 082 927 9918.

18-25

NOTICE 1405 OF 2019**NOTICE OF APPLICATION IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT NO 3 OF 1996) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 (ACT 16 OF 2013)**

We/I Lehloma Development, being the authorized agent of the owner **Erf 151 Malvern East Township** hereby gives notice in terms of section 5 (5) of Gauteng Removal of Restrictions Act, 1996 read together with the Spatial Planning and Land Use management Act, 2013, that we have applied to the Ekurhuleni Metropolitan Municipality, for the removal of restrictive conditions of title, contained in Deed of Transfer T4897/2011 in respect of the above-mentioned property, to allow the owner to exercise his/her rights in terms of the town planning scheme and building by laws.

Particular of the application will lie for inspection during normal office hours at the Area Manager: City Development, 175 Meyer Street, Germiston 1400, for the period of 28 days from 18th September 2019

Any person or persons wishing to object to the approval of this application must lodge such objection, together with the grounds thereof in writing to the area Manager. City Development, at the above mentioned address or at P O Box 145, Germiston 1400, within a period of 28 days from 18th September 2019

Name and address of applicant: **Lehloma developments, 8577 Roodekop Ext 25, Cyrus Mc Cormick Crescent, Germiston 1400**

Tel: **078 323 3210**

Email: **lehlomadevelopments@gmail.com**

18-25

KENNISGEWING 1405 VAN 2019**KENNISGEWING VAN AANSOEK IN TERME VAN ARTIKEL 5(5) VN DIE GAUTENG OPHEFFING VAN BEPERKINGSWET, 1996 (WET NO 3 VAN 1996) SAAMGELEES MET DIE RUIMTELIKE BEPLANNING EN GRONDGEBRUIK-BESTUURSWET 2013 (WET 16 VAN 2013)**

Ons/Ek, Lehloma Developments, die gamagtigde agent van die eienaar van **Erf 151 Malvern East Township**, gee hiermee kennis in terme van artikel 5(5) van die Gauteng Opheffing Van Beperkingwet, 1996, saamgelees met die voorskrifte van die Wet Op Ruimtelike Beplanning en Grondgebruikbestuur, 16 van 2013, (SPLUMA), kennis dat ek by die Ekurhuleni Metropolitaanse Munisipaliteit aansoek gedoen het om, die gelyktydige opheffing van sekere beperkende voorwaardes vervat in T4897/2011

Besonderhede van die aansoek lê ter insar gedurende gewone kantoor van die Uitvoerende Direkteur: Ontwikkeling Beplanning, 175 Meyer Street, Germiston 1400, vir 'n tydperk van 28 dae vanaf 18 September 2019.

Besware teen of vertoe ten opsigte van die aansoek moet binne tydperk van 28 dae van 18 September 2019, skriftelik by op tot die Uitvoerende Direkteur: Ontwikkeling Beplanning by bovermelde adres of by Oosbus 145 Germiston 1400, ingedien of gerig word.

Naam en adres van Aansoeker: **Lehloma Developments, 8577 Roodekop Ext 25, Cyrus Mc Cormick Crescent, Germiston 1400**

Tel: **078 323 3210**

Email: **lehloma.developments@gmail.com**

18-25

NOTICE 1406 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
EQUESTRIA EXTENSION 275**

I Jolien Janse van Rensburg of Cadre Plan Pty (Ltd), being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 September 2019, until 16 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Beeld and Citizen newspaper.

Address of Municipal offices: Regional Spatial Planning, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Closing date for any objections and/or comments: 16 October 2019.

Address of applicant: Cadre Plan, 35 College Avenue, Bailey's Muckleneuk, 0181
Telephone No: 082 568 0305, Email: jolien@cadreplan.co.za

Dates on which notice will be published: 18 September 2019 and 25 September 2019

ANNEXURE

Name of township: Equestria Extension 275

Full name of applicant: Cadre Plan Pty (Ltd)

Requested rights: Erf 1: "Special" for Access Control and Private Road, 10% Coverage, 0.1 FAR, 10m Height
Erven 2 to 4: "Residential 3", 50% Coverage, 1.5 FAR, 13m Height, 80u/ha

The intension of the applicant in this matter is to obtain the rights to build sixty-three (63) dwelling-units.

Locality and description: The proposed township will be established on a part of the Remaining Extent of Portion 695 of the farm The Willows 340 JR. The property is 0,9336ha in extent and is situated in Meerlust Road, east of the N1 highway, north of Lynnwood road and west of Simon Vermooten road.

Reference: CPD 9/2/4/2 - 5359T (Item No 30788)

18-25

KENNISGEWING 1406 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK INGEVOLGE ARTIKEL 16(4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016 EQUESTRIA UITBREIDING 275**

Ek Jolien Janse van Rensburg van Cadre Plan Edms(Bpk), synde die applikant gee hiermee kennis in terme van artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van artikel 16(4) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 soos verwys in the Bylae hieronder.

Besware teen of verhoë, insluitend die redes vir die besware en/of verhoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of verhoë ingedien het moet, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 18 September 2019, tot 16 Oktober 2019.

Besonderhede van die aansoek met planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit, vir 'n periode van 28 dae vanaf die eerste dag van publikasie van die kennisgewing in the Provinsiale Koerant / Beeld en Citizen koerant.

Adres van Munisipale kantore: Ruimtelike Stedelike Beplanning, LG004, Isivuno House, 143 Lilian Ngoyi Straat, Pretoria.

Sluitingsdatum vir enige besware en/of verhoë: 16 Oktober 2019.

Adres van agent: Cadre Plan, 35 College Laan, Bailey's Muckleneuk, 0181
Tel: 082 568 0305, E-pos: jolien@cadreplan.co.za

Datums waarop kennisgewing geplaas word: 18 September 2019 en 25 September 2019

BYLAE

Naam van dorp: Equestria Uitbreiding 275

Naam van aansoeker: Cadre Plan Edms(Bpk)

Regte versoek: Erf 1: "Spesiaal" vir Toegangsbeheer en Privaat Pad, 10% Dekking, 0.1 VRV, 10m Hoogte
Erwe 2 tot 4: "Residensieël 3", 50% Dekking, 1.5 VRV, 13m Hoogte, 80u/ha

Die intensie van die applikant in hierdie geval is om die regte te bekom om drie-en-sestig (63) wooneenhede te bou.

Ligging en beskrywing: Die voorgestelde dorp gaan gestig word op 'n deel van die Resterende gedeelte van Gedeelte 695 van die plaas The Willows 340 JR. Die eiendom is 0,9336ha groot en is geleë in Meerlustweg, oos van die N1 snelweg, noord van Lynnwoodweg en wes van Simon Vermootenweg.

Verwysing: CPD 9/2/4/2 - 5359T (Item No 30788)

18-25

NOTICE 1408 OF 2019**MOGALE CITY LOCAL MUNICIPALITY: NOTICE OF APPLICATION FOR PERMANENT CLOSURE OF A PUBLIC PLACE**

The Mogale City Local Municipality, being the owner of Erf 8, Noordheuwel Township, as well as the road reserves of Voortrekker Road and Paardekraal Drive, located on the Remainder of Portion 7 of the farm Paardeplaats 177-IQ hereby give notice in terms of Section 70 of the Mogale City Local Municipality Spatial Planning and Land Use Management By-Law, 2018 of the intention to permanently close a portion of a public space. This application contains the following proposals, namely the permanent closure of Erf 8, Noordheuwel Township, as well as portions of the road reserve of Voortrekker Road and Paardekraal Drive, located on the Remainder of Portion 7 of the farm Paardeplaats 177-IQ ($\pm 1,1749\text{ha}$), in order to finalise the closure hereof in order to finalise the selling hereof.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to the Municipal Manager, Mogale City Local Municipality, for attention: Ms G Turner, Manager: Economic Services, First Floor, Furn City Building, cnr Human & Monument Streets, Krugersdorp / PO Box 94, Krugersdorp, 1740. Full particulars and plans may be inspected during normal office hours at the abovementioned offices, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Citizen Newspaper and/or Site Notice.

Closing date for any objections: 16 October 2019. Address of applicant: PJ Steyn, Futurescope Stadsbeplanners, PO Box 59, Paardekraal, 1752 / 146 Carol Road, Silverfields, 1739; 011-955-5537; e-mail: petrus@futurescope.co.za. Dates on which notice will be published: 18 and 25 September 2019.

18–25

NOTICE 1411 OF 2019

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIPS IN TERMS OF SECTION 16(4) OF THE
CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
RIETVALLEIRAND EXTENSION 84.**

I, Hubert Charles Harry Kingston Pr. Pln. A68/1985 of City Planning Matters CC, being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 September 2019 until 18 October 2019. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspaper.

Address of Municipal offices: Strategic Executive Director: City Planning, Development and Regional Services, Centurion Office, Room E10, c/o Basden and Rabie Streets, Lyttleton, Centurion.

Closing date for any objections and/or comments: 18 October 2019.

Address of applicant: City Planning Matters CC 207 Long Avenue, Waterkloof, 0181.
PO Box 36558, Menlo Park, 0102.

Telephone No: (012) 346 6066, Cell: 082 5777 941 E-mail: kingston@cityplan.co.za. Reference KT 2105.

Dates on which notice will be published: 18 September 2019 and 25 September 2019.

ANNEXURE Name of township: RIETVALLEIRAND EXTENSION 84.

Full name of applicant: Hubert Charles Harry Kingston of City Planning Matters CC on behalf of FREDERICK LODEWYK and MAGDALENA JOHANNA ERASMUS.

Two (2) Erven - Use Zone 3: "Residential 3" for dwelling units subject to a maximum Height of 2 storeys (10m), FSR of 0.4 and Coverage of 50% and a Density of 30 units per hectare with a maximum of 65 dwelling units to be erected on the consolidated erf, subject to the approval by the City of Tshwane of a Site Development Plan (SDP) prior to the commencement of building on the site and other conditions contained in an Annexure T. The intention of the applicant in this matter is to develop a Sectional Title residential complex comprising a maximum of 65 dwelling units.

The proposed township which is situated on Holding 52 Waterkloof Agricultural Holdings, Registration Division - JR Gauteng. The property is located on the south-eastern corner of Piering Street and Manie Street, Rietvalleirand (Waterkloof Holdings).

Reference: CPD 9/2/4/2- 5387T Item No. 30892.

18-25

KENNISGEWING 1411 VAN 2019

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DORPSTIGING IN TERME KLOUSULE 16(4) VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKBESTUUR BYWET, 2016
RIETVALLEIRAND UITBREIDING 84.**

Ek, Hubert Charles Harry Kingston Pr. Pln. A68/1985 van City Planning Matters BK, in my hoedanigheid as aansoeker, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Grondgebruikbestuur Bywet 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp ingevolge Klousule 16(4) van die Tshwane Grondgebruikbestuur Bywet, 2016, vermeld in die Bylae hierby aangeheg. Enige beswaar en/of kommentaar insluitende die redes vir die beswaar en/of kommentaar met volledige kontakbesonderhede, waaronder die Munisipaliteit nie met die beswaarmaker kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za ingedien word, vanaf 18 September 2019 tot 18 Oktober 2019. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantoor, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in the Provinsiale Koerant, Beeld en Citizen Koerant. Adres van Munisipale kantoor: Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Centurion Kantoor, Kamer E10, h/v Basden en Rabiestraat, Lyttleton, Centurion. Sluitingsdatum vir besware: 18 Oktober 2019. Adres van applikant: City Planning Matters BK Longlaan 207, Waterkloof, 0181. Posbus 36558, Menlo Park, 0102. Telefoon Nr: (012) 346 6066. Sel: 082 5777 941 E-pos: kingston@cityplan.co.za. Verwysing KT 2105. Datums waarop kennisgewings gepubliseer sal word: 18 September 2019 en 25 September 2019.

BYLAE Naam van dorp: RIETVALLEIRAND UITBREIDING 84.

Volle naam van aansoeker; Hubert Charles Harry Kingston van City Planning Matters BK names FEDERICK LODEWYK en MAGDALENA JOHANNA ERASMUS.

Aantal erwe: Twee (2) erwe - Gebruiksone 3: Residensieel 3 vir wooneenhede, onderworpe aan 'n maksimum Hoogte van twee (2) verdiepings (10m), VRV van 0.4, Dekking van 50% en Digtheid van 30 eenhede per hektaar met 'n maksimum van 65 eenhede wat op die gekonsolideerde erf opgerig sal word en onderworpe is aan die goedkeuring van 'n Terrein Ontwikkelingsplan deur die Tshwane Munisipaliteit voor die oprigting van die eenhede asook ander voorwaardes in 'n Bylae vervat. Dit is die voornemens van die applikant om 'n maksimum van 65 wooneenhede in 'n residensiele kompleks op 'n deeltitel basis te ontwikkel. Die voorgestelde dorp is geleë op Hoewe 52 Waterkloof Landbouhoewes, Registrasie Afdeling - JR, Gauteng, geleë op die suid-oostelike hoek van Pieringstraat en Maniestraat, Rietvalleirand (Waterkloof Landbouhoewes). Verwysing: CPD 9/2/4/2-5387T Item Nr 30892.

18-25

NOTICE 1412 OF 2019

**SCHEDULE 11 (Regulation 21)
NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP
RYNFELD EXTENSION 155**

The City of Ekurhuleni, Benoni Customer Care Centre hereby gives notice in terms of Section 69(6)(a) read with Section 96(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act 2013, that an application to establish the township referred to in the annexure hereto, has been received by it.

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Development, Benoni Customer Care Centre, Treasury Building, 6th Floor, Room 601, Corner of Tom Jones and Elston Avenue, Benoni, Private Bag X014, Benoni, 1500 for a period of 28 days from 18/09/2019.

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Area Manager at the above address or at Private Bag X014, Benoni, 1500 within a period of 28 days from 18/09/2019.

ANNEXURE

Name of township: RYNFIELD EXTENSION 155.

Full name of applicant: Terraplan Gauteng Pty Ltd

Number of erven in proposed township: 2 "Business 3" erven with a height of 2 storeys, coverage of 40% and floor area ratio of 0.3.

Description of land on which township is to be established: Portion 132 of the farm Vlakfontein 69 I.R.

Situation of proposed township: Situated on the corner of Simon Street and Sarel Cilliers Street, Rynfield, directly to the southeast of Ebotse Golf Estate. (DP 998)

18-25

KENNISGEWING 1412 VAN 2019**BYLAE 11 (Regulasie 21)
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP
RYNFELD UITBREIDING 155**

Die Stad Ekurhuleni, Benoni Diensleweringssentrum gee hiermee ingevolge Artikel 69(6)(a) saamgelees met Artikel 96(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013, kennis dat 'n aansoek om die dorp in die bylae hierby genoem, te stig deur hom ontvang is.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Departement Stedelike Beplanning, Benoni Diensleweringssentrum, Tesouriegebou, 6de Vloer, Kamer 601, h/v Tom Jones en Elstonlaan, Benoni, Privaatsak X014, Benoni, 1500 vir 'n tydperk van 28 dae vanaf 18/09/2019.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 18/09/2019 skriftelik en in tweevoud by of tot die Area Bestuurder by bovermelde adres of by Privaatsak X014, Benoni, 1500 ingedien of gerig word.

BYLAE

Naam van dorp: RYNFIELD UITBREIDING 155

Volle naam van aansoeker: Terraplan Gauteng Pty Ltd

Aantal erwe in voorgestelde dorp: 2 "Besigheid 3" erwe met 'n hoogte van 2 verdiepings, dekking 40% en 'n vloerruimteverhouding van 0.3.

Beskrywing van grond waarop dorp gestig staan te word: Gedeelte 132 van die plaas Vlakfontein 69 I.R.

Ligging van voorgestelde dorp: Geleë op die hoek van Simonstraat en Sarel Cilliersstraat, Rynfield, direk ten suid- ooste van Ebotse Golf Landgoed. (DP 998)

18-25

NOTICE 1413 OF 2019**NOTICE IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 2836 (ACT 3 OF 1996) READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013**

We, Terraplan Gauteng Pty Ltd, being the authorised agent of the owner hereby give notice in terms of Section 5(5) of the Gauteng Removal of Restrictions Act, 1996 read with the Spatial Planning and Land Use Management Act, 2013, that we have applied to the City of Ekurhuleni, Benoni Customer Care Centre, for the removal of certain conditions contained in the Title Deed of ERF 814, RYNFIELD which property is situated at 2 Watt Street, Rynfield, Benoni and the simultaneous amendment of the town planning scheme known as the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the property from "Residential 1" with a density of one dwelling per erf to "Residential 1" with a density of one dwelling per 500 m², subject to certain development conditions.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the said authorised local authority at The Municipal Manager: Department City Planning, Treasury Building, 6th Floor, Room 601, c/o Tom Jones and Elston Avenue, Benoni, 1500 (Private Bag X014, Benoni, 1500) and Terraplan Gauteng Pty Ltd from 18/09/2019 until 17/10/2019.

Any person who wishes to object to the application or submit representations in respect thereof must lodge the same in writing with the said authorised local authority at its address and room number specified above on or before 17/10/2019.

Name and address of Owner and Authorised agent:

Ban Property Investments Proprietary Limited, 70 Pretoria Road, Rynfield, 1501

Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620

Our ref: HS 2972 Date of first publication: 18/09/2019

18-25

KENNISGEWING 1413 VAN 2019**KENNISGEWING IN TERME VAN ARTIKEL 5(5) VAN DIE GAUTENG OPHEFFING VAN BEPREKINGSWET, 1996 (WET 3 VAN 2836) SAAMGELEES MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2013**

Ons, Terraplan Gauteng Edms Bpk synde die gemagtige agent van die eienaar, gee hiermee ingevolge Artikel 5(5) van die Gauteng Opheffing van die Beperkingswet, 1996 saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 kennis dat ons by die Stad Ekurhuleni, Benoni Diensleweringssentrum, aansoek gedoen het vir die opheffing van sekere beperkende voorwaardes soos vervat in die Titelakte van ERF 814 RYNFIELD geleë te Wattstraat 2, Rynfield, Benoni en die gelyktydige wysiging van die dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014 deur die hersonering van die genoemde eiendom van "Residensieël 1" met 'n digtheid van een woning per erf na "Residensieël 1" met 'n digtheid van een woning per 500 m2, onderworpe aan sekere ontwikkelingsvoorwaardes.

Alle besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Departement Stedelikebeplanning, Tesouriegebou, 6de Vloer, Kamer 601, h/v Tom Jones- en Elstonlaan, Benoni, 1500 (Privaatsak X014, Benoni, 1500) en by Terraplan Gauteng Edms Bpk vanaf 18/09/2019 tot 17/10/2019.

Enige persoon wat beswaar wil maak teen of verhoë wil rig ten opsigte van die aansoek moet sodanige besware of verhoë skriftelik by die gemelde gemagtigde plaaslike owerheid by fisiese adres hierbo vermeld indien voor of op 17/10/2019.

Naam en adres van Eienaar en Gemagtigde Agent:

Ban Property Investments Eiendoms Beperk, Pretoriaweg 70, Rynfield, 1501

Terraplan Gauteng Edms Bpk, Posbus 1903, Kempton Park, 1620

Ons verwysing: HS 2972 Datum van eerste plasing: 18/09/2019

18-25

NOTICE 1414 OF 2019**NOTICE IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 2836 (ACT 3 OF 1996) READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013**

We, Terraplan Gauteng Pty Ltd, being the authorised agent of the owner hereby give notice in terms of Section 5(5) of the Gauteng Removal of Restrictions Act, 1996 read with the Spatial Planning and Land Use Management Act, 2013, that we have applied to the City of Ekurhuleni, Kempton Park Customer Care Centre, for the removal of certain conditions contained in the Title Deed OF ERF 844, CLAYVILLE EXTENSION 9 which property is situated at 32 Cliff Street, Clayville Extension 9 and the simultaneous amendment of the town planning scheme known as the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the property from "Community Facility" for a Child Care Facility accommodating 145 children to "Community Facility", subject to certain development conditions.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the said authorised local authority at The Area Manager: Department City Planning, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park (PO Box 13, Kempton Park, 1620) and Terraplan Gauteng Pty Ltd from 18/09/2019 until 17/10/2019.

Any person who wishes to object to the application or submit representations in respect thereof must lodge the same in writing with the said authorised local authority at its address and room number specified above on or before 17/10/2019.

Name and address of Owner and Authorised agent:

TC Nwamadi and BW Nwamadi, 2178 Antimony Road, Clayville Extension 26, Olifantsfontein, 1666

Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620

Our ref: HS 2974 Date of first publication: 18/09/2019

18-25

KENNISGEWING 1414 VAN 2019**KENNISGEWING IN TERME VAN ARTIKEL 5(5) VAN DIE GAUTENG OPHEFFING VAN BEPERKINGSWET, 1996 (WET 3 VAN 2836) SAAMGELEES MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2013**

Ons, Terraplan Gauteng Edms Bpk synde die gemagtige agent van die eienaar, gee hiermee ingevolge Artikel 5(5) van die Gauteng Opheffing van die Beperkingswet, 1996 saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 kennis dat ons by die Stad Ekurhuleni, Kempton Park Diensleweringssentrum, aansoek gedoen het vir die opheffing van sekere beperkende voorwaardes soos vervat in die Titellakte van ERF 844 CLAYVILLE UITBREIDING 9 geleë te Cliffstraat 32, Clayville Uitbreiding 9 en die gelyktydige wysiging van die dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014 deur die hersonering van die genoemde eiendom van "Gemeenskapsfasiliteit" vir 'n kindersorgfasiliteit om 145 kinders te huisves na "Gemeenskapsfasiliteit", onderworpe aan sekere ontwikkelingsvoorwaardes.

Alle besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Area Bestuurder, Departement Stedelikebeplanning, 5de Vloer, Burgersentrum, h/v CR Swartrylaan en Pretoriaweg, Kempton Park (Posbus 13, Kempton Park, 1620) en by Terraplan Gauteng Edms Bpk vanaf 18/09/2019 tot 17/10/2019.

Enige persoon wat beswaar wil maak teen of verhoë wil rig ten opsigte van die aansoek moet sodanige besware of verhoë skriftelik by die gemelde gemagtigde plaaslike owerheid by fisiese adres hierbo vermeld indien voor of op 17/10/2019.

Naam en adres van Eienaar en Gemagtigde Agent:

TC Nwamadi and BW Nwamadi, Antimonyweg 2178, Clayville Uitbreiding 26, Olifantsfontein, 1666
Terraplan Gauteng Edms Bpk, Posbus 1903, Kempton Park, 1620

Ons verwysing: HS 2974 Datum van eerste plasing: 18/09/2019

18-25

NOTICE 1418 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTIONS 16(1) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Nicholas Johannes Smith of Plandev Town and Regional Planners, being the authorized applicant of the owner of Erf 5346, The Reeds Extension 40, hereby give notice that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 8 Rooihuiskraal Road, The Reeds, Centurion.

The rezoning is from "Special" for offices, banks, building societies and medical suites, with an allowed coverage, height and floor area ratio of respectively 40%, 2 storeys and 0.14 to "Residential 3" with an allowed density, coverage, height and floor area ratio of respectively 80 dwelling units per hectare, 40%, 2 storeys and 0.35.

The intention of the application is to allow the owner to undertake a residential development on the property consisting of 82 dwelling units.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 September 2019 until 16 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Die Beeld or The Citizen and on site.

Address of Municipal offices: The Strategic Executive Director, City Planning and Development, Room 8, Cnr Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: 16 October 2019

Address of applicant: Plandev Town and Regional Planners, PO Box 7710, CENTURION, 0046
9 Charles de Gaulle Crescent, Highveld Office Park, Highveld Extension 12, Telephone No: 012 665 2330, plandev@iafrica.com

Dates on which notice will be published: 18 and 25 September 2019.

Reference: CPD 9/2/4/2-5384T (Item No 30880)

18-25

KENNISGEWING 1418 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEKE VIR HERSONERING IN TERME VAN ARTIKELS 16(1) VAN THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, Nicholas Johannes Smith van Plandev Stads en Streeksbeplanners, synde die gemagtigde applikant van die eienaar van Erf 5346 The Reeds Uitbreiding 40, gee hiermee kennis in dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014) deur die hersonering in terme van Artikel 16 (1) van The City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Rooihuiskraal Weg 8, The Reeds, Centurion.

Die hersonering is van "Spesiaal" vir kantore, banke, bouverenigings en mediese spreekkamers met 'n toegelate dekking, hoogte en vloer oppervlakte verhouding van onderskeidelik 40%, 2 verdiepings en 0.14 na "Residensiël 3" met 'n toegelate digtheid, dekking, hoogte en vloer oppervlakte verhouding van onderskeidelik 80 wooneenhede per hektaar, 40%, 2 verdiepings en 0.35..

Die intensie van die aansoek is om die eienaar toe te laat om 'n residensiële ontwikkeling op die eiendom te onderneem bestaande uit 82 wooneenhede.

Enige beswaar/besware en/of kommentaar/kommentare, insluitende die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar/kommentare ingedien het nie moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 18 September 2019 tot op 16 Oktober 2019.

Besonderhede asook planne (indien enige) van die aansoeke lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en The Citizen, asook op die terrein.

Adres van die Munisipale kantore: Die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Kamer 8, h/v Basden en Rabie Straat, Centurion.

Sluitingsdatum vir enige besware en/of kommentare: 16 Oktober 2019.

Adres van die applikant: Plandev Town and Regional Planners, Posbus 7710, CENTURION, 0046
9 Charles de Gaullesingel, Highveld Office Park, Highveld Uitbreiding 12, Telefoon Nr: 012 665 2330, plandev@iafrica.com

Datums waarop die kennisgewing gepubliseer word: 18 en 25 September 2019.

Verwysingsnommer: CPD 9/2/4/2-5384T (Item No 30880)

18-25

NOTICE 1419 OF 2019**NOTICE IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)****EKURHULENI TOWN PLANNING SCHEME, 2014
BENONI AMENDMENT SCHEME B 0632**

Notice is hereby given in terms of Section 56 (1) (b) (i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that Leon Bezuidenhout Town and Regional Planners cc, being the authorized agent of the owner of Portion 67 (a portion of Portion 47) of the farm Putfontein 26 IR, situated at number 67 Combrinck Street, Putfontein, Benoni has applied to the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the abovementioned property from 'Agriculture' to "Industrial 2" for "Commercial purposes" for cartage and transport services and related but subservient office component.

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager: City Planning Department, Benoni Customer Care Centre, Room 601, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni for a period of 28 days from 18 September 2019.

Objection to or representation in respect of the application must be lodged with or made in writing to The Area Manager : City Planning Department, Benoni Customer Care Centre at the above address or at Private Bag X 014, Benoni, 1500 within a period of 28 days from 18 September 2019.

Address of authorized agent: Leon Bezuidenhout Town and Regional Planners cc, Represented by L A Bezuidenhout, Pr. Pln. (A/628/1990) B.TRP (UP), PO Box 13059, NORTHMEAD, 1511; Tel: (011)849-3898/5295; Cell: 072 926 1081; E-mail: weltown@absamail.co.za Ref: RZ 969/19

18-25

KENNISGEWING 1419 VAN 2019**KENNISGEWING IN TERME VAN ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, 2013 (WET 16 VAN 2013)****EKURHULENI DORPSBEPLANNINGSKEMA, 2014
BENONI WYSIGING SKEMA B 0632**

Kennis word hiermee gegee in terme van Artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) saamgelees met die Wet Op Ruimtelike Beplanning en Grondgebruiksbestuur, 2013 (Wet 16 van 2013), dat Leon Bezuidenhout Stads- en Streeksbeplanners bk, synde die gemagtigde agent van die eienaar van Gedeelte 67 ('n gedeelte van Gedeelte 47) van die plaas Putfontein 26 IR, geleë te Combrinckstraat 67, Putfontein, Benoni aansoek gedoen het by die Ekurhuleni Metropolitaanse Munisipaliteit (Benoni Kliëntesorgsentrum) vir die wysiging van die Ekurhuleni Dorpsbeplanningskema, 2014 deur die hersonering van bogenoemde eiendom vanaf 'Landbou' na "Industrieël 2" vir 'Kommersiële doeleindes' vir vervoer- en karwei-onderneming met ondergeskikte maar aanverwante kantoor komponent.

Besonderhede van die aansoek sal beskikbaar wees vir inspeksie gedurende normale kantoorure by die kantoor van Die Area Bestuurder: Stadsbeplanningsdepartement, Benoni Kliëntesorgsentrum, Kamer 601, 6de Vloer, Benoni Burgersentrum, Tesourie Gebou, h/v Tom Jonesstraat en Elstonlaan, Benoni vir 'n tydperk van 28 dae vanaf 18 September 2019.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 18 September 2019 tot Die Area Bestuurder: Stadsbeplanningsdepartement, Benoni Kliëntesorgsentrum by bovermelde adres of Privaatsak X 014, Benoni, 1500, ingedien of gerig word.

Adres van gemagtigde agent: Leon Bezuidenhout Town and Regional Planners cc, Verteenwoordig deur L A Bezuidenhout, Pr. Pln. (A/628/1990) B.S&S (UP), Posbus 13059, NORTHMEAD, 1511; Tel: (011)849-3898/5295; Sel: 072 926 1081; E-pos: weltown@absamail.co.za; Verw: RZ 969/19

18-25

NOTICE 1420 OF 2019**NOTICE OF APPLICATION IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT 3 OF 1996)**

We, Welwyn Town and Regional Planners, being the authorised agent of the owner, hereby give notice in terms of Section 5 of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996), read together with Section 2(2) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 Of 2013), that we have applied to the Emfuleni Local Municipality for the removal of certain conditions contained in the title deed of Erf 286, Vanderbijl Park South East 7 Township, Registration Division I.Q., Gauteng Province, situated at 8 Thomas Dowling Street and the simultaneous amendment of the Town Planning Scheme, known as the Vanderbijlpark Town Planning Scheme, 1987, in order to relax the 8m street building line. The zoning will remain "Residential 1" (one dwelling house per erf). Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Land Use Management, 1st Floor, corner of President Kruger Street and Eric Louw Street, Old Trust Bank Building, Vanderbijlpark for a period of 28 days from 18 September 2019. Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Land Use Management at the above address or at P.O. Box 3, Vanderbijlpark, 1900, or Fax (016) 950 5533, within a period of 28 days from 18 September 2019. **Address of applicant: Welwyn Town and Regional Planners, P.O. Box 6436, Vanderbijlpark, 1900, Tel.: (016) 933 9293.**

18-25

KENNISGEWING 1420 VAN 2019**KENNISGEWING VAN AANSOEK IN TERME VAN ARTIKEL 5(5) VAN DIE GAUTENG WET OP DIE OPHEFFING VAN BEPERKINGS, 1996 (WET 3 VAN 1996)**

Ons, Welwyn Stads- en Streekbeplanners, synde die gemagtigde agent van die eienaar gee hiermee kennis dat ons, in terme van Artikel 5 van die Gauteng Wet op die Opheffing van Beperkings, 1996 (Wet 3 van 1996), saamgelees met Artikel 2(2) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, Wet 16 van 2013, by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkings in die titelakte van Erf 286, Vanderbijl Park, South East 7 Township, Registrasie Afdeling I.Q., Gauteng Provinsie, geleë te 8 Thomas Dowlingstraat asook die gelyktydige wysiging van die Dorpsbeplanningskema, bekend as die Vanderbijlpark Dorpsbeplanningskema, 1987, ten einde die 8m straatboulyn te verslap. Die sonering van die eiendom bly "Residensieel 1" (een woonhuis per erf). Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, 1ste vloer, hoek van President Krugerstraat en Eric Louwstraat, Ou Trustbank Gebou, Vanderbijlpark, vir 'n tydperk van 28 dae vanaf 18 September 2019. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 18 September 2019, skriftelik tot die Strategiese Bestuurder: Grondgebruik Bestuur, Posbus 3, Vanderbijlpark, 1900, of by bovermelde adres of Faks (016) 950 5533, ingedien of gerig word. **Adres van aplikant: Welwyn Stads - en Streekbeplanners, Posbus 6436, Vanderbijlpark, 1900, Tel: (016) 933 9293.**

18-25

NOTICE 1421 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION ITO SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Gerrit Hendrik De Graaff of Developplan Town and Regional Planners Incorporated, being the applicant of Portion 1 of Erf 917, Pretoria North, Registration Division J.R., Province of Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the mentioned By-law, 2016 of the property as described above. The property is situated at: 243 West Street, Pretoria North, Pretoria. The rezoning is **FROM: "Residential 1" TO: "Business 2"** subject to the following development parameters: Coverage - 50%; FSR - 0,9 and height - 3 storeys (13m). The intension of the applicant is to construct a new building on the property for a cycle shop, office space on the second floor and a dwelling unit on the third floor.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 September 2019, until 16 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Die Beeld / The Star newspapers.

Address of Municipal offices: Akasia Municipal Complex, 485 Heinrich Avenue (entrance Dale Street) 1st Floor, Room F12, Karenpark, Akasia.

Closing date for any objections and/or comments: 16 October 2019.

Address of applicant: 54B Van Wouw St., Groenkloof 0181; / PO Box 1516, Groenkloof, 0027. Tel: 012 346 0283.

Dates on which notice will be published: 18 & 25 September 2019. Reference: CPD 9/2/4/2-5360T (Item 30792).

18-25

KENNISGEWING 1421 VAN 2019

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N
HERSONERINGSAAANSOEK ITV ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016**

Ek, Gerrit Hendrik De Graaff van Developplan Stads-en Streekbeplanners Ingelyf, synde die applikant van Gedeelte 1 van Erf 917, Pretoria Noord, Registrasie Afdeling J.R., Gauteng Provinsie gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom hierbo beskryf in terme van Artikel 16(1) van die vermelde Verordening, 2016. Die eiendom is geleë te West Straat 243, Pretoria Noord, Pretoria. Die hersonering is **VANAF: "Residensieel 1" NA: "Besigheid 2"** onderworpe aan die volgende ontwikkelingsparameters: Dekking - 50%; VRV – 0,9 en hoogte – 3 verdiepings (13m). Die intensie van die applikant is om 'n nuwe gebou op die eiendom op te rig vir 'n fiets winkel, kantoor spasie op die tweede verdieping en 'n wooneenheid op die derde verdieping.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met volle kontak details, waarsonder die munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, moet ingedien of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 18 September 2019, tot 16 Oktober 2019.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Provinsiale Gazette / The Star / Die Beeld koerante.

Adres van Munisipale kantore: Akasia Munisipale Kompleks, Heinrich Laan 485 (ingang Dale Straat) 1^{ste} Vloer, Kamer F12, Karenpark, Akasia.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 16 Oktober 2019.

Adres van applikant: Van Wouw Str. 54B, Groenkloof 0181; / Posbus 1516, Groenkloof, 0027. Tel: 012346 0283.

Publikasiedatums van kennisgewing: 18 & 25 September 2019. Verwysing: CPD 9/2/4/2-5360T (Item 30792).

18–25

NOTICE 1422 OF 2019

**MOGALE CITY LOCAL MUNICIPALITY
KRUGERSDORP AMENDMENT SCHEME 1839****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF THE MOGALE CITY
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I, Andre Enslin of Wesplan Incorporated, being the applicant of a portion of the Remaining Extent of Portion 6 of the farm Vlakplaats No 160 IQ, hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, read with the provisions of the Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013), that I have applied to Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme 1980, by the rezoning of the property as described above. The property is situated on the N14, approximately 1km east of the intersection of the N14 and R24.

The rezoning is from "Agricultural" to "Agricultural" with an annexure for a filling station complex.

The intention of the applicant in this matter is to establish a filling station complex, including a filling station, convenience store, ATM, car wash, fast food outlet, ablution facilities and related uses on the property.

Any objection and/or comment, including the grounds for such objection and/or comment with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection and/or comment, shall be lodged with, or made in writing to: Manager: Town Planning from 18 September 2019 until 16 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Gauteng Provincial Gazette.

Address of Municipal offices: First Floor, Furniture City Building on the corner of Human Street and Monument Street, Krugersdorp; PO Box 94, Krugersdorp, 1740.

Closing date for any objections and/or comments: 16 October 2019.

Physical address of applicant: Wesplan Incorporated, 22 De Wet Street, Krugersdorp North.

Postal address of applicant: PO Box 7149, Krugersdorp North, 1749.

Telephone No: 011 953 1082. **Facsimile No:** 086 626 6051. **E-mail:** andre@wesplan.co.za.

Dates on which notice will be published: 18 and 25 September 2019.

18–25

NOTICE 1423 OF 2019**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 60 OF
MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Andre Enslin of Wesplan Incorporated, being the applicant of the Remaining Extent of Portion 6 of the farm Vlakplaats No 160 IQ hereby give notice, in terms of section 60(2) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I/we have applied to Mogale City Local Municipality for the subdivision of the property described below.

The intension of the applicant in this matter is to subdivide the property into 7 portions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: Development Planning from 18 September 2019 until 16 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Address of Municipal offices: Furniture City Building on the corner of Human Street and Monument Street, Krugersdorp, PO Box 94, Krugersdorp, 1740

Closing date for any objections: 16 October 2019

Address of applicant: 22 De Wet Street, Krugersdorp North, PO Box 7149, Krugersdorp North, 1741

Telephone No: 011 953 1082

Dates on which notice will be published: 18 and 25 September 2019.

Description of property: Remaining Extent of Portion 6 of the farm Vlakplaats No 160 IQ

Number and area of proposed portions:

Proposed Portion A in extent approximately 33,0948 ha

Proposed Portion B in extent approximately 20,5054 ha

Proposed Portion C in extent approximately 9,0816 ha

Proposed Portion D in extent approximately 17,5666 ha

Proposed Portion E in extent approximately 4,0969 ha

Proposed Portion F in extent approximately 3,0131 ha

Proposed Remainder of Portion 6 in extent approximately 9,3570 ha

TOTAL 97,2306 ha

18-25

NOTICE 1428 OF 2019

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4)
OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY LAW, 2016
BLUE CRANE ESTATE EXTENSION 1

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant, hereby gives notice in terms of Section 16(1)(f) and Schedule 13 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the body or person submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **18 September 2019** until **16 October 2019**.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal Offices: The Office of the General Manager: City Planning Division, City of Tshwane Metropolitan Municipality, Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices, Pretoria. Closing date for any objections and/or comments: **16 October 2019**.

Address of authorized agent: Origin Town and Regional Planning (Pty) Ltd, 306 Melk Street, Nieuw Muckleneuk. PO Box 2162, Brooklyn Square, 0075. Telephone: (012) 346-3735, Fax 012 346 4217 or E-mail: plan@origintrp.co.za

Date of first publication: **18 September 2019**

Date of second publication: **25 September 2019**

ANNEXURE

Name of Township: **Blue Crane Estate Extension 1**

Full Name of Applicant: Origin Town and Regional Planning (Pty) Ltd on behalf of Blue Crane Country Estate (Pty) Ltd.

Number of Erven, Proposed Zoning and Development Control Measures:

16 Erven with a dual zoning consisting of Part A with a "Special" zoning for purposes of a Rural Residential Unit and Part B zoned "Private Open Space".

All the erven are limited to a density of 1 unit per erf, a height of 2 storeys, a minimum erf size of 4,2 hectares and the maximum permissible floor area of the buildings on all the erven shall not exceed 2 500m² per erf.

The intention of the applicant is to obtain the necessary land use rights to develop a residential township in the form of a Country/Lifestyle Estate consisting of a maximum of 16 dwelling units, by way of township establishment.

Locality and description of the property on which township is to be established: The subject property is located to the southwest of Garsfontein Road, approximately 5km southeast of "The Hills" development. The proposed township will be established on a part of the Remainder of Portion 24 of the farm Grootfontein 394 JR, which part measures approximately 69,69 Hectares in Extent.

Reference: **CPD/9/2/4/2-5375T**

Item No: **30847**

18-25

KENNISGEWING 1428 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE
STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016
BLUE CRANE ESTATE UITBREIDING 1**

Ons, Origin Stads en Streek Beplanning (Edms) Bpk, synde die applicant, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp in terme van Artikel 16(4) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, in die Bylae hierby uiteengesit.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die party(e) se regte uiteensit en aandui hoe hul belange deur die aansoek geaffekteer gaan word asook die party(e) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die party(e) kan korrespondeer nie, moet ingedien word, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, ingedien of gerig word by Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf **18 September 2019** tot **16 Oktober 2019**.

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale Kantore: Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): **16 Oktober 2019**.

Adres van gemagtigde agent: Origin Stads en Streek Beplanning (Edms) Bpk, Melkstraat 306, Nieuw Muckleneuk. Posbus 2162, Brooklyn Square, 0075. Tel: (012) 346 3735, Faks: (012) 346 4217 of E-pos: plan@origintrp.co.za

Datum van eerste publikasie: **18 September 2019**

Datum van tweede publikasie: **25 September 2019**

BYLAE

Naam van die dorp: **Blue Crane Estate Uitbreiding 1**

Volle name van die applikant: Origin Stads en Streek Beplanning (Edms) Bpk namens Blue Crane Country Estate (Edms) Bpk

Aantal erwe, voorgestelde sonering en ontwikkelingsbeperkings:

16 erwe met 'n dubbele sonering bestaande uit Gedeelte A met 'n sonering van "Spesiaal" vir landelike wooneenhede en Gedeelte B vir "Privaat Oop Ruimte".

Die intensie van die applikant is om die nodige grondgebruiksregte te verkry vir die ontwikkeling van 'n residensiele dorp, met 'n maksimum van 16 wooneenhede, by wyse van dorpstigting.

Ligging en beskrywing van die eiendom waarop die dorp gestig word: Die dorp word gestig op 'n deel van die Restant van Gedeelte 24 van die plaas Grootfontein 394 JR Zwartkoppies, 364-JR, wat geleë is suidwes van Garsfontein Straat, ongeveer 5km suidoos van "The Hills" ontwikkeling.

VERWYSING: **CPD/9/2/4/2-5375T**

ITEM NO: **30847**

18–25

NOTICE 1429 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Erf 10, Hazelwood, hereby give notice in terms of Section 16(1)(f) and Schedule 13 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at Number 19, Hazelwood Road, Hazelwood. The rezoning is from "Residential 1" to "Special" for the purposes of a Showroom, Dwelling Units and a Place of Refreshment, subject to certain conditions.

The intention of the application in this matter is to obtain the necessary land use rights to accommodate showrooms, dwelling-units and place of refreshment in the form of an integrated mixed use development on the mentioned property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 September 2019 until 16 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from 18 September 2019.

Address of Municipal offices: The office of the General Manager: City Planning Division, City of Tshwane Metropolitan Municipality, Room E10, cnr Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 16 October 2019.

Address of applicant: 306 Melk Street, Nieuw Muckleneuk, 0181, Pretoria, P O Box 2162, Brooklyn Square, 0075. Telephone: 012 346 3735 or Fax 012 346 4217. E-mail: plan@origintrp.co.za

Date on which the application will be published: 18 September 2019 and 25 September 2019

Reference: CPD 9/2/4/2-5371T

Item No: 30834
18-25

KENNISGEWING 1429 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016.**

Ons, Origin Stads en Streeksbeplanning (Edms) Bpk, synde die applikant van Erf 10, Hazelwood, gee hiermee ingevolge Artikel 16(1)(f) en Skedule 13 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë te Hazelwoodweg nommer 19, Hazelwood. Die hersonering is vanaf "Residensieel 1" na "Spesiaal" vir die doeleindes van 'n vertoonlokaal, wooneenhede en 'n verversingsplek, onderhewig aan sekere voorwaardes.

Die intensie van die applikant is om toepaslike grondgebruiksregte te verkry vir doeleindes vir 'n vertoonlokaal, wooneenhede en verversingsplek in die vorm van 'n geïntegreerde gemengde gebruik ontwikkeling op die bogenoemde eiendom.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 18 September 2019 tot 16 Oktober 2019.

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 18 September 2019.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Strate, Centurion. Sluitingsdatum vir enige beswaar(e): 16 Oktober 2019.

Adres van gemagtigde agent: Origin Stadsbeplanning, Melkstraat 306, Nieuw Muckleneuk. Posbus 2162, Brooklyn Square, 0075. Tel: (012) 346 3735 of Faks: (012) 346 4217. E-pos: plan@origintrp.co.za

Datum van publikasie van die kennisgewing: 18 September 2019 en 25 September 2019.

Verwysing: CPD 9/2/4/2-5371T

Item No: 30834

18–25

NOTICE 1430 OF 2019

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4)
OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY LAW, 2016
BLUE CRANE ESTATE EXTENSION 2

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant hereby gives notice in terms of Section 16(1)(f) and Schedule 13 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the body or person submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **18 September 2019** until **16 October 2019**.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal Offices: The Office of the General Manager: City Planning Division, City of Tshwane Metropolitan Municipality, Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices, Pretoria. Closing date for any objections and/or comments: **16 October 2019**.

Address of authorized agent: Origin Town and Regional Planning (Pty) Ltd, 306 Melk Street, Nieuw Muckleneuk. PO Box 2162, Brooklyn Square, 0075. Telephone: (012) 346-3735, Fax 012 346 4217 or E-mail: plan@origintrp.co.za

Date of first publication: **18 September 2019**

Date of second publication: **25 September 2019**

ANNEXURE

Name of Township: **Blue Crane Estate Extension 2**

Full Name of Applicant: Origin Town and Regional Planning (Pty) Ltd on behalf of Blue Crane Country Estate (Pty) Ltd.

Number of Erven, Proposed Zoning and Development Control Measures:

33 Erven with a dual zoning consisting of Part A with a "Special" zoning for purposes of a Rural Residential Unit and Part B zoned "Private Open Space".

All the erven are limited to a density of 1 unit per erf, a height of 2 storeys, a minimum erf size of 4,2 hectares and the maximum permissible floor area of the buildings on all the erven shall not exceed 2 500m² per erf.

The intention of the applicant is to obtain the necessary land use rights to develop a residential township in the form of a Country/Lifestyle Estate consisting of a maximum of 33 dwelling units, by way of township establishment.

Locality and description of the property on which township is to be established: The subject property is located to the southwest of Garsfontein Road, approximately 5km southeast of "The Hills" development. The proposed township will be established on a part of the Remainder of Portion 24 of the farm Grootfontein 394 JR, which part measure approximately 139,35 Hectares in Extent.

Reference: **CPD/9/2/4/2-5376T**

Item No: **30851**

18-25

KENNISGEWING 1430 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE
STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016
BLUE CRANE ESTATE UITBREIDING 2**

Ons, Origin Stads en Streek Beplanning (Edms) Bpk, synde die applikant gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp in terme van Artikel 16(4) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, in die Bylae hierby uiteengesit.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die party(e) se regte uiteensit en aandui hoe hul belange deur die aansoek geaffekteer gaan word asook die party(e) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die party(e) kan korrespondeer nie, moet ingedien word, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, ingedien of gerig word by Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf **18 September 2019** tot **16 Oktober 2019**.

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale Kantore: Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): **16 Oktober 2019**.

Adres van gemagtigde agent: Origin Stads en Streek Beplanning (Edms) Bpk, Melkstraat 306, Nieuw Muckleneuk. Posbus 2162, Brooklyn Square, 0075. Tel: (012) 346 3735, Faks: (012) 346 4217 of E-pos: plan@origintrp.co.za

Datum van eerste publikasie: **18 September 2019**

Datum van tweede publikasie: **25 September 2019**

BYLAE

Naam van die dorp: **Blue Crane Estate Uitbreiding 2**

Volle name van die applikant: Origin Stads en Streek Beplanning (Edms) Bpk namens Blue Crane Country Estate (Edms) Bpk

Aantal erwe, voorgestelde sonering en ontwikkelingsbeperkings:

33 erwe met 'n dubbele sonering bestaande uit Gedeelte A met sonering van "Spesiaal" vir landelike wooneenhede en Gedeelte B vir "Privaat Oop Ruimte".

Die intensie van die applikant is om die nodige grondgebruiksregte te verkry vir die ontwikkeling van 'n residensiele dorp, met 'n maksimum van 33 wooneenhede, by wyse van dorpstigting.

Ligging en beskrywing van die eiendom waarop die dorp gestig word: Die dorp word gestig op 'n deel van die Restant van Gedeelte 24 van die plaas Grootfontein 394 JR Zwartkoppies, 364-JR, wat geleë is suidwes van Garsfontein Straat, ongeveer 5km suidoos van "The Hills" ontwikkeling.

VERWYSING: **CPD/9/2/4/2-5376T**

ITEM NO: **30851**

18-25

NOTICE 1433 OF 2019

EKURHULENI AMENDMENT SCHEME S0136
NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION
56(1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986(ORDINANCE 15 OF 1986)
READ WITH SPLUMA (ACT 16 OF 2013).

I, Gerrit, Rudolph, Johannes Oelofse being the authorized agent of the owner of Erf 1454 Selection Park township hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 read with Spluma (Act 16 of 2013), that I have applied to the Ekurhuleni Metropolitan Council (Springs Administrative Unit) for the amendment of the Town Planning Scheme known as Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the property described above, situated at 5 Duncan Road, Selection Park township, Springs, from Residential 1 to Business 3 excluding medical uses.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager (Development Planning), Room 405, Block F, Civic Centre, Springs, for a period of 28 days from 25 September 2019.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P O Box 45, Springs, 1560, within a period of 28 days from 25 September 2019.

Address of agent: 5 Karee Road, Dal Fouche, Springs, 1559.
TEL: (011) 813 3742 cell: 082 927 9918.

25-2

KENNISGEWING 1433 VAN 2019

EKURHULENI WYSIGINGSKEMA S0136
KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE
ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986
(ORDONNANSIE 15 VAN 1986) SAAMGELEES MET SPLUMA (WET 16 VAN 2013)

Ek, Gerrit, Rudolph, Johannes Oelofse synde die gemagtigde agent van die eienaar van Erf 1454 Selection Park dorp gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (saamgelees met Spluma (Wet 16 van 2013)), kennis dat ek by die Ekurhuleni Metropolitaanseraad (Springs Administratieweenheid) aansoek gedoen het om die wysiging van die Dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014 deur die hersonering van die eiendom hierbo beskryf gelee te Duncanweg 5, Selection Park, Springs van Residensieel 1 na Besigheid 3 uitgesluit mediese gebruike.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Areabestuurder (ontwikkelingsbeplanning), Kamer 405, Blok F, Burgersentrum, Springs vir 'n tydperk van 28 dae vanaf 25 September 2019.

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 25 September 2019 skriftelik by of tot die Areabestuurder by bovermelde adres of by Posbus 45, Springs, 1560 ingedien of gerig word.

Adres van agent: Kareeweg 5, Dal Fouche, Springs, 1559.
Telefoon: (011) 813 3742 sel: 082 927 9918.

25-2

NOTICE 1434 OF 2019

NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN-PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) OF THE GAUTENG TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (Act 16 of 2013).

EKURHULENI AMENDMENT SCHEME

I, Ndumiso Buthelezi of Senza Manje Amalgamated Consultants, being the authorised agent to the owners of Erf 534 Rhodesfield and Erf 393 Rhodesfield, hereby give notice in terms of Section 56(1)(b)(i) of the Town-planning and Townships Ordinance, 1986, read with the Spatial Planning and Land Use Management Act, 2013, that I have applied to the Ekurhuleni Metropolitan Municipality, Kempton Park, for the amendment of the town planning scheme known as Ekurhuleni Town Planning Scheme 2014 by the following:

1. Amendment Scheme K0503 - Rezoning of the erf 534 Rhodesfield situated at 14 Kingfisher Road, Rhodesfield, Kempton Park from Residential 1 (with a density of one dwelling per erf) to Residential 4 for residential buildings with 45 number of units as a primary land use
2. Amendment Scheme K0512 - Rezoning of the erf 393 Rhodesfield situated at 36 Gladiator Road, Rhodesfield, Kempton Park from Residential 1 (with a density of one dwelling per erf) to Residential 4 for residential buildings with 25 number of units as a primary land use

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager, Department City Planning, Fifth Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, for the period of 28 days from 25 September 2019 (the date of the first publication of this notice).

Objections or representations in respect of the application must be lodged with or made in writing to The Area Manager, at the above address or at P.O. Box 13, Kempton Park, 1620 within a period of 28 days from 25 September 2019.

Name and address of Agent: Senza Manje Amalgamated Consultants, 16 Eagleton 942A New Road Midrand, 1685
Call: 076 444 2167

25-2

KENNISGEWING 1434 VAN 2019

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), GELEES MET DIE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURSWET, 2013 (Wet 16 van 2013).

EKURHULENI WYSIGINGSKEMA

Ek, Ndumiso Buthelezi van Senza Manje Amalgamated Consultants, synde die gemagtigde agent van die eienaars van Erf 534 Rhodesfield en Erf 393 Rhodesfield, gee hiermee ingevolge Artikel 56 (1) (b) (i) van die Dorpsbeplanning en Dorpe Ordonnansie, 1986, saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013, kennis dat ek by die Ekurhuleni Metropolitaanse Munisipaliteit, Kempton Park, aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema 2014 deur die volgende:

1. Wysigingskema K0503 - Hersonerings van die erf 534 Rhodesfield gelee te Kingfisherweg 14, Rhodesfield, Kempton Park vanaf Residensieel 1 (met 'n digtheid van een woonhuis per erf) na Residensieel 4 vir residensiële geboue met 45 aantal eenhede as 'n primêre grond gebruik
2. Wysigingskema K0512 - Hersonerings van die erf 393 Rhodesfield gelee te Gladiatorweg 36, Rhodesfield, Kempton Park vanaf Residensieel 1 (met 'n digtheid van een woonhuis per erf) na Residensieel 4 vir residensiële geboue met 25 aantal eenhede as 'n primêre grond gebruik

Besonderhede van die aansoek le te insae gedurende gewone kantoorure by die kantoor van die Area Bestuurder, Departement Stadsbeplanning, vyfde Vloer, Burgersentrum, h/v CR Swart drywer en Pretoriaweg, Kempton Park, vir 'n tydperk van 28 dae vanaf 25 September 2019 (die datum van die eerste publikasie van hierdie kennisgewing).

Besware of vertoe ten opsigte van die aansoek moet ingedien met of gemaak skriftelik tot die Area Bestuurder, by bovermelde adres of by Posbus 13, Kempton Park, 1620 binne 'n tydperk van 28 dae vanaf 25 September 2019.

Naam en adres van agent: Senza Manje Amalgamated Consultants, 16 Eagleton 942A New Road Midrand, 1685
Bel: 076 444 2167

25-2

NOTICE 1435 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of the Remainder of Portion 131 of the farm Zandfontein 317-JR hereby give notice, in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property described below.

The intention of the applicant in this matter is to subdivide the property into three (3) portions, with sizes as indicated below.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 until 23 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, The Star and Beeld newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria. Closing date for any objections: 23 October 2019.

Address of applicant: 306 Melk Street, Nieuw Muckleneuk, 0181, Pretoria, P.O. Box 2162, Brooklyn Square, 0075. Telephone No: 012 346 3735 or Fax 012 346 4217. E-Mail: plan@origintrp.co.za

Dates on which notice will be published: 25 September 2019 and 2 October 2019

Closing date for any objections: 23 October 2019

Description of properties: Zandfontein 317-JR: Remainder of Portion 131

Number and area of proposed portions:

Proposed Portion 1 of the Remainder of Portion 131 of the farm Zandfontein 317-JR in extent approximately 21 370m²

Proposed Portion 2 of the Remainder of Portion 131 of the farm Zandfontein 317-JR in extent approximately 36 046m²

Proposed Remainder of the Remainder of Portion 131 of the farm Zandfontein 317-JR in extent approximately 65 062m²

TOTAL 122 112m²

Reference: CPD/0804/131

Item No 30186

25-2

KENNISGEWING 1435 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN N AANSOEK OM ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ons, Origin Stads en Streeksbeplanners (Edms) Bpk, synde die applikant van die Restant van Gedeelte 131 van die plaas Zandfontein 317-JR, gee hiermee ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom soos beskryf hieronder.

Die voorneme van die aansoeker in hierdie saak is om die eiendom in drie (3) gedeeltes te verdeel, met oppervlaktes soos hieronder aangedui.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die strategiese uitvoerende direkteur: Stedelike beplanning, afdeling grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na Cityp_registration@tshwane.gov.za vanaf 25 September 2019 tot 23 Oktober 2019.

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die Gauteng provinsiale Gazette, Beeld koerant en The Star koerant.

Adres van die Munisipale Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer LG004, Isivuno Huis, 143 Lillian Ngoyi Straat, Pretoria. Sluitingsdatum vir enige beswaar(e): 23 Oktober 2019

Adres van gemagtigde agent: Origin Stadsbeplanning, Melkstraat 306, Nieuw Muckleneuk. Posbus 2162, Brooklyn Square, 0075. Telefoon: (012) 346 3735 of Faks: (012) 346 4217. E-pos: plan@origintrp.co.za

Datum van publikasie van die kennisgewing: 25 September 2019 en 2 Oktober 2019

Sluitingsdatum vir enige beswaar(e): 23 Oktober 2019

Beskrywing van die eiendomme: Zandfontein 317-JR: Restant van Gedeelte 131

Nommer en area van voorgestelde onderverdelings:

Voorgestelde Gedeelte 1 van die Restant van Gedeelte 131 van die plaas Zandfontein 317-JR ongeveer	21 370m ²
Voorgestelde Gedeelte 2 van die Restant van Gedeelte 131 van die plaas Zandfontein 317-JR ongeveer	36 046m ²
Voorgestelde Restant van die Restant van Gedeelte 131 van die plaas Zandfontein 317-JR ongeveer	65 062m ²
TOTAAL	122 112m²

Verwysing: CPD/0804/131

Item No 30186

25-2

NOTICE 1436 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of the Remainder of Portion 276 of the farm Witfontein 301-JR hereby give notice to in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016 that we applied to the City of Tshwane Metropolitan Municipality for consent to utilize 30% of the gross floor area of the existing building on the subject property for purposes of a home enterprise in the form of administrative offices.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 until 23 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from date of first publication of the notice in the Provincial Gazette.

Address of Municipal offices: Akasia Municipal Complex, 485 Heinrich Avenue (Entrance Dale Street) 1st Floor, Room F12, Karenpark, Akasia Municipal Offices, Pretoria.

Closing date for any Objections: 23 October 2019.

Address of authorised agent: Origin Town Planning Group (Pty) Ltd, 306 Melk Street, Nieuw Muckleneuk. P.O. Box 2162, Brooklyn Square, 0075. Telephone: (012) 346-3735, Fax 012 346 4217 or E-mail: plan@origintrp.co.za

Reference Number: CPD/0774/276/R

Item Nr. 30702

KENNISGEWING 1436 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR RAADSVERGUNNING IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKEL 16(3) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ons, Origin Stads en Streeksbeplanning (Edms) Bpk synde die applicant van die Restant van Gedeelte 276 van die plaas Witfontein 301-JR gee hiermee ingevolge van Klousule 16 van die Tshwane Dorpbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir raadsvergunning om 30% van die vloeroppervlakte van die bestaande gebou op die bogenoemde eiendom vir die doeleindes van 'n tuisonderneming in vorm van 'n administratiewe kantoor te gebruik

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Algemene Bestuurder: Stedelike Beplanning Afdeling, of aan Posbus 3242, Pretoria, 0001, of by CityP_Registration@tshwane.gov.za vanaf 25 September 2019 tot 23 Oktober 2019.

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant.

Adres van die Munisipale kantoor: Akasia Munisipale Kompleks, Henrichlaan nommer 485 (ingang op Dalestraat), 1^{ste} Vloer, Kamer F12, Karenpark, Akasia. Sluitingsdatum vir enige besware: 23 Oktober 2019.

Adres van gemagtigde agent: Origin Stadsbeplanningsgroep (Edms) Bpk, Melkstraat 306, Nieuw Muckleneuk. Posbus 2162, Brooklyn Square, 0075. Tel: (012) 346 3735, Faks: (012) 346 4217 of E-pos: plan@origintrp.co.za

Verwysings Nommer: CPD/0774/276/R

Item Nr. 30702

NOTICE 1437 OF 2019**NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56 (1)(b)(i) AND (ii) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013).**

We, Towncon Development Consultants, being the authorized agent of the owner of **Erf 30 Nimrod Park (106 Monument road)**, hereby give notice in terms of section 56 (1)(b)(i) AND (ii) of the Town Planning and Townships Ordinance, (Ordinance 15 of 1986) read together with the Spatial Planning and Land Use Management Act (Act 16 of 2013), that we have applied to the city of Ekurhuleni, Kempton Park customer care centre for the amendment of the Ekurhuleni Town Planning scheme, 2014 by the rezoning of the property from "Residential 1" to "Business 3" excluding medical consulting rooms.

Particular of the application will lie for inspection during normal office hours at the office of the department City Planning, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park for the period of 28 days from 25/09/2019.

Objections to or representations in respect of the application must be lodged with or made in writing to the area manager at the above address or at P O Box 13, Kempton Park, 1620, within a period of 28 (twenty eight) days from 25/09/2019

Details of authorized Agent: Towncon (Pty) Ltd, PO Box 745 Chuenespoort, 0745, Cell: 076 943 3240, Email address: victor@towncon.co.za

25-2

KENNISGEWING 1437 VAN 2019**KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE STADSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) EN (ii) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) GELES MET DIE RUIMTELIKE BEPLANNING EN GRONDGEBRUIK BESTUURSWET (WET 16 VAN 2013).**

Ons, Towncon Development Consultants, synde die gemagtigde agent van die eienaar van Erf 30 Nimrod Park (Monumentmonument 106), gee hiermee kennis in terme van artikel 56 (1) (b) (i) EN (ii) van die Stadsbeplanning en Ordonnansie op Dorpe, (Ordonnansie 15 van 1986) saam met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (Wet 16 van 2013), dat ons aansoek gedoen het by die stad Ekurhuleni, Kempton Park se kliëntesorgsentrum vir die wysiging van die Ekurhuleni-stadsbeplanning skema, 2014 deur die hersonering van die eiendom van "Residensieel 1" na "Besigheid 3" uitgesluit mediese spreekkamers.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die departement Stadsbeplanning, 5de Vloer, Burgersentrum, h / v CR Swarttrylaan en Pretoriaweg, Kempton Park, vir 'n tydperk van 28 dae vanaf 25/09/2019.

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 (aght en twintig) dae vanaf skriftelik by die gebiedsbestuurder by bovermelde adres of by Posbus 13, Kempton Park, 1620, ingedien of gerig word. 25/09/2019

Besonderhede van gemagtigde agent: Towncon (Edms) Bpk, Posbus 745 Chuenespoort, 0745, Sel: 076 943 3240, E-posadres: victor@towncon.co.za

25-2

NOTICE 1438 OF 2019**NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56 (1)(b)(i) AND (ii) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013).**

We, Towncon Development Consultants, being the authorized agent of the owner of **Erf 496 Kempton Park extension 2, (60 Friedman street)**, hereby give notice in terms of section 56 (1)(b)(i) AND (ii) of the Town Planning and Townships Ordinance, (Ordinance 15 of 1986) read together with the Spatial Planning and Land Use Management Act (Act 16 of 2013), that we have applied to the city of Ekurhuleni, Kempton Park customer care centre for the amendment of the Ekurhuleni Town Planning scheme, 2014 by the rezoning of the property from "Residential 1" to "Business 2" permitting residential building units subject to certain restrictive conditions namely: (Height: 2 storeys, F.A.R: 1.2).

Particulars of the application will lie for inspection during normal office hours at the office of the department City Planning, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park for the period of 28 days from 25/09/2019.

Objections to or representations in respect of the application must be lodged with or made in writing to the area manager at the above address or at P O Box 13, Kempton Park, 1620, within a period of 28 (twenty eight) days from 25/09/2019

Details of authorized Agent: Towncon (Pty) Ltd, PO Box 745 Chuenespoort, 0745, Cell: 076 943 3240, Email address:
victor@towncon.co.za.

25-2

KENNISGEWING 1438 VAN 2019**KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE STADSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) EN (ii) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) GELES MET DIE RUIMTELIKE BEPLANNING EN GRONDGEBRUIK BESTUURSWET (WET 16 VAN 2013).**

Ons, Towncon Development Consultants, synde die gemagtigde agent van die eienaar van Erf 496 Kempton Park uitbreiding 2, (Friedmanstraat 60), gee hiermee ingevolge artikel 56 (1) (b) (i) EN (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe (Ordonnansie 15 van 1986) saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (Wet 16 van 2013), dat ons aansoek gedoen het by die stad Ekurhuleni, Kempton Park kliëntesorgsentrum vir die wysiging van die Ekurhuleni-stadsbeplanningskema, 2014 deur die hersonering van die eiendom van "Residensieel 1" na "Besigheid 2", waardeur wooneenhede onderworpe is aan sekere beperkende voorwaardes, naamlik: (Hoogte: 2 verdiepings, VAR: 1.2).

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die departement Stadsbeplanning, 5de Vloer, Burgersentrum, h / v CR Swarttrylaan en Pretoriaweg, Kempton Park, vir 'n tydperk van 28 dae vanaf 25/09 / 2019.

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 (aght en twintig) dae vanaf skriftelik by die gebiedsbestuurder by bovermelde adres of by Posbus 13, Kempton Park, 1620, ingedien of gerig word. 25/09/ 2019

Besonderhede van die gemagtigde agent: Towncon (Edms) Bpk, Posbus 745 Chuenespoort, 0745, Sel: 076 943 3240, E-posadres:
victor@towncon.co.za.

25-2

NOTICE 1439 OF 2019**NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the remainder of Erf 499 Brooklyn, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above mentioned property. The property is situated at 1146 Justice Mahomed Street, Brooklyn. The application is for the removal of the following conditions: A(a), A(b) and A(c) in the Title Deed T45372/2014. The intension of the application is to remove certain restrictive conditions in the Title Deed which prohibits the use of the subject property as a home enterprise. Any objection and/or comment, with the grounds thereof and full contact details, shall be lodged with or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 until 23 October 2019. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. Closing date for any objections and/or comments: 23 October 2019. Reference: Item 30711. Address of Municipal Offices: City Planning, Land Use Rights Division, Room LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria. P O Box 3242, Pretoria, 0001. Address of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd., PO Box 34, Die Wilgers, 0041, 373 Queens Crescent, Lynnwood, Telephone No: 074 582 8820, Email: bvt@mweb.co.za.

25-2

KENNISGEWING 1439 VAN 2019**KENNISGEWING VAN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITEL AKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR-VERORDENING, 2016**

Ons Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant van die eienaar van die restant van Erf 499 Brooklyn gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs-verordening, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het van die opheffing van sekere beperkende voorwaardes in die Titellakte ingevolge Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuurs-verordening, 2016 van die bogenoemde eiendom. Die eiendom is geleë te 1146 Justice Mahomedstraat, Brooklyn. Die aansoek is vir die opheffing van voorwaardes A(a), A(b) en A(c) in die Title Akte T45372/2014. Die bedoeling met hierdie aansoek is die opheffing van beperkende voorwaardes in die Titellakte wat die gebruik van 'n tuisonderneming op die bogenoemde eiendom verhoed. Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar of beswaar ingedien het kan kommunikeer nie, moet binne 'n tydperk van 28 dae vanaf die eerste datum van publikasie van die kennisgewing ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stads beplanning en ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf 25 September 2019 tot 23 Oktober 2019. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Sluitingsdatum vir enige besware: 23 Oktober 2019. Verwysing: Item 30711. Adres van Munisipale kantore: Stedelike Beplanning, Afdeling Grondgebruiksregte, Kamer LG004, Isivuno Huis, Lillian Ngoyi Straat 143, Pretoria. Naam en adres van applikant: Bertus van Tonder Town Planning Consulting (Pty) Ltd., PO Box 34, Die Wilgers, 0041, 373 Queens Crescent, Lynnwood, Telefoon No: 074 582 8820, Epos: bvt@mweb.co.za.

25-2

NOTICE 1440 OF 2019**NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 1060 Wierdapark, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above mentioned property. The property is situated at 338 Du Toit Street, Wierdapark. The application is for the removal of the following conditions: B(f), B(j) and B(k) in the Title Deed T102387/1996. The intension of the application is to remove certain restrictive conditions in the Title Deed which prohibits the use of a carport and in future to utilise the space available on the property for a second dwelling house. Any objection and/or comment, with the grounds thereof and full contact details, shall be lodged with or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 until 23 October 2019. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. Closing date for any objections and/or comments: 23 October 2019. Reference: Item 30747. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Address of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd., PO Box 34, Die Wilgers, 0041, 373 Queens Crescent, Lynnwood, Telephone No: 074 582 8820, Email: bvt@mweb.co.za.

25-2

KENNISGEWING 1440 VAN 2019**KENNISGEWING VAN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITEL AKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR-VERORDENING, 2016**

Ons Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant van die eienaar van Erf 1060 Wierdapark gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs-verordening, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het van die opheffing van sekere beperkende voorwaardes in die Titellakte ingevolge Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuurs-verordening, 2016 van die bogenoemde eiendom. Die eiendom is geleë te 338 Du Toit straat, Wierdapark. Die aansoek is vir die opheffing van voorwaardes B(f), B(j) en B(k) in die Title Akte T102387/1996. Die bedoeling met hierdie aansoek is die opheffing van beperkende voorwaardes in die Titellakte wat die gebruik van 'n motorafdak op die bogenoemde eiendom verhoed, asook om beter gebruik te maak van beskikbare spasie op die eiendom vir die doeleindes van 'n toekomstige tweede woonhuis. Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar of beswaar ingedien het kan kommunikeer nie, moet binne 'n tydperk van 28 dae vanaf die eerste datum van publikasie van die kennisgewing ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stads beplanning en ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf 25 September 2019 tot 23 Oktober 2019. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Sluitingsdatum vir enige besware: 23 Oktober 2019. Verwysing: Item 30747. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, hoek van Basden- en Rabie Strate, Centurion. Naam en adres van applikant: Bertus van Tonder Town Planning Consulting (Pty) Ltd., PO Box 34, Die Wilgers, 0041, 373 Queens Crescent, Lynnwood, Telefoon No: 074 582 8820, Epos: bvt@mweb.co.za.

25-2

NOTICE 1441 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Matthys Johannes Loubser being the applicant of Erf 2479 Wierda Park X2 hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above.

The property is situated at 32 Memel Street in Wierda Park X2.

The rezoning is for the density of "1 Dwelling-house per erf" to "1 Dwelling-house per 600 m²".

The intention of the applicant in this matter is to subdivide the property in 2 portions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September until 23 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal offices: Room 8, h/v Basden- and Rabie Streets, Centurion.

Closing date for objection(s) and/or comment(s): 23 October 2019.

Address of applicant: PO Box 11199, Wierda Park South 0057 or 150 Goshawk Street, Rooihuiskraal North 0157.

Cell phone number: 0824145321.

Dates on which notice will be published: 25 September and 2 October 2019.

Reference: CPD 9/2/4/2-5383T Item Nr 30878

25-2

KENNISGEWING 1441 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERING AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Matthys Johannes Loubser, synde die applikant van Erf 2479 Wierdapark X2, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), deur die hersonering ingevolge artikel 16(1) van die Stad van Tshwane Grondgebruiksbeheer Verordening, 2016 van die eiendom soos beskryf hierbo.

Die eiendom is geleë in 32 Memelstraat in Wierdapark X2.

Die hersonering is vir die digtheid van "Een woonhuis per erf" na "Een woonhuis per 600 m²".

Die bedoeling van die applikant in hierdie saak is om die eiendom te mag onderverdeel in 2 gedeeltes.

Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar indien nie, moet ingedien word en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of by CityP_Registration@tshwane.gov.za vanaf 25 September tot en met 23 Oktober 2019.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant, Beeld en The Citizen koerante besigtig word.

Adres van Munisipale kantore: Kamer 8, h/v Basden- en Rabiëstrate, Centurion.

Sluitingsdatum vir beswaar (e) en / of kommentaar (e): 23 Oktober 2019.

Adres van aansoeker: Posbus 11199, Wierda Park Suid 0057 of 150 Goshawkstraat, Rooihuiskraal Noord 0157.

Selfoonnommer: 0824145321.

Datums waarop kennisgewing gepubliseer sal word: 25 September en 2 Oktober 2019.

Verwysing: CPD 9/2/4/2-5383T Item Nr 30878

25-2

NOTICE 1442 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016**

I Jolien Janse van Rensburg of Cadre Plan Pty (Ltd), being the applicant of a part (ABCDEFGHJA) of the Remaining Extent of Portion 76 of the farm Kameel Zyn Kraal 547 JR hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at corner R25 & M6, Bapsfontein.

The rezoning is from "Undetermined" to "Special" for Shops restricted to 2000m², Garden centre restricted to 300m², Place of refreshment restricted to 500m², Offices and Educational centre restricted to 400m², Commercial uses and Retail industry and light industrial uses restricted to 1800m² with the following development controls:

Area to be rezoned: 34 706m²
Extent of development: 5000m²
Height: 10m
Coverage: 14,4%
FSR: 0.14

The intension of the applicant in this matter is to legally and rightfully use the property under application for the purposes of rural services centre.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019, until 23 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Citizen and Beeld newspaper.

Address of Municipal offices: Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices
Closing date for any objections and/or comments: 23 October 2019.

Address of applicant: Cadre Plan, 35 College Avenue, Bailey's Muckleneuk, 0181
Telephone No: 082 568 0305, Email: jolien@cadreplan.co.za

Dates on which notice will be published: 25 September 2019 & 2 October 2019

Reference: CPD/9/2/4/2-5138T (ITEM: 29985)

KENNISGEWING 1442 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Jolien Janse van Rensburg van Cadre Plan Edms(Bpk), synde die applicant van 'n deel (ABCDEFGHJA) van die Resterende Gedeelte van Gedeelte 76 van die plaas Kameel Zyn Kraal 547 JR gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, van die eiendom beskryf hierbo. Die eiendom is geleë te hoek van R25 & M6, Bapsfontein.

Die hersonering is van "Onbepaald" na "Spesiaal" vir winkels beperk tot 2000m², Tuinsentrum beperk tot 300m², Plek van verversings beperk tot 500m², Kantore en Opvoedkundige-sentrum beperk tot 400m², Kommersiële gebruike Kleinhandel-bedryf en ligte industriële gebruike beperk tot 1800m² met die volgende beheermaatreëls:

Gebied om te hersoneer: 34 706m²

Grootte van ontwikkeling: 5000m²

Hoogte: 10m

Dekking: 14,4%

VRV: 0.14

Die intensie van die applikant in hierdie geval is om die eiendom wettiglik en regmatig vir landelike diens sentrum te gebruik.

Besware teen of vertoë, insluitend die redes vir die besware en/of vertoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of vertoë ingedien het moet, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 25 September 2019, tot 23 Oktober 2019.

Besonderhede van die aansoek met planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit, vir 'n periode van 28 dae vanaf die eerste dag van publikasie van die kennisgewing in the Provinsiale Koerant / Beeld en Citizen koerant.

Adres van Munisipale kantore: Kamer E10, h/v Basden en Rabie Strate, Centurion Munisipale Kantore
Sluitingsdatum vir enige besware en/of vertoë: 23 Oktober 2019.

Adres van agent: Cadre Plan, 35 College Laan, Bailey's Muckleneuk, 0181
Tel: 082 568 0305, E-pos: jolien@cadreplan.co.za

Datums waarop kennisgewing geplaas word: 25 September 2019 & 2 Oktober 2019

Verw no: CPD/9/2/4/2-5138T (ITEM: 29985)

NOTICE 1443 OF 2019**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS, CONSOLIDATION AND AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTIONS 38 OF THE LESEDI LOCAL MUNICIPALITY BY-LAW, 2015 READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013
LESEDI AMENDMENT SCHEME 322**

I, Stefan Roets, (ID No 8503105062082) of TERRAPLAN GAUTENG (PTY) LTD, being the authorised agent of JOHN MDUBENE MTHEMBU and MASHWAZI ANNITAH MTHEMBU, the owners of Erven 13/222 and 14/222, Jameson Park hereby give notice in terms of Sections 38 of the Lesedi Local Municipality By-Law, 2015 read with the Spatial Planning and Land Use Management Act (Act 16 of 2013), that we have applied on 15/08/2019 to the Lesedi Local Municipality, for the removal of Conditions A(1) to (11) as contained in Deeds of Transfer T88978/2018 and T88979/2018, the consolidation of the mentioned erven, and the amendment of the town-planning scheme known as Lesedi Town Planning Scheme, 2003 by the rezoning of the properties situated at the corner of McLennan Drive and Flamingo Avenue, Jameson Park from "Residential 1" to "Special" for a filling station.

This application contains the following proposals:

- (a) The construction of a filling station for the purposes of fuelling, washing, polishing and lubricating of motor vehicles, including incidental and routine maintenance, but excluding a "Public Garage", panel beating, spray-painting and major repairs and can include the retail trade of emergency spare parts and auxiliary items as a complimentary subservient service as well as a convenience store of which the area, including store rooms, shall not exceed 3% of the total area of the erf, provided that if any other area is stipulated by any approving authority, the most prohibitive condition shall prevail.
- (b) The consolidation of Portions 13 and 14 of Erf 222, Jameson Park to form one erf, 1 290m² in extent.
- (c) The removal of restrictive Conditions A(1) to (11) in Deeds of Transfer T88978/2018 and T88979/2018.

The development parameters as per this application are as follows:

Zoning: "Special" for a filling station, Coverage: 60%, Height: 2 storeys, Parking: 40% of the area of the site including the area around pump islands but excluding workshops, showrooms, work bays, lubricating- and washing bays.

Any objections and/or comments, including the grounds for such objections and/or comments with full contact details, shall be lodged with, or made in writing to the Executive Manager: Development Planning, cnr HF Verwoerd and Louw Streets, Heidelberg or The Municipal Manager, PO Box 201, Heidelberg, 1438 from 25/09/2019 until 23/10/2019. Full particulars and plans (if any) may be inspected during normal office hours at the office mentioned above for a period of 28 days from 25/09/2019. Closing date for any objections and/or comments is 23/10/2019.

Address of agent: Terraplan Gauteng (Pty) Ltd, 6 Thistle Road, 1st Floor, Forum Building, Kempton Park, PO Box 1903, Kempton Park, 1620. Tel: 011 975 8542 (Our ref HS 2961)

KENNISGEWING 1443 VAN 2019

KENNISGEWING VAN AANSOEK VIR DIE OPHEFFING VAN BEPERKINGS EN DIE WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 38 VAN DIE LESEDI PLAASLIKE MUNISIPALITEIT VERORDENING, 2015 SAAMGELEES MET DIE WET OP RUIMTELIKE BEPLANNING EN GROND-GEBRUIK-BESTUURS, 2013

LESEDI WYSIGINGSKEMA 322

Ek, Stefan Roets (ID No 8503105062082) van Terraplan Gauteng (Edms) Bpk, synde die gemagtigde agent van JOHN MDUBENE MTHEMBU en MASHWAZI ANNITAH MTHEMBU, die eienaars van Erwe 13/222 en 14/222, Jameson Park, gee hiermee ingevolge Artikel 38 van die Lesedi Plaaslike Munisipaliteit Verordening, 2015 saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (Wet 16 van 2013) kennis dat aansoek gedoen is op 15/08/2019 by die Lesedi Plaaslike Munisipaliteit vir die opheffing van Voorwaardes A(1) tot (11) soos vervat in die Aktes van Transport T88978/2018 en T88979/2018, die konsolidasie van die bogenoemde erwe, en die wysiging van die dorpsbeplanningskema bekend as die Lesedi Dorpsbeplanningskema, 2003 deur die hersonering ven die eiendom geleë op die hoek van McLennonrylaan en Flamingoweg vanaf "Residensieël 1" na "Spesiaal" vir 'n vulstasie.

Hierdie aansoek behels die volgende voorstelle:

- (a) Die konstruksie van 'n vulstasie vir die doeleindes van brandstof voorsiening, was, polering en smering van motorvoertuie, insluitend bykomende en roetine onderhoud, maar uitsluitend 'n "Publieke Garage", paneelkloppers, spuitverf en belangrike herstelwerk en sluit die kleinhandel van noodonderdele en hulpstukke in as 'n komplimentêre en ondergeskikte diens sowel as 'n geriefswinkel, waarvan die oppervlakte, insluitend stoorkames, nie 3% van die totale oppervlakte van die erf sal oorskry nie, op voorwaarde dat indien enige ander oppervlakte deur enige goedkeuringsowerheid voorgeskryf word, die mees beperkende voorwaarde sal geld.
- (b) Die konsolidasie van Gedeeltes 13 en 14 van Erf 222, Jameson Park om een erf, groot 1 290m² te vorm.
- (c) Die opheffing van Voorwaardes A(1) tot (11) in Aktes van Transport T88978/2018 en T88979/2018.

Die ontwikkelingsparameters soos per hierdie aansoek is soos volg:

Sonering: "Spesiaal" vir 'n vulstasie, Dekking: 60%, Hoogte: 2 verdiepings, Parkering: 40% van die terrein insluitend die gedeelte rondom die pompeilande maar uitsluitend werksinkels, vertoonlokale, werkspasies, smering- en wasspasies.

Enige besware en / of kommentare, insluitend grondige redes vir besware en / of kommentare met volle kontakbesonderhede, moet skriftelik ingedien of gerig word aan die Uitvoerende Bestuurder: Ontwikkelingsbeplanning, h/v Verwoerd en Louwstrate, Heidelberg of die Munisipale Bestuurder, Posbus 201, Heidelberg, 1438 vanaf 25/09/2019 tot 23/10/2019. Volle besonderhede en planne (indien enige) is beskikbaar gedurende normale kantoorure by die bogenoemde kantore besigtig word, vir 'n tydperk van 28 dae vanaf 25/09/2019. Sluitingsdatum vir enige besware/kommentare is 23/10/2019.

Adres van agent: Terraplan Gauteng (Edms) Bpk, Thistleweg 6, 1^{ste} Vloer, Forugebou, Kempton Park Posbus 1903, Kempton Park, 1620 (Ons verwysing HS 2961)

NOTICE 1444 OF 2019**NEWSPAPER ADVERTISEMENT FOR TOWN PLANNING SCHEMES****APPLICABLE SCHEME: Amendment of Land Use Scheme (Rezoning)**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I/we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme

Site Description:

Erf/Erven (stand) No(s): Portion 1 & 2 of Erf 536 Glen Austin Agricultural Holding Ext 3

Township (suburb) Name: Glen Austin

Street Address: 11 & 13 Kelpie Street

Code: 1685

Application Type: Rezoning from Agricultural to Business

Application Purpose: Student Accommodation and Offices

(Specify amendment of the land use scheme information and the proposed use of building or land) on the abovementioned property

The above mentioned application will be open for inspection from 08:00 to 15:30 at the Registration counter, Department of Development Planning, Room 8100, 8th Floor A Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

NOTICE 1445 OF 2019

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

SITE DESCRIPTION

Erven 268, 271 and 886 Wendywood

STREET ADDRESS:

The site is situated at 91 Darwin Street, 90 Wendy Road and 93 Darwin Street, respectively.

APPLICATION TYPE:

Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 : Amendment of the Johannesburg Town Planning Scheme, 1979, read with the City of Johannesburg Land Use Scheme, 2018

APPLICATION PURPOSE:

To rezone Erven 268, 271 and 886 Wendywood from "Special" subject to certain conditions, to "Special" subject to certain amended conditions, in order to increase the rights applicable to the site.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein from 25 September 2019.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000 or an email sent to objectionsplanning@joburg.org.za by not later than 23 October 2019.

Address of authorised agent :

Tinie Bezuidenhout and Associates, P O Box 98558, Sloane Park, 2152,

4 Sanda Close, Morningside

Tel No. (011) 467-1004, Cell 083 253-9812,

email tiniebez@iafrica.com

Date of publication : 25 September 2019

NOTICE 1446 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AS WELL AS AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Erf 191 Lynnwood Glen hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning of Erf 191 Lynnwood Glen in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 as well as for the removal of certain conditions contained in the Title Deed of Erf 191 Lynnwood Glen in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at Number 87 Kariba Street, Lynnwood Glen.

The application for rezoning is from "Residential 1" to "Residential 4" in order to accommodate multiple dwelling units on Erf 191 Lynnwood Glen, subject to certain conditions.

Application is also made for the removal of Conditions 2.A(c), 2.A(d), 2.A(f), 2.A(g), 2.C(a), 2.C(b), 2.C(c), 2.C(c)(i), 2.C(c)(ii) and 2.C(e) from Deed of Transfer T46803/2019 (pertaining to Erf 191 Lynnwood Glen).

The intention of this application is to obtain appropriate land use rights from the City of Tshwane Metropolitan Municipality in order to allow for the development of multiple dwelling units on the property subject to certain conditions, as well as to remove conditions of title, which may restrict such development or are no longer relevant or consistent with the Tshwane Town Planning Scheme, 2008 (revised 2014) and relevant legislation.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 until 23 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from 25 September 2019 in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal offices: Centurion Municipal Offices: City Planning Division, City of Tshwane Metropolitan Municipality, Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: 23 October 2019.

Address of applicant: 306 Melk Street, Nieuw Muckleneuk, 0181, Pretoria, P O Box 2162, Brooklyn Square, 0075. Telephone: 012 346 3735, Fax 012 346 4217 or E-mail: plan@origintrp.co.za

Date on which the applications will be published: 25 September 2019 and 2 October 2019.

Rezoning Reference: CPD 9/2/4/2-5391T Item No: 30907 Removal Reference: CPD LWG/0384/191 Item No: 30909
25-2

KENNISGEWING 1446 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 ASOOK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ons, Origin Stad en Streeks Beplanning (Edms) Bpk, synde die applikant van Erf 191 Lynnwood Glen, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering van Erf 191 Lynnwood Glen in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, asook vir die opheffing van sekere beperkende voorwaardes in die titelakte van Erf 191 Lynnwood Glen in terme van Artikel 16(2) van die Stad Tshwane Grondgebruik bestuur Bywet, 2016. Die eiendom is geleë te Nommer 87 Kariba Straat, Lynnwood Glen.

Die aansoek om hersonering is vanaf "Residensieel 1" na "Residensieel 4" ten einde meervoudige wooneenhede op Erf 191 Lynnwood Glen te akkommodeer, onderhewig aan sekere voorwaardes.

Aansoek is ook gedoen vir die opheffing van Voorwaardes 2.A(c), 2.A(d), 2.A(f), 2.A(g), 2.C(a), 2.C(b), 2.C(c), 2.C(c)(i), 2.C(c)(ii) en 2.C(e) van Titel Akte T46803/2019 (van toepassing op Erf 191 Lynnwood Glen).

Die doel van hierdie aansoek is om toepaslike grond gebruiksregte van die Stad Tshwane Metropolitaanse Munisipaliteit te verkry ten einde die ontwikkeling van meervoudige wooneenhede op die eiendom toe te laat onderworpe aan sekere voorwaardes, asook om titelvoorwaardes te verwyder wat beperkend mag wees in terme van die ontwikkeling of wat nie meer relevant is of in ooreenstemming is met die Tshwane Dorpsbeplanningskema 2008 (hersiene 2014) en ander toepaslike wetgewing nie.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, ingedien of gerig word by Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 25 September 2019 tot 23 Oktober 2019.

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 25 September 2019 in die Gauteng Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale kantore: Centurion Munisipale Kantore, Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): 23 Oktober 2019.

Adres van gemagtigde agent: Origin Stadsbeplanningsgroep (Edms) Bpk, Melkstraat 306, Nieuw Muckleneuk. Posbus 2162, Brooklyn Square, 0075. Tel: (012) 346 3735, Faks: (012) 346 4217 of E-pos: plan@origintrp.co.za

Datum van publikasie van die kennisgewing: 25 September 2019 en 2 Oktober 2019.

Hersonering verwysing: CPD 9/2/4/2-5391T Item: 30907 Opheffing verwysing: CPD LWG/0384/191 Item: 30909

25-2

NOTICE 1447 OF 2019

NOTICE IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Tinie Bezuidenhout of Tinie Bezuidenhout and Associates, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): 4500

Township (Suburb) Name: Jukskei View Ext 81

Street Address: South eastern corner of the intersection between Bridal Veil Road and K101 Provincial Road
Code: 2090

APPLICATION TYPE:

Application is made for the rezoning of abovementioned property to allow a filling station.

APPLICATION PURPOSES:

The purpose of the application is to rezone the site to allow the following land uses: filling station and related uses including a convenience shop, a take-away or sitting down facility or drive-through facility, car wash and automatic teller machines, including ancillary and related uses.

The above application, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 (City of Johannesburg Land Use Scheme, 2018) will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za, by not later than 23 October 2019.

Contact details of applicant (authorised agent): Tinie Bezuidenhout and Associates, P.O. Box 98558, Sloane Park, 2152, 4 Sanda Close, Morningside, 2196, Tel: (011) 467 1004, Fax: 086 571 9966, Cell: 083 253 9812, e-mail: tiniebez@iafrica.com.

Date of Advertisement: 25 September 2019

NOTICE 1448 OF 2019

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
SCHEDULE 11 (Regulation 21)
NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP
DOWERGLEN EXTENSION 15**

The City of Ekurhuleni Metropolitan Municipality hereby gives notice in terms of Section 69(6)(a), read with Section 96 (1), of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), and read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA), that an application to establish the township referred to in the Annexure hereto, has been received by it.

Particulars of the application are open to inspection during normal office hours at the office of the Strategic Executive Director: City Planning, City of Ekurhuleni, Edenvale Office: Room 248, Edenvale Civic Centre, cnr of Van Riebeeck Avenue and Hendrik Potgieter Street, for a period of 28 days from 25 September 2019 (the date of first publication of this notice).

In terms of Section 45 of SPLUMA, any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection to/interest in the application and also provide clear contact details to the above Municipality at the above address. Objections to or representations in respect of the application must be lodged in writing and in duplicate with the Strategic Executive Director at the above office or posted to him/her at PO Box 25, Edenvale, 1610, within a period of 28 days from 25 September 2019. Please note that your name (legible) and full contact details (physical address, postal address, cell phone number, e-mail address) must be included in the objection/representation.

ANNEXURE

Name of township: Dowerglen Extension 15

Full name of applicant: Peter-John Dacomb of The Practice Group (Pty) Ltd acting for Glendower Club Ltd.

Number of erven, proposed zoning and development control measures:

Total of 2 erven to be zoned as follows:

Erven 1 and 2: "Residential 3"
Floor area ratio: 0,4
Height: 2 storeys
Density: 20 dwelling units per ha (or a maximum of 120 dwelling units)

The purpose of the application is to establish a township on the land to accommodate 120 dwelling units, in buildings extending to a height of 2 storeys, to be used as a retirement village and associated facilities.

Description of land on which township is to be established:

Part of the Remaining Extent of the farm Rietfontein 61, Registration Division IR, Province of Gauteng.

Locality of proposed township:

The proposed township is situated in the north-eastern quadrant formed by the intersection of the N3 and N12 National roads, approximately 1 kilometer north-east of said intersection.

Reference: 700/502

Details of Applicant:

The Practice Group (Pty) Ltd

Tel: 012-362 1741

Fax: 012-362 0983

E-mail: peter@practicegroup.co.za

25-2

KENNISGEWING 1448 VAN 2019**STAD VAN EKURHULENI METROPOLITAANSE MUNISIPALITEIT
SKEDULE 11 (Regulasie 21)
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP
DOWERGLEN UITBREIDING 15**

Die Stad van Ekurhuleni Metropolitaanse Munisipaliteit gee hiermee ingevolge Artikel 69 (6)(a), saamgelees met Artikel 96(1), van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), en saamgelees met die voorskrifte van die Wet op Ruimtelike Beplanning en Grondgebruiksbestuur, 2013 (Wet 16 van 2013) kennis dat 'n aansoek deur hom ontvang is om die dorp in die Bylae hierby genoem, te stig.

Besonderhede van die aansoek lê gedurende gewone kantoorure by die kantoor van die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Stad van Ekurhuleni, Kamer 248, Edenvale Burgersentrum, h/v Van Riebeeck weg en Hendrik Potgieter Straat, vir 'n tydperk van 28 dae vanaf 25 September 2019 (die datum van eerste publikasie van hierdie kennisgewing) ter insae.

Ingevolge Artikel 45 van die Wet of Ruimtelike Beplanning en Grondgebruikbestuur, 2013 moet enige belanghebbende persoon, wat sy/haar status as belanghebbende persoon moet bewys, sy/haar volledige beswaar teen/belang in die aansoek, tesame met volledige kontakbesonderhede, binne die voorgeskrewe tydperk, skriftelik by die bogenoemde address indien. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 25 September 2019 skriftelik in tweevoud by die Strategiese Uitvoerende Direkteur by bovermelde kantoor ingedien of aan hom/haar by Posbus 25, Edenvale, 1610, gepos word. Neem asseblief kennis dat u naam (leesbaar) en volle kontakbesonderhede (fisiese adres, posadres, selnommer, e-pos adres) by die beswaar/verhoë ingeluit moet wees.

BYLAE

Naam van dorp: Dowerglen Uitbreiding 15

Volle naam van aansoeker: Peter-John Dacomb van The Practice Group (Edms) Bpk namens Glendower Club Bpk

Aantal erwe, voorgestelde sonering en beheermaatreëls:

'n Totaal van 2 erwe, wat as volg soneer sal word:

Erwe 1 en 2: "Residensieel 3".
Vloeroppervlakteverhouding: 0,4
Hoogte: 2 verdiepings
Digtheid: 20 wooneenhede per ha (of n maksimum van 120 wooneenhede)

Die doel van die aansoek is om 'n dorp op die onderwerpeïendom te stig om n maksimum van 120 wooneenhede te ontwikkel in geboue met 'n hoogte van 2 verdiepings. Die ontwikkeling sal as aftree-oord met gepaardgaande fasiliteite bedryf word.

Beskrywing van grond waarop dorp gestig staan te word:

'n Deel van die Restant van die plaas Rietfontein 61, Registrasie Afdeling IR, Provinsie van Gauteng.

Ligging van voorgestelde dorp:

Die voorgestelde dorp is geleë in die noordoostelike kwadrant wat gevorm word deur die aansluiting van die N3 en die N12 Nasionale paaie, ongeveer 1 kilometer noordoos van die bogenoemde aansluiting.

Verwysing: 700/502

Besonderhede van die Applikant

The Practice Group (Edms) Bpk
Tel: 012-362 1741
Faks: 012-362 0983
E-pos: peter@practicegroup.co.za

25-2

NOTICE 1449 OF 2019**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(I) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 READ WITH ACT 16 OF 2013 (SPLUMA)**

I, Alwyn J J Theron of Wynandt Theron and Associates, being the authorized agent of the owner of Erven 372 and 373, Bedfordview x84 hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 read together with Act 16 of 2013 (SPLUMA) that I have applied to Ekurhuleni Municipality to rezone the erven situated at 46 and 48 Van Buuren Road from "Residential 1" to "Business 3" including residential uses in terms of the Ekurhuleni Town Planning Scheme, 2014.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager, City Planning, Ground Floor, Room 248, Civic Centre, Van Riebeeck Avenue, Edenvale for a period of 28 days from 25 September 2019

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P O Box 25, Edenvale within a period of 28 days from the 25 September 2019 : Address of Agent: P O Box 970, Edenvale 1610 e-mail : wynandt@wtaa.co.za

25-2

KENNISGEWING 1449 VAN 2019**KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNING SKEMA INGEVOLGE DIE BEPALINGS VAN ARTIKEL 56(1) (b)(i) VAN DIE ORDONANSIE OP DORPSBEPLANNING EN DORPE, 1986 SAAMGELEES MET WET 16 VAN 2013 (SPLUMA)**

Ek, Alwyn J J Theron van Wynandt Theron and Associates, synde die gemagtigde agent van die eienaar, van Erwe 372 en 373, Bedfordview x84 gee hiermee kennis ingevolge Artikel 56(1)(b)(i) van die Ordonasie op Dorpsbeplanning en Dorpe 1986, saamgelees met Wet 16 van 2013 (SPLUMA) dat ek aansoek gedoen het by die Ekurhuleni Metro vir die hersonering van die erwe wat geleë is te 46 en 48 Van Buuren Weg, Bedfordview vanaf "Residensieel 1" na "Besigheid 3" wat insluit woongeboue ingevolge die Ekurhuleni Dorpsbeplanning Skema, 2014.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Area Bestuurder, Stedelike Beplanning, Grond Vloer, Kamer 248, Van Riebeeck Laan, Burgesentrum, Edenvale vir 'n tydperk van 28 dae vanaf 25 September 2019.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 25 September 2019 skriftelik by of tot die genoemde Area Bestuurder by die bovermelde adres of by Posbus 25, Edenvale, 1610 ingedien of gerig word: Adres van Agent: Posbus 970, Edenvale 1610 e-pos : wynandt@wtaa.co.za.

25-2

NOTICE 1450 OF 2019**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME: F0320**

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013), that The City of Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Erf 725 Boksburg East Extension 6 Township from "Industrial 1" to "Industrial 1" with an increased height and subject to certain conditions.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: City Planning, Boksburg Civic Centre.

This amendment scheme is known as Ekurhuleni Amendment Scheme F0320, and shall come into operation from the date of publication of this notice.

Imogen Mashazi, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston
25 September 2019

25-2

NOTICE 1451 OF 2019

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 21: AMENDMENT OF LAND USE SCHEME (REZONING) OF
THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorised agent of the registered owner of Erf 1505, Kaalfontein Extension 3 Township, Registration Division IR, Gauteng Province, situated on the south-western corner of the Angelfish Street and Main/Republic Road (K111 Provincial Road) Intersection, in Ivory Park, in the area of jurisdiction of the City of Johannesburg Metropolitan Municipality, Gauteng Province, hereby, gives notice that I have applied to the City of Johannesburg Metropolitan Municipality for the amendment of the *City of Johannesburg Land Use Scheme, 2018*, in terms of *Section 28(1) of the Spatial Planning and Land Use Management Act (SPLUMA), 2013 (Act 16 of 2013)*, read with *Section 21: Amendment of Land Use Scheme [Rezoning] of the City of Johannesburg Municipal Planning By-law, 2016*, by rezoning from "Residential 2" to "Special" for the purposes of a *Public Garage* with related facilities, as defined in the *City of Johannesburg Land Use Scheme, 2018*, where *Public Garage* means the use of a building/s and/or land for gain or reward for any of the following purposes: storage and retail selling of motor fuel and lubricants (filling/service station), all ancillary uses, including the parking and storing of motor vehicles, the sale of spare parts and accessories, car wash facilities and automatic bank teller machines (ATMs), a *Convenience Shop*, a take-away or sitting down facility or drive-through facility which does not exceed 30% of the total built floor area or 150 m², whichever is the lesser, and maintenance and repair of vehicles, excluding panel beating and spray-painting activities, subject to the following development controls: Height: 2 Storeys (10 metres), Coverage: 50%, Building Lines (Street: 3 m, Sides: 3 m and Rear: 3 m) and Parking (*Workshops, Convenience Shop, take-away, drive-through and Offices*: 6.0 Bays per 100 m² Gross Leasable Floor Area (GLFA), Lubrication, tune-up bays, car wash: 4.0 Bays per Wash/Tune-up Bay, Related spares and sales: 2.0 Bays per 100 m² GLFA, Related *Motor Showroom*: 3.0 Bays per 100 m² GLFA, Stand-alone Filling Station: 2.0 Stacking Bays per Petrol Pump, *Used Car Sales Lots*: 3.0 Bays per 100 m² GLFA and *Office*, related to *Public Garage*: 4.0 Bays per 100 m² GLFA. The purpose of the rezoning application is to obtain land use rights for a Filling/Service Station with related and subservient uses.

The rezoning application will be open for inspection Mondays to Fridays from 08h00 to 15h30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, for a period of 28 days from 25 September, 2019.

Any objection or representation with regard to the rezoning application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to benp@joburg.org.za, within 28 days from 25 September, 2019, but not later than 23 October, 2019.

Address and contact details of agent:	Plankonsult Incorporated 389 Lois Avenue Waterkloof Glen, PO Box 72729, Lynnwood Ridge, 0040 Tel: (012) 993 5848, Fax: (012) 993 1292, E-Mail: dante@plankonsult.co.za
Dates of publication:	25 September 2019 & 02 October 2019
Closing date of objections:	23 October 2019
Reference number:	Registration Number: 20-07-0541

25-2

KENNISGEWING 1451 VAN 2019

STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 21: WYSIGING VAN GRONDGEBRUIKSKEMA
(HERSONERING) VAN DIE STAD VAN JOHANNESBURG GRONDGEBUIKBESTUUR VERORDENING (BYWET), 2016

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde agent van die geregistreerde eienaar van Erf 1505, Kaalfontein Uitbreiding 3 Dorp, Registrasie Afdeling IR, Gauteng Provinsie, geleë op die suidwestelike hoek van die Angelfish Straat en Main/Republic Pad (K111 Provinsiale Pad) Straatkruising, in Ivory Park, in die jurisdiksiegebied van die Stad van Johannesburg Metropolitaanse Munisipaliteit, Gauteng Provinsie, gee hiermee kennis dat ek aansoek by die Stad van Johannesburg Metropolitaanse Munisipaliteit gedoen het vir die wysiging van die *Stad van Johannesburg Grondgebruikskema, 2018*, in terme van *Artikel 28(1) van die Ruimtelike Beplanning en Grondgebruikbestuur Wet (RBGW), 2013 (Wet 16 van 2013)*, gelees met *Artikel 21: Wysiging van Grondgebruikskema (Hersonering) van die Stad van Johannesburg Grondgebruikbestuur Verordening (Bywet), 2016*, deur hersonering vanaf "Residensieël 2" na "Spesiaal" vir die doeleindes van 'n *Publieke Garage* met verwante fasiliteite, soos gedefinieër in die *Stad van Johannesburg Grondgebruikskema, 2018*, waar *Publieke Garage* die gebruik van 'n gebou/e en/of grond vir voordeel of vergoeding vir enige van die volgende doeleindes beteken: stoor en kleinhandelverkope van voertuigbrandstof en smeermiddels (vul/diensstasie), alle aanvullende gebruike, insluitend die parkeer en stoor van motorvoertuie, die verkoop van onderdele en bykomstighede, karwasfasiliteite en Outomatiese Tellermasjiene (OTMe), 'n *Geriefswinkel*, 'n wegneem of siffasiliteit of deurryfasiliteit wat nie 30% van die geboude vloeroppervlakte of 150 m² oorskry nie, wat ookal die kleinste is, en onderhoud en herstel van motorvoertuie, uitgesluit paneelklop en spuitverfaktiwiteite, onderhewig aan die volgende ontwikkelingsbeheermaatreëls: Hoogte: 2 Vloere (10 meter), Dekking: 50%, Boulyne (Straat: 3 m, Kante: 3 m en Agter: 3 m) en Parkering (*Werkswinkel*, *Geriefswinkel*, wegneem, deurry en *Kantore*: 6.0 Parkeerplekke per 100 m² totale maksimum bruto verhuurbare oppervlakte (BVO), Smering, instelplekke, karwas: 4.0 Parkeerplekke per Was/Instelplek, Verwante onderdele en verkope: 2.0 Parkeerplekke per 100 m² BVO, Verwante *Motoruitalokaal*: 3.0 Parkeerplekke per 100 m² BVO, Alleenstaande Vulstasie: 2.0 Opstapel Parkeerplekke per Petrolpomp, *Gebruikte Motorverkoopplekke*: 3.0 Parkeerplekke per 100 m² BVO en *Kantoor*, verwant aan *Publieke Garage*: 4.0 Parkeerplekke per 100 m² BVO. Die doel van die hersoneringsaansoek is om grondgebruiksregte te verkry vir 'n Vul/Diensstasie met verwante en ondergeskikte gebruike.

Die hersoneringsaansoek sal ter insae lê Mandae to Vrydae tvanaf 08h00 tot 15h30 by die Registrasie Toonbank, Departement van Ontwikkelingsbeplanning, Kamer 8100, 8^{ste} Vloer A-Blok, Metropolitaanse Sentrum, Civic Boulevard 158, Braamfontein, vir 'n periode van 28 dae vanaf 25 September, 2019.

Enige besware of verhoë met betrekking tot die hersoneringsaansoek moet by beide die eienaar/agent en die Departement van Ontwikkelingsbeplanning by die bogaande adres ingedien word, of gepos word na Posbus 30733, Braamfontein, 2017, of gefaks word na (011) 339 4000, of ge-e-pos word na benp@joburg.org.za, binne 28 dae vanaf 25 September, 2019, maar nie later as 23 Oktober, 2019, nie.

Adres- en kontakbesonderhede van agent:

Plankonsult Ingelyf
389 Lois Laan Waterkloof Glen, Posbus 72729, Lynnwood Ridge, 0040
Tel: (012) 993 5848, Faks: (012) 993 1292, E-pos: dante@plankonsult.co.za
25 September 2019 & 02 Oktober 2019
23 Oktober 2019
Registrasienommer: 20-07-0541

Datum van publikasies:
Sluitingsdatum van besware:
Verwysingsnommer:

25-2

NOTICE 1452 OF 2019**PRETORIA AMENDED SCHEME****CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR THE REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I PETRUS JOHANNES STEENKAMP, of the firm, MEGAPLAN, Town and Regional Planners, being the authorised agent of the owner of

PORTION 1 OF ERF 103, WONDERBOOM SOUTH

Hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above, situated at 971 Sixth Avenue, Wonderboom South as follows:

From "Residential 1" to "Residential 1" two units after sub-division (density zoning)

Particulars of the application will lie for inspection during normal office hours at the office of: The Strategic Executive Director: City Planning, Development and Regional Services: City of Tshwane Metropolitan Municipality LG004, Isivuno House, 143 Lillian Ngoyi (Van der Walt) Street, Pretoria, 0001, for a period of 28 days from **25 September 2019**.

Objections to or representations in request of the application must be lodged with or made in writing to above or be addressed to The Strategic Executive Director: City Planning, Development and Regional Services: City of Tshwane Metropolitan Municipality LG004, Isivuno House, 143 Lillian Ngoyi (Van der Walt) Street, Pretoria, 0001, within a period of 28 days from **25 September 2019**.

Address of Agent: Megaplan Town and Regional Planners
P.O Box 35091
Annlin, 0066
Telephone no: (012) 567 0126

25-2

KENNISGEWING 1452 VAN 2019**PRETORIA WYSIGINGSKEMA****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK VIR DIE HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016

Ek, PETRUS JOHANNES STEENKAMP, van die firma MEGAPLAN Stads- en Streeksbeplanners, synde die gemagtigde agent van die eienaar van

GEDEELTE 1 VAN ERF 103, WONDERBOOM SUID

Gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo geboekskryf, geleë in 971 Sesde Laan, Wonderboom Suid as volg:

Van "Residentieël 1" na "Residensieël 1" vir twee eenhede na onderverdeling (digtheids sonering)

Besonderhede van die aansoek lê ter insae gedurende gewone kantoor ure by die kantoor van: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste: Stad van Tshwane Metropolitaanse Munisipaliteit LG004, Isuvuno Huis, 143 Lillian Ngoyi (Van der Walt) Straat, Pretoria, 0001, vir die tydperk van 28 dae vanaf **25 September 2019**.

Besware teen of versoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **25 September 2019** skriftelik by of tot die kantoor van : Die Strategiese Uitvoerende Direkteur:: Stadsbeplanning, Ontwikkeling en Streeksdienste by bovermelde adres, ingedien of gerig word.

Adres van Agent: Megaplan Stads- en Streeksbeplanners
Posbus 35091
Annlin, 0066
Telefoon no: (012) 567 0126

25-2

NOTICE 1453 OF 2019

**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS
REGISTERED AGAINST THE TITLE DEED AND CONSENT USE IN TERMS OF SECTIONS 43
AND 66 OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We SJA – Town and Regional Planners, being the applicant's representative in respect of **the Farm Sakata No. 1000–J.Q.**, hereby give notice in terms of Sections 43 and 66(7) of the Mogale City Spatial Planning and Land Use Management By-law, 2017, that we have applied to Mogale City Local Municipality for Council's consent for a "Place of Public Worship" and a "Place of Instruction" and for the removal of certain restrictive conditions registered against the Title Deed of the above-mentioned property. The property is situated to the west of Pelindaba Road and to the north of the R524, Lanseria, commonly known as Teesdale Estate, Lanseria, 1,32 km west of the R512.

The application is for the removal of Conditions 2(i) and 2(ii) in Deed of Transfer No. T54034/2013 and for the consent to use the property for a "Place of Public Worship" and a "Place of Instruction". The intention of the applicant in this matter is to use the property for a "Place of Public Worship" and a school in terms of the Peri-Urban Areas Town Planning Scheme, 1975.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Manager : Development Planning, from 25 September 2019 until 23 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette and the newspaper.

Address of municipal offices : First Floor, Furniture City Building on the corner of Human Street and Monument Street, Krugersdorp; P O Box 94, Krugersdorp, 1740, **Closing date for any objections and/or comments** : 23 October 2019, **Physical address of applicant** : SJA – Town and Regional Planners, 19 Orange Road, Orchards, 2191, **Postal address of applicant** : P O Box 3281, Houghton, 2041, **Telephone number** : Tel (011) 728-0042, cell :082 448 4346, email : kevin@sja.co.za, **Date on which notice will be published** : 25 September 2019.

25–2

NOTICE 1454 OF 2019**SHWANE TOWN PLANNING SCHEME, 2008 (AS REVISED 2014)**

Notice is hereby given in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (as revised 2014) and in terms of Section 16(3) of the City of Tshwane Land Use Management By-law, 2016 that I, Carlien Potgieter of TEROPO TOWN AND REGIONAL PLANNERS, being the registered agent of the owner of Portion 1104 (consolidated Portions 403 & 404) of the farm the Zwavelpoort 373-JR have applied to the City of Tshwane Metropolitan Municipality for consent for a Recreation Resort as defined in the Tshwane Town Planning Scheme, 2008 (as revised 2014) on the property. The property is located at 404 Lynnwood/Graham Road.

Any such person who wishes to object to the application or wishes to make representations or has an interest in respect thereof may submit such objections or representations, in writing with full contact details to the Municipal Manager, at the above address or to P O Box 3242, Pretoria 0001 on or before 23 October 2019 (period of 28 days from the date of the first publication of this notice).

The application will lie for inspection during normal office hours at the City of Tshwane Metropolitan Municipality, Centurion Office: Room F8, cnr Basden and Rabie Streets, Pretoria or Cityp_registration@tshwane.gov.za. Any such person who wishes to object to the application or wishes to make representations or has an interest in respect thereof may submit such objections or representations, in writing with reasons and full contact details to the Municipal Manager, at the above address or to P O Box 3242, Pretoria 0001 on or before 23 October 2019. (period of 28 days from the date of the first publication of this notice).

Date of publication - 25 September 2019

Date of closing of comments / objections - 23 October 2019

Applicant: TEROPO TOWN AND REGIONAL PLANNERS, Postnet Suite 46, Private Bag x37, Lynnwood Ridge, 0040. Fax: 086-762-5014 / Tel No: 087-808-7925 E-mail: info@teropo.co.za

Ref No: CPD 373-JR/0879/1104 ITEM NO: 30688

KENNISGEWING 1454 VAN 2019**TSHWANE DORPSBEPLANNINGSKEMA, 2008 (SOOS GEWYSIG 2014)**

Kennis word hiermee gegee ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) asook Artikel 16(3) van die Stad van Tshwane Grondgebruiksbestuurs Bywette, 2016, dat ek Carlien Potgieter van TEROPO STADS- EN STREEKSBEPLANNERS die gemagtigde agent van die eienaar van Gedeelte 1104 (gekonsolideerde Gedeeltes 403 & 404) van die plaas the Zwavelpoort 373-JR, aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir toestemming vir 'n "Ontspanningsoord" soos gedefinieer in die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014), op die eiendom. Die eiendom is geleë in Lynnwood / Graham Weg No 404.

Enige iemand wat besware of verhoë ten opsigte van die aansoek wil indien of enige belang het, mag sodanige besware of verhoë skriftelik met al die nodige kontakbesonderhede by die Munisipale Bestuurder by bogenoemde adres of by P O Box 3242, Pretoria 0001, indien nie later as 23 Oktober 2019 nie. (28-dae na eerste datum van publikasie van hierdie kennisgewing).

Die aansoek lê ter insae gedurende gewone kantoor ure by die Stad van Tshwane Metropolitaanse Munisipaliteit, Stedelike Beplanning Kantore, Kamer 8, h/v Basden- en Rabiestraat, Centurion, Pretoria of Cityp_registration@tshwane.gov.za. Enige iemand wat besware of verhoë ten opsigte van die aansoek wil indien of enige belang het, mag sodanige besware of verhoë skriftelik met al die nodige redes en kontakbesonderhede by die Munisipale Bestuurder by bogenoemde adres of by P O Box 3242, Pretoria 0001, indien nie later as 23 Oktober 2019 nie. (28-dae na eerste datum van publikasie van hierdie kennisgewing).

Datum van publikasie - 25 September 2019

Datum van sluiting van kommentaar / besware - 23 Oktober 2019

Aansoeker: TEROPO STADS- EN STREEKSBEPLANNERS, Postnet Suite 46, Privaatsak x37, Lynnwoodrif, 0040. Faks: 086-762-5014 / Tel No: 087-808-7925 E-pos: info@teropo.co.za

Verwysing No: CPD 373-JR/0879/1104

ITEM NO: 30688

NOTICE 1455 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN
TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Gerrit Hendrik De Graaff of Developplan Town and Regional Planners Incorporated, being the applicant of the Erf 163, Erasmusrand hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above-mentioned property. The property is situated at 257 Pat Dyer Avenue, Erasmusrand, 0181. The application is for the removal of the following conditions 3., 3.1. – 3.9., 5. and 6. in Title Deed T21323/1978. The intension of the applicant is to apply for the removal of condition 5 in the Title Deed pertaining to the building line restriction of 8m. It is also the further intension to rid the Title Deed of unnecessary conditions that is being governed by the Tshwane Town Planning Scheme, 2008 (Revised 2014).

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September until 23 October 2019. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Die Beeld / The Star newspapers.

Address of Municipal offices: Room E10, crn Basden- & Rabie Streets, Centurion Municipal Offices. Address of applicant: 54B Van Wouw St., Groenkloof 0181; / PO Box 1516, Groenkloof, 0027. Tel: 012346 0283

Closing date for any objections and/or comments: 23 October 2019. Dates on which notice will be published: 25 September and 2 October 2019. Reference: CPD EMR/0224/163 (Item 30501).

25–2

KENNISGEWING 1455 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N
HERSONERINGSAAANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016**

Ek, Gerrit Hendrik De Graaff van Developplan Stads-en Streekbeplanners Ingelyf, synde die applikant van Erf 163, Erasmusrand gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die verwydering van sekere voorwaardes vervat in die Titel Akte in terme van artikel 16(2) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 van die bovermelde eiendom. Die eiendom is geleë te Pat Dyer Laan 257, Erasmusrand, 0181. Die aansoek is vir die verwydering van die volgende voorwaardes 3., 3.1. – 3.9., 5. en 6. in Titel Akte T21323/1978. Die intensie van die applikant is om aansoek te doen vir die verwydering van Voorwaarde 5 in die Titel AKte wat betrekking het op die 8m boubeperkingslyn. Dit is ook die verdere intensie om ontslae te raak van onnodige voorwaardes in die Titel Akte wat reeds deur die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014) beheer word.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met volle kontak details, waarsonder die munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, moet ingedien of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 25 September tot 23 Oktober 2019. Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die 1^e datum van publikasie van die kennisgewing in die Provinsiale Gazette, Star en Beeld.

Adres van Munisipale kantore: Kamer E10, h/v Basden- & Rabie Strste, Centurion Munisipale Kantore. Adres van applikant: Van Wouw Str. 54B, Groenkloof 0181; / Posbus 1516, Groenkloof, 0027. Tel: 012346 0283.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 23 Oktober 2019. Publikasiedatums van kennisgewing: 25 September en 2 Oktober 2019. Verwysing: CPD EMR/0224/163 (Item 30501).

25–2

NOTICE 1456 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING APPLICATION IN TERMS OF 16 (1) AND 16 (2)(d) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Carlien Potgieter of Teropo Town and Regional Planners, being the applicant of Erf 61 Waterkloof Ridge, Pretoria hereby give notice in terms of Section 16(1) and 16(2)(d) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (as revised 2014) from "Residential 1" to "Residential 2 with a density of 25 units per hectare and 3 (three) storeys" in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 and municipal/administrators consent in terms of Section 16(2)(d) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at: 73 Rigel Avenue North, Waterkloof Ridge, Pretoria. The intension of the owner/applicant in this matter is to develop 4 (four) residential units on the property and obtain consent on restrictive title deed conditions in Title Deed No T7573/1999. Any objection and/or comment, with the grounds thereof and full contact details, shall be lodged with, or made in writing, with full particulars and contact information, to: the Strategic Executive Director: Department of Economic Development and Spatial Planning - Centurion, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 to 23 October 2019. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Citizen and Beeld newspaper.

Address of Municipal offices: The City of Tshwane Metropolitan Municipality, Registration Offices Centurion, Room E10, City Planning, c/o Basden and Rabie Streets, Centurion, Pretoria.

Dates on which notice will be published - 25 September 2019 & 2 October 2019

Closing date for any objections - 23 October 2019

Address of owner/ applicant: Teropo Town Planners, Postnet Suite 46, Private Bag 37, Lynnwood Ridge, 0040 Telephone No: 082-338-1551 / 087-808-7925 / Email: info@teropo.co.za.

Reference: CPD 9/2/4/2-5385T & CPD WKR/0744/61

Item No: 30881 & 30882

25-2

KENNISGEWING 1456 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR 'N HERSONERINGSAAÑOEK IN TERME VAN ARTIKEL 16 (1) AND 16(2)(d) VAN DIE STAD VAN TSHWANE GROND GEBRUIK BESTUUR BYWETTE, 2016**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, die gemagtigde agent, van Erf 61 Waterkloofrif, Pretoria gee hiermee kennis in terme van Artikel 16(1) en 16(2)(d) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning-skema, 2008 (soos gewysig 2014) vanaf "Residensieel 1" na "Residensieel 2 met 'n digtheid van 25 eenhede per hektaar en 3 (drie) verdiepings" asook munisipale-/administrateurstoestemming in terme van Artikel 16(2)(d) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 van die eiendom beskryf soos hierbo. Die eiendom is geleë in Rigel Laan Noord 73, Waterkloofrif, Pretoria. Die intensie van die eienaar/applikant in die geval is om regte te verkry om 4 (vier) residensiele eenhede op te rig en administrateurstoestemming te verkry op beperkende titelakte voorwaardes van Titel Akte No T7573/1999. Besware teen of kommentaar, met volle redes daarvoor en volle kontak besonderhede, moet geloods word in skrif na die Strategiese Uitvoerende Direkteur, Departement van Ekonomiese Ontwikkeling en Ruimtelike Beplanning – Centurion, Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za vanaf 25 September 2019 tot 23 Oktober 2019. Volle besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoor ure by die Munisipale kantore soos hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant / Citizen en Beeld Koerante.

Adres van Munisipale Kantore: Die Stad van Tshwane Metropolitaanse Munisipaliteit, Registrasie Kantore Centurion, Kamer E10, Stadsbeplanning, h/v Basden and Rabie Strate, Centurion, Pretoria.

Datums van publikasie - 25 September 2019 & 2 Oktober 2019

Sluitingsdatum van besware - 23 Oktober 2019

Adres van applikant: Teropo Stads-en Streeksbeplanners, Postnet Suite 46, Privaatsak x37, Lynnwoodrif, 0040 / Telefoon no: 082-338-1551 / 087-808-7925 / E-pos: info@teropo.co.za.

Verwysing: CPD 9/2/4/2-5385T & CPD WKR/0744/61

Item No: 30881 & 30882

25-2

NOTICE 1457 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 1932, Valhalla, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the above-mentioned property. The property is situated at 45 Meteor Road, Valhalla. The application is for the removal of the following conditions b) on page 2, e), h), i) and j) on page 3, and k), m), n)(i), n)(ii), n)(iii), o)(i), o)(ii), o)(iii) and o) on page 4 of Deed of Transfer No. T176110/2004. The intension of the applicant in this matter is to remove the 7,62m street building line and the 3,05m side and rear building lines, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s as well as all the existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 [the first date of the publication of the notice set out in Section 16(1)(f) of the By-Law referred to above], until 23 October 2019 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 23 October 2019.

Address of applicant: Physical: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 25 September 2019 and 2 October 2019 respectively. Reference: CPD VAL/0688/01932 Item No: 30765.

25-2

KENNISGEWING 1457 VAN 2019**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 1932, Valhalla, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titelakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Meteorweg 45, Valhalla. Die aansoek is vir die opheffing van die volgende voorwaardes: b) op bladsy 2, e), h), i) en j) op bladsy 3, en k), m), n)(i), n)(ii), n)(iii), o)(i), o)(ii), o)(iii) en o) op bladsy 4 in Titel Akte Nr. T176110/2004. Die applikant is van voorneme om die 7,62m straatboulyn en die 3,05m sy en agterste boulyne, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titelakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde) gebou/e en/of struktuur/ure sowel as al die bestaande reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure vanaf die Stad Tshwane Metropolitaanse Munisipaliteit se Boubeheer Kantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die person of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf 25 September 2019 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 23 Oktober 2019 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 23 Oktober 2019.

Adres van aanvrager: Fisies: 769 Platrand Staat, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 25 September 2019 en 2 Oktober 2019 respektiewelik. Verwysing: CPD VAL/0688/01932 Item Nr: 30765.

25-2

NOTICE 1458 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 1932, Valhalla, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the above-mentioned property. The property is situated at 45 Meteor Road, Valhalla. The application is for the removal of the following conditions b) on page 2, e), h), i) and j) on page 3, and k), m), n)(i), n)(ii), n)(iii), o)(i), o)(ii), o)(iii) and o) on page 4 of Deed of Transfer No. T176110/2004. The intension of the applicant in this matter is to remove the 7,62m street building line and the 3,05m side and rear building lines, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s as well as all the existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 [the first date of the publication of the notice set out in Section 16(1)(f) of the By-Law referred to above], until 23 October 2019 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 23 October 2019.

Address of applicant: Physical: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 25 September 2019 and 2 October 2019 respectively. Reference: CPD VAL/0688/01932 Item No: 30765.

25-2

KENNISGEWING 1458 VAN 2019**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 1932, Valhalla, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Meteorweg 45, Valhalla. Die aansoek is vir die opheffing van die volgende voorwaardes: b) op bladsy 2, e), h), i) en j) op bladsy 3, en k), m), n)(i), n)(ii), n)(iii), o)(i), o)(ii), o)(iii) en o) op bladsy 4 in Titel Akte Nr. T176110/2004. Die applikant is van voorneme om die 7,62m straatboulyn en die 3,05m sy en agterste boulyne, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titellakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde) gebou/e en/of struktuur/ure sowel as al die bestaande reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure vanaf die Stad Tshwane Metropolitaanse Munisipaliteit se Boubesker Kantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf 25 September 2019 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 23 Oktober 2019 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 23 Oktober 2019.

Adres van aanvrager: Fisies: 769 Platrand Staat, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 25 September 2019 en 2 Oktober 2019 respektiewelik. Verwysing: CPD VAL/0688/01932 Item Nr: 30765.

25-2

NOTICE 1459 OF 2019**NOTICE: TSHWANE TOWN PLANNING SCHEME, 2008 (AS REVISED 2014)**

Notice is hereby given in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (as revised 2014) as well as in terms of Section 16(3) of the City of Tshwane Land Use Management By-Law 2016, that I, **Carlien Potgieter of TEROPO TOWN AND REGIONAL PLANNERS**, being the registered agent of the owner of **Erf 15 Hestepark, Pretoria** applied to the City of Tshwane Metropolitan Municipality for consent for a Guesthouse with associated uses as defined in the Tshwane Town Planning Scheme, 2008 (as revised 2014). The site is located at 8 Soenie Avenue, Hestepark. The application will lie for inspection during normal office hours at the City of Tshwane Metropolitan Municipality, Akasia Offices: 485 Heinrich Avenue (entrance Dale Str), 1st Floor, Room F8, Karenpark, Akasia, Pretoria or Cityp_registration@tshwane.gov.za. Any such person who wishes to object to the application or wishes to make representations or has an interest in respect thereof may submit such objections or representations, in writing with full contact details to the Municipal Manager, at the above address or to P O Box 3242, Pretoria 0001 on or before 23 October 2019. (period of 28 days from the date of the first publication of this notice).

Date of publication - 25 September 2019

Date of closing of comments / objections - 23 October 2019

Applicant: TEROPO TOWN AND REGIONAL PLANNERS, Postnet Suite 46, Private Bag x37, Lynnwood Ridge, 0040. Fax: 086-762-5014 / Tel No: 087 808 7925 E-mail: info@teropo.co.za

Ref No: CPD/0975/15

ITEM NO: 30891

KENNISGEWING 1459 VAN 2019**KENNISGEWING: TSHWANE DORPSBEPLANNINGSKEMA, 2008 (SOOS GEWYSIG 2014)**

Kennis word hiermee gegee ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) asook in terme van Artikel 16(3) van die Stad van Tshwane Grond Gebruik Bestuur By-Wet 2016, dat ek **Carlien Potgieter van TEROPO STADS- EN STREEKSBEPLANNERS** die gemagtigde agent van die eienaar van **Erf 15 Hestepark, Pretoria**, aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir toestemming vir 'n Gastehuis met geassosieerde gebruike soos gedefinieer in die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014). Die eiendom is geleë te Soenie Laan 8, Hestepark. Die aansoek lê ter insae gedurende gewone kantoor ure by die Stad van Tshwane Metropolitaanse Munisipaliteit, Stedelike Beplanning Kantore, Akasia Munisipale Kantore, 485 Heinrich Laan (entrance Dale Street), 1ste Vloer, Kamer F8, Karenpark, Pretoria of City_registration@tshwane.gov.za. Enige iemand wat besware of verhoë ten opsigte van die aansoek wil indien of enige belang het, mag sodanige besware of verhoë skriftelik met al die nodige kontakbesonderhede by die Munisipale Bestuurder by bogenoemde adres of by P O Box 3242, Pretoria 0001, indien nie later as 23 Oktober 2019 nie. (28-dae na eerste datum van publikasie van hierdie kennisgewing).

Datum van publikasie - 25 September 2019

Datum van sluiting van kommentaar / besware - 23 Oktober 2019

Aansoeker: TEROPO STADS- EN STREEKSBEPLANNERS, Postnet Suite 46, Privaatsak x37, Lynnwoodrif, 0040. Faks: 086-762-5014 / Tel No: 087 808 7925 E-pos: info@teropo.co.za

Verwysingsnommer: CPD/0975/15

ITEM NO: 30891

NOTICE 1460 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014), READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 4/580, Newlands hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for consent use for a "Retirement Centre" for a maximum of 20 elderly people consisting of 14 bedrooms, a helper's room/s and a care giver's flat. The property is situated at 198 Lila Avenue, Newlands. The current zoning of the property is "Residential 1". The intention of the applicant in this matter is to get the land use rights for a "Retirement Centre" on Erf 4/580, Newlands approved in order to obtain consequent building plan approval from the City of Tshwane Metropolitan Municipality's Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 [the first date of the publication of the notice set out in Section 16(3)(v) of the Tshwane Town-Planning Scheme, 2008 (Revised 2014)], until 23 October 2019 (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of publication of the notice in the Gauteng Provincial Gazette. Address of Municipal offices: Centurion Registration Office: Room E10, cnr. Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 23 October 2019. Address of applicant: Physical: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. E-mail: sl.townplanning@vodamail.co.za. Date on which notice will be published: 25 September 2019.

Reference: CPD NEW/0496/00580/4 Item No: 30768.

KENNISGEWING 1460 VAN 2019**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIKAANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE
DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), SAAMGELEES MET ARTIKEL 16(3) VAN DIE STAD
TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die applikant van Erf 4/580, Newlands gee hiermee ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om toestemmingsgebruik vir 'n "Aftree Sentrum" vir 'n maksimum van 20 bejaarde mense bestaande uit 14 slaapkamers, 'n helper/s se kamer/s, en 'n versorger se woonstel. Die eiendom is geleë te Lilalaan 198, Newlands. Die huidige sonering van die eiendom is "Residensieel 1". Die applikant se bedoeling met hierdie saak is om die grondgebruiksregte vir 'n "Aftree Sentrum" goedgekeur te kry op Erf 4/580, Newlands ten einde gevolglike bouplangoedkeuring te bekom vanaf die Stad Tshwane Metropolitaanse Munisipaliteit se Boubesker Kantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf 25 September 2019 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(3)(v) van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014)] tot 23 Oktober 2019 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie).

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Gauteng Provinsiale Koerant. Adres van Munisipale kantore: Centurion Registrasie Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 23 Oktober 2019. Adres van applikant: Fisies: Platrand Straat 769, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Epos: sl.townplanning@vodamail.co.za. Datum waarop kennisgewing gepubliseer word: 25 September 2019. Verwysing: CPD NEW/0496/00580/4 Item Nr: 30768.

NOTICE 1461 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS
OF SECTION 16(2), READ WITH SECTION 15(6), OF THE CITY OF TSHWANE LAND USE MANAGEMENT
BY-LAW, 2016**

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 52, Eldoraigne, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2), read with Section 15(6), of the City of Tshwane Land Use Management By-Law, 2016 of the above-mentioned property. The property is situated at 39 Colin Road, Eldoraigne. The application is for the removal of the following conditions: 3.(d) and 3.(e) on page 5, 3.(i) and 3.(j) on page 6, 4.(a) on pages 6-7, and 4.(c), 4.(c)(i), 4.(c)(ii) and 4.(d) on page 7 in Deed of Transfer No. T81331/2018. The intension of the applicant in this matter is to remove the 9,14m street building line and 3,05m side and rear building lines, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for the existing as-built (not yet approved) Second Dwelling-house, as well as for all other as-built building/s and/or structure/s already built on the application site, from the City of Tshwane Metropolitan Municipality Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 [the first date of the publication of the notice set out in Section 16(1)(f) of the By-Law referred to above], until 23 October 2019 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 23 October 2019.

Address of applicant: Physical: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 25 September 2019 and 2 October 2019 respectively. Reference: CPD ELD/0205/00052 Item No: 30738.

25-2

KENNISGEWING 1461 VAN 2019**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN
TERME VAN ARTIKEL 16(2), SAAMGELEES MET ARTIKEL 15(6), VAN DIE STAD TSHWANE
GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 52, Eldoraigne, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2), saamgelees met Artikel 15(6), van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Colinweg 39, Eldoraigne. Die aansoek is vir die opheffing van die volgende voorwaardes: 3.(d) en 3.(e) op bladsy 5, 3.(i) en 3.(j) op bladsy 6, 4.(a) op bladsye 6-7, en 4.(c), 4.(c)(i), 4.(c)(ii) en 4.(d) op bladsy 7 in Titellakte Nr. T81331/2018. Die applikant is van voorneme om die 9,14m straatboulyn en die 3,15m sy en agterste boulyne, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titellakte op te hef, ten einde bouplan goedkeuring te bekom vir die bestaande reeds geboude (nog nie goedgekeurde) Tweede Woonhuis, asook vir alle ander reeds geboude gebou/e en/of struktuur/ure wat reeds voorkom op die aansoekperseel vanaf die Stad Tshwane Metropolitaanse Munisipaliteit Boubeheerkantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf 25 September 2019 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 23 Oktober 2019 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 23 Oktober 2019.

Adres van aanvrager: Fisies: 769 Platrand Straat, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 25 September 2019 en 2 Oktober 2019 respektiewelik. Verwysing: CPD ELD/0205/00052 Item Nr: 30738.

25-2

NOTICE 1462 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the REMAINDER OF PORTION 57 OF THE FARM DOORNKRAAL 420 JR hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision and simultaneous consolidation of the above mentioned property in terms of section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016. The property is situated adjacent an unnamed gravel road, approximately 5km to the north east of Refilwe at S25°37'04.12" E28°34'41.15". The intention of the application is to subdivide the property into two portions and consolidate the northern portion with Portion 53 of the farm Doornkraal 420 JR. Any objection and/or comment, including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 September 2019 until 23 October 2019. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. Closing date for any objections and/or comments: 23 October 2019. Reference: Item 30793. Address of Municipal Offices: CITY PLANNING, LAND USE RIGHTS DIVISION, ROOM LG004, ISIVUNO HOUSE, 143 LILLIAN NGOYI STREET, PRETORIA. P O Box 3242, Pretoria, 0001. Address of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd., PO Box 34, Die Wilgers 0041, 373 Queens Crescent, Lynnwood, Telephone No: 012 342 7911, Email: bvt@mweb.co.za.

25-2

KENNISGEWING 1462 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM ONDERVERDELING INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR-VERORDENING, 2016**

Ons Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant van die eienaar van die RESTANT VAN GEDEELTE 57 VAN DIE PLAAS DOORNKRAAL 420 J.R. gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs-verordening, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling en gelyktydige konsolidasie van die eiendom, ingevolge Artikel 16(12)(a)(iii) van die Stad van Tshwane Grondgebruikbestuurs-verordening, 2016 ten opsigte van die bogenoemde eiendom. Die eiendom is geleë te 'n ongenoemde grondpad, ongeveer 5km na die noord ooste van Refilwe by S25°37'04.12" E28°34'41.15". Die doel van die aansoek is om die eiendom in twee dele te verdeel en die noordelike gedeelte te konsolideer met Gedeelte 53 van die plaas Doornkraal 420 JR. Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n verduideliking van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet gedurende gewone kantoorure ingedien word of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf 25 September 2019 tot 23 Oktober 2019. Volledige besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant, Beeld en Citizen koerante. Sluitingsdatum vir enige besware: 23 Oktober 2019. Verwysing: Item 30793. Adres van Munisipale kantore: STEDELIKE BEPLANNING, AFDELING GRONDGEBRUIKSREGTE, KAMER LG004, ISIVUNO HUIS, LILLIAN NGOYI STRAAT 143, PRETORIA. Naam en adres van applikant: Bertus van Tonder Town Planning Consulting (Pty) Ltd., Posbus 34, Die Wilgers 0041, 373 Queens Singel, Lynnwood, Telefoon No: 012 342 7911, Epos: bvt@mweb.co.za

25-2

NOTICE 1463 OF 2019**NOTICE OF APPLICATION IN TERMS OF SECTION 38 AND SECTION 62 OF THE EMFULENI PLANNING BY-LAW, 2018**

I, François du Plooy, being the authorised agent of the owner of Erf 31 Powerville Township, hereby give notice in terms of Section 38 and Section 62 of The Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), that I have applied to Emfuleni Local Municipality for the removal of restrictive conditions and the amendment for the above-mentioned property, situated at 20 Kariba Street, Powerville Township, from Industrial 1 to Industrial 1 to also permit a Truck Stop with related uses which includes selling of fuels and emergency spares, a workshop, wash bay, a canteen and rooms with an ablution facility.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 45 of Act 16 of 2013 (SPLUMA), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/interest in the application and also provide clear contact details to the office of the Strategic Manager: Land Use Management, Emfuleni Local Municipality, First Floor, Old Trust Bank Building, corner President Kruger Street and Eric Louw Street, Vanderbijlpark, for a period of 28 days from **25 September 2019**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Municipal Manager: P.O. Box 3, Vanderbijlpark, 1900, within a period of 28 days from **25 September 2019 up to 23 October 2019**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 646-2013. Fax: (011) 486-4544. E-mail: francois@fdpass.co.za

25-2

KENNISGEWING 1463 VAN 2019**KENNISGEWING VAN AANSOEK INGEVOLGE ARTIKEL 38 EN ARTIKEL 62 VAN DIE EMFULENI MUNISIPALE BEPLANNING BY-WET, 2018**

Ek, François du Plooy, synde die gemagtigde agent van die eienaar van Erf 31 Powerville Dorpsgebied, gee hiermee ingevolge Artikel 38 en Artikel 62 van "The Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018", saamgelees met die voorskrifte van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 16 van 2013, (SPLUMA), kennis dat ek by Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die verwydering van beperkende voorwaardes en die hersonering van die bogenoemde eiendom, geleë te Karibastraat 20, Powerville Dorpsgebied, vanaf Nywerheid 1 na Nywerheid 1 om ook oornag-parkering vir vragmotors met verwante gebruike insluitende die verkoop van brandstof en noodonderdele, 'n werkswinkel, wasplek, 'n kantien en kamers met ablusie fasiliteite toe te laat.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure in gevolg Artikel 45 van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, Wet 16 van 2013 (SPLUMA), moet enige belanghebbende persoon, wat sy/haar status as belanghebbende persoon moet kan bewys, sy/haar volledige beswaar/belang in die aansoek tesame met volledige kontak-besonderhede, voorsien aan die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Emfuleni Plaaslike Munisipaliteit, Eerste Vloer, Ou Trustbankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, vir 'n tydperk van 28 dae vanaf **25 September 2019**.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **25 September 2019 tot en met 23 Oktober 2019**, by of tot die Munisipale Bestuurder, by bovermelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word.

Adres van Applikant: François du Plooy Associates, Posbus 85108, Emmarentia, 2029. Tel: (011) 646-2013 Faks: (011) 486-4544. E-pos: francois@fdpass.co.za

25-2

NOTICE 1464 OF 2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION: REZONING APPLICATION FOR THE AMENDMENT OF THE EKURHULENI TOWN PLANNING SCHEME, 2014; READ WITH SECTION 56 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986); AND FURTHER READ WITH SECTION 2(2) AND THE RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent of the owner of the **proposed Consolidated Portions 7 and 30 of Erf 2770 Kempton Park Township and the proposed Consolidated Portions 10, 11, 12 and 25 of Erf 2770 Kempton Park Township**, hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that we have applied to the Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014; read with Section 56 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with Section 2(2) and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), by the rezoning of the properties described above. The sites are situated within the Kempton Park CBD, gaining access from West Street and Pine Avenue respectively.

- a. In respect of the proposed Consolidated Portions 7 and 30 of Erf 2770 Kempton Park Township From “Use Zone 6: Business 2”, with a coverage of 70%; a height of two (2) storeys; a density of 85 dwelling-units per hectare; a Floor Area Ratio (FAR) of null (0); and further subject to certain conditions.**

To “Use Zone 6: Business 2, for the purpose of Dwelling-units, Shops, and Business Purposes” with a coverage of 90%; a height of three (3) storeys; a density of 162 dwelling-units per hectare, provided that not more than twenty-two (22) dwelling-units shall be permitted; a non-applicable Floor Area Ratio (FAR), provided that ‘Shops’ and ‘Business Purposes’ shall be limited to a total gross floor area of 1 060sqm; and further subject to certain amended conditions.

- b. In respect of the proposed Consolidated Portions 10, 11, 12 and 25 of Erf 2770 Kempton Park Township From “Use Zone 6: Business 2”, with a coverage of 70%; a height of two (2) storeys; a density of 85 dwelling-units per hectare; a Floor Area Ratio (FAR) of null (0); and further subject to certain conditions.**

To “Use Zone 6: Business 2 for the purpose of Dwelling-units, Shops, Business Purposes, Medical Consulting Rooms and Parking Garage”, with a coverage of 90%; a height of eleven (11) storeys; a density of 321 dwelling-units per hectare, provided that not more than eighty-four (84) dwelling-units will be permitted; a non-applicable Floor Area Ratio (FAR), provided that ‘Shops’ shall be limited to a total gross floor area of 1 812sqm and ‘Business Purposes’ and ‘Medical Consulting Rooms’ shall be limited to a total gross floor area of 1 401sqm; and further subject to certain amended conditions.

Particulars of the application will lie for inspection during normal office hours at the relevant office of: The Department City Planning: 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, for a period of 28 days from **25 September 2019** (the date of first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to above or be addressed to: PO Box 13, Kempton Park, 1620, within a period of 28 days from **25 September 2019** (the date of first publication of this notice).

Address of authorised agent: **UrbanSmart Planning Studio (Pty) Ltd**
P.O. Box 66465, Woodhill, Pretoria, 0076
9 Warren Hills Close, Woodhill Golf Estate
Tel: (082) 737 2422 Fax: (086) 582 0369

Ref No: R507

25-2

KENNISGEWING 1464 VAN 2019

STAD VAN EKURHULENI METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK: HERSONERING AANSOEK VIR DIE WYSIGING VAN DIE EKURHULENI STADSBEPLANNINGSKEMA, 2014; LEES MET ARTIKEL 56 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986); EN VERDERE LEES MET ARTIKEL 2(2) EN DIE RELEVANTE BEPALINGS VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIK, 2013

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van voorgestelde Gekonsolideerde Gedeeltes 7 en 30 van Erf 2770 Kempton Park Dorpsgebied en voorgestelde Gekonsolideerde Gedeeltes 10, 11, 12 en 25 van Erf 2770 Kempton Park Dorpsgebied, gee hiermee ingevolge Artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Ekurhuleni Dorpsbeplanningskema, 2014; gelees met Artikel 56 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), gelees met Artikel 2 (2) en die toepaslike bepalings van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013),

deur die hersonering van die eiendomme hierbo. Die eiendomme is geleë binne die Kempton Park CBD en verkry onderskeidelik toegang van Wesstraat en Pinelaan.

- a. **Ten opsigte van voorgestelde Gekonsolideerde Gedeeltes 7 en 30 van Erf 2770 Kempton Park Dorpsgebied Van "Gebruiksone 6: Besigheid 2"**, met 'n dekking van 70%; 'n hoogte van twee (2) verdiepings; 'n digtheid van 85 eenhede per hektaar; 'n Vloeroppervlakverhouding (VOV) van nul (0) en verder onderworpe aan sekere voorwaardes.

Na "Gebruiksone 6: Besigheid 2 vir die doel van Wooneenhede, Winkels en Besigheidsdoeleindes" met 'n dekking van 90%; 'n hoogte van drie (3) verdiepings; 'n digtheid van 162 wooneenhede per hektaar, met dien verstande dat nie meer as twee-en-twintig (22) wooneenhede toegelaat sal word nie; 'n nie-toepaslike Vloeroppervlakte (VRV), met dien verstande dat 'Winkels' en "Besigheidsdoeleindes" beperk sal word tot 'n totale bruto vloeroppervlakte van 1 060 vierkante meter; en verder onderworpe aan sekere gewysigde voorwaardes.

- b. **Ten opsigte van voorgestelde Gekonsolideerde Gedeeltes 10, 11, 12 en 25 van Erf 2770 Kempton Park Dorpsgebied Van "Gebruiksone 6: Publieke Besigheid 2"**, met 'n dekking van 70%; 'n hoogte van twee (2) verdiepings; 'n digtheid van 85 eenhede per hektaar; 'n Vloeroppervlakverhouding (VOV) van nul (0); en verder onderworpe aan sekere voorwaardes.

Na "Gebruiksone 6: Besigheid 2, vir die doel van Wooneenhede, Winkels, Besigheidsdoeleindes, Mediese Spreekkamers en 'n Publieke Garage", met 'n dekking van 90%; 'n hoogte van elf (11) vloere; 'n digtheid van 321 wooneenhede per hektaar, met dien verstande dat nie meer as vier-en-tagtig (84) wooneenhede toegelaat sal word nie; 'n nie-toepaslike Vloeroppervlakte (VRV), met dien verstande dat 'Winkels' beperk sal word tot 'n totale bruto vloeroppervlakte van 1,812 vierkante meter, en 'Besigheidsdoeleindes' en 'Mediese spreekkamers' sal beperk word tot 'n totale bruto vloeroppervlakte van 1,401 vierkante meter; en verder onderworpe aan sekere gewysigde voorwaardes.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die spesifieke kantoor van: Die Departement Stadsbeplanning: 5de Verdieping, Burgersentrum, h / v CR Swartrylaan en Pretoriaweg, Kempton Park, vir 'n tydperk van 28 dae vanaf **25 September 2019** (die datum van die eerste publikasie van hierdie kennisgewing).

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **25 September 2019** (die datum van die eerste publikasie van hierdie kennisgewing) skriftelik by of tot: Posbus 13, Kempton Park, 1620, ingedien of gerig word.

Adres van gemagtigde agent: **UrbanSmart Planning Studio (Edms) Bpk**
Posbus 66465, Woodhill, Pretoria 0076
9 Warren Hills Close, Woodhill Golf Estate
Telefoonnr: (082) 737 2422 Faks: (086) 582 0369

Ref No: R507

25-2

NOTICE 1465 OF 2019**EKURHULENI AMENDMENT SCHEME A0347**

I, François du Plooy, being the authorised agent of the owner of Erf 2746 Brackenhurst Extension 2 Township, give notice in terms of Section 56 of the Town Planning and Townships Ordinance, 1986, read with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013, (SPLUMA) that I have applied to Ekurhuleni Metropolitan Municipality (Alberton Customer Care Agency) for the amendment of the Town Planning Scheme known as the Ekurhuleni Town Planning Scheme, 2014, by rezoning the property described above situated, at 164 Hennie Alberts Street, Brackenhurst Extension 2 Township, from Business 3 for a dwelling house and offices to Business 3 to also include a Home Schooling Facility, subject to certain conditions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 45 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton for the period of 28 days from **25 September 2019**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 4, Alberton 1450, within a period of 28 days from **25 September 2019 up to 23 October 2019**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 646-2013. E-mail: francois@fdpass.co.za

25-2

KENNISGEWING 1465 VAN 2019**EKURHULENI WYSIGINGSKEMA A0347**

Ek, François du Plooy, synde die gemagtigde agent van die eienaar van Erf 2746 Brackenhurst Uitbreiding 2 Dorpsgebied, gee hiermee ingevolge Artikel 56 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, saamgelees met die voorskrifte van die Wet Op Ruimtelike Beplanning en Grondgebruikbestuur, 16 van 2013, (SPLUMA), kennis dat ek by die Ekurhuleni Metropolitaanse Munisipaliteit (Alberton Kliënte Agentskap) aansoek gedoen het om die wysiging van die Dorpsbeplanningskema bekend as die Ekurhuleni Dorpsbeplanningskema, 2014, deur die hersonering van die eiendom hierbo beskryf, geleë te Hennie Albertsstraat 164, Brackenhurst Uitbreiding 2 Dorpsgebied, vanaf Besigheid 3 vir 'n woonhuis en Kantore na Besigheid 3 om ook 'n tuisonderrigfasiliteit in te sluit, onderhewig aan sekere voorwaardes.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure en in gevolg Artikel 45 van die Wet Op Ruimtelike Beplanning en Grondgebruikbestuur, 2013, (Wet 16 van 2013), moet enige belanghebbende persoon, wat sy/haar status as belanghebbende persoon moet kan bewys, sy/haar volledige beswaar/ belang in die aansoek tesame met volledige kontak-besonderhede voorsien aan, die Area Bestuurder: Stadsbeplanningsdepartement, Vlak 11, Alberton Kliënte Agentskap, Alwyn Taljaardlaan, Alberton, vir 'n tydperk van 28 dae vanaf **25 September 2019**.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **25 September 2019 tot en met 23 Oktober 2019**, skriftelik by of tot die Area Bestuurder: Departement: Stadsbeplanningsdepartement by bovermelde adres of by Posbus 4, Alberton, 1450, ingedien word.

Adres van Applikant: François du Plooy Associates, Posbus 85108, Emmarentia, 2029. Tel: (011) 646-2013. E-pos: francois@fdpass.co.za

25-2

NOTICE 1466 OF 2019**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF A REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 41 OF THE CITY OF
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

I, Gavin Ashley Edwards, of GE Town Planning Consultancy CC, being the authorised agent of the owner of Erf 107 Birdhaven, hereby give notice in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that I have applied to the City of Johannesburg Metropolitan Municipality for the removal of restrictive conditions of title, contained in Deed of Transfer T8731/2017 in respect of the above-mentioned property, situated on the eastern side of Wrenrose Avenue, which property's physical address is 58 Wrenrose Avenue, in the township of Birdhaven. The effect of the application will permit the removal of various conditions of title, which are now addressed and regulated in terms of Policies, By-Laws and Legislation enforced by the City of Johannesburg Metropolitan Municipality.

The above application will be open for inspection from 8:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor, A Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, for a period of twenty-eight (28) days from 25 September 2019.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000 or an email sent to objectionsplanning@joburg.org.za, within a period of twenty-eight (28) days from 25 September 2019 and by no later than 23 October 2019.

Address of owner: c/o GE Town Planning Consultancy CC, P.O. Box 787285, Sandton, 2146, Tel No.: (012) 653-4488, Cell No.: 082 553 3589 and email: gavingetp@outlook.com

NOTICE 1467 OF 2019**NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND
LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS AND SIMULTANEOUS
REMOVAL OF RESTRICTIVE TITLE CONDITIONS**

I, Hendrik Leon Janse van Rensburg of Vaalplan Town & Regional Planners, being the authorized agent of the owner of Erf 16, Vanderbijl Park SE 1 Township hereby give the notice in terms of Section 38(2) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have applied to the Emfuleni Local Municipality for the removal of restrictive conditions contained in the subject title deed (T31709/2019) which property (ies) is situated at no. 155 Piet Retief Boulevard, as well as for the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987 (amendment scheme H1062) to re-zone the property from "Residential 1" to "Residential 1" with an annexure (Annexure 1031) to include the use of the property for professional office purposes and a portion for a beauty salon.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the said authorized local authority at the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, Eric Louw road, P.O. Box 3, Vanderbijlpark, 1900 and at H.L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911 from 25 September 2019 until 24 October 2019. Any person who wishes to object to the application or submit representations in respect thereof must lodge the same in writing with the said authorized local authority at its address specified above on or before 24 October 2019.

Details of agent: Vaalplan Town & Regional Planners, C/O : H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel (016) 981 0507, fax : (016) 931 1342, e-mail : [vaalplan1 @telkomsa.net](mailto:vaalplan1@telkomsa.net)

KENNISGEWING 1467 VAN 2019**KENNISGEWING IN TERME VAN ARTIKEL 38(2) VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE WYSIGING VAN GRONDGEBRUIKREGTE EN GELYKTYDIGE OPHEF VAN TITELVOORWAARDES**

Ek, Hendrik Leon Janse van Rensburg van Vaalplan Stad- en Streekbeplanners, as die gevolmagtigde agent van die eienaar van Erf 16 Vanderbijl Park SE 1, gee hiermee in terme van Artikel 38(2) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek by die Emfuleni Plaaslike Bestuur aansoek gedoen het vir die opheffing van beperkende voorwaardes soos vervat in die betrokke titel akte (T31709/2019) wat geleë is te Piet Retief Boulevard nr. 155, asook vir die wysiging van die Vanderbijlpark Dorpsbeplanningskema, 1987, (wysigingskema nommer H1062) vir die heronering van die eiendom vanaf "Residensieël 1" na "Residensieël 1" met 'n bylae (Bylae 1031) om die gebruik van die eiendom vir professionele kantore in te sluit asook 'n gedeelte vir 'n skoonheidssalon.

Alle relevante dokumente met betrekking tot die aansoek sal beskikbaar wees vir insae gedurende normale kantoorure by die kantoor van die gemagtigde plaaslike owerheid naamlik die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, Eric Louw straat, Posbus 3, Vanderbijlpark, 1900 en by H.L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911 vanaf 25 September 2019 tot 24 Oktober 2019. Enige persoon wat teen die aansoek beswaar wens aan te teken of voorleggings ten opsigte daarvan wil maak, moet dit skriftelik doen en rig aan die vermeldde gemagtigde plaaslike owerheid by die betrokke adres soos hierbo aangedui voor of op 24 Oktober 2019.

Besonderhede van agent: Vaalplan Stads- en Streekbeplanners, s.v : H.L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911, Tel (016) 981 0507, faks : (016) 931 1342, e-pos : vaalplan1@telkomsa.net.

NOTICE 1468 OF 2019**NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS AND SIMULTANEOUS REMOVAL OF RESTRICTIVE TITLE CONDITIONS**

I, Hendrik Leon Janse van Rensburg of Vaalplan Town & Regional Planners, being the authorized agent of the owner of Erf 230, Three Rivers Township hereby give notice in terms of Section 38(2) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have applied to the Emfuleni Local Municipality for the removal of restrictive conditions contained in the subject title deed (T120287/2004) which property (ies) is situated at no. 10 Ring Road, as well as for the simultaneous amendment of the Vereeniging Town Planning Scheme, 1992 (amendment scheme N1293) to re-zone the property from "Residential 1" to "Educational" with an annexure (Annexure 1020) to use of the property for educational purposes.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the said authorized local authority at the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, Eric Louw road, P.O. Box 3, Vanderbijlpark, 1900 and at H.L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911 from 25 September 2019 until 24 October 2019. Any person who wishes to object to the application or submit representations in respect thereof must lodge the same in writing with the said authorized local authority at its address specified above on or before 24 October 2019.

Details of agent: Vaalplan Town & Regional Planners, C/O : H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel (016) 981 0507, fax : (016) 931 1342, e-mail : vaalplan1 @telkomsa.net

KENNISGEWING 1468 VAN 2019**KENNISGEWING IN TERME VAN ARTIKEL 38(2) VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE WYSIGING VAN GRONDGEBRUIKREGTE EN GELYKTYDIGE OPHEF VAN TITELVOORWAARDES**

Ek, Hendrik Leon Janse van Rensburg van Vaalplan Stad- en Streekbeplanners, as die gevolmagtigde agent van die eienaar van Erf 230, Three Rivers Dorpsgebied, gee hiermee in terme van Artikel 38(2) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek by die Emfuleni Plaaslike Bestuur aansoek gedoen het vir die opheffing van beperkende voorwaardes soos vervat in die betrokke titel akte (T120287/2004) wat geleë is te Ringweg nr. 10, asook vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, (wysigingskema nommer N1293) vir die hersonering van die eiendom vanaf "Residensieël 1" na "Opvoedkundig" met 'n bylae (Bylae 1020) om die eiendom vir opvoedkundige doeleindes te gebruik.

Alle relevante dokumente met betrekking tot die aansoek sal beskikbaar wees vir insae gedurende normale kantoorure by die kantoor van die gemagtigde plaaslike owerheid naamlik die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, Eric Louw straat, Posbus 3, Vanderbijlpark, 1900 en by H.L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911 vanaf 25 September 2019 tot 24 Oktober 2019. Enige persoon wat teen die aansoek beswaar wens aan te teken of voorleggings ten opsigte daarvan wil maak, moet dit skriftelik doen en rig aan die vermeldde gemagtigde plaaslike owerheid by die betrokke adres soos hierbo aangedui voor of op 24 Oktober 2019.

Besonderhede van agent: Vaalplan Stads- en Streekbeplanners, s.v : H.L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911, Tel (016) 981 0507, faks : (016) 931 1342, e-pos : vaalplan1@telkomsa.net.

NOTICE 1469 OF 2019**NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF THE MOGALE CITY SPATIAL PLANNING & LAND USE MANAGEMENT BY-LAW, 2018**

I Alida Steyn Stads- en Streekbeplanners BK, being the authorised agent of the owner of proposed Erven 902 & 903 Homes Haven x17, hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning & Land Use Management By-Law, 2018 that I have applied to Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme 1980, by the rezoning of the properties described above, situated on the south-western corner of the intersection of Hendrik Potgieter Road and Furrow Road in the Diswilmar Agricultural Holdings area. The rezoning is from "Commercial" to "Business 2" including motor showrooms and a carwash facility. The intention of the owner is to develop the properties with a shopping centre, offices, residential dwellings, a motor showroom and a carwash facility.

Any objection and/or comment, including the grounds for such objection and/or comment with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection and/or comment, shall be lodged with, or made in writing to the Manager: Development Planning from 25 September 2019 until 23 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the *Provincial Gazette* / *The Star* newspaper.

Address of Municipal offices: Development Planning, First Floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp.

Closing date for objections/comments: 23 October 2019

Applicant: Alida Steyn Stads- en Streekbeplanners BK, PO Box 2526 Wilropark 1731, Tel: (011) 955-4450, alidasteyn@mweb.co.za

Dates on which notice will be published: 25 September 2019 & 2 October 2019

25-2

NOTICE 1470 OF 2019**NOTICE FOR REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF LAND**

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law 2016 that I, the undersigned, applied to the City of Johannesburg for the removal of restrictive title deed conditions. The purpose of the application is primarily to remove a title deed condition which restricts the building line. Other title deed conditions which have become outdated and which are already controlled in terms of the town planning scheme and Council by-laws, will also be removed.

Site description: Portion 31 of Erf 1283 Horison (17 Schultz Street, Horison, 1724)

Particulars of the above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein for a period of 28 days from 25 September 2019.

Any person having an objection to the this application must lodge such objection together with the grounds thereof and their contact details to both the applicant and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733 Braamfontein 2017, or a facsimile sent to (011) 339-4000, or an e-mail sent to BenP@joburg.org.za, by not later than 23 October 2019.

Applicant: Alida Steyn Stads- en Streekbeplanners BK, PO Box 2526 Wilropark 1731, Tel: (011) 955-4450, Fax: 086 272 0075, E-mail: alidasteyn@mweb.co.za

Date: 25 September 2019

PROCLAMATION • PROKLAMASIE

PROCLAMATION 106 OF 2019**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with the Spatial Planning and Land Use Management Act, 16 of 2013 the City of Ekurhuleni Metropolitan Municipality hereby declares DELVILLE EXTENSION 9 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREATER GERMISTON INNER CITY HOUSING CORP PHASE 11 (PTY) LTD (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORTION 71 OF THE FARM KLIPPOORTJIE 110 I.R HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT**(1.1) Registration of Servitudes**

The owner shall at his own expense cause a servitude to be registered in favour of and the satisfaction of the Ekurhuleni Metropolitan Municipality:

- a. A servitude in favour of the Municipality, 3 metres wide, shall be registered over a portion of proposed Erf 948 to the satisfaction of the municipality, as indicated on General Plan S.G. No. 3986/2001.
- b. A Right-of-way servitude, 5 metres wide, in favour of the ERF 189 KLIPPOORTJE AL TOWNSHIP, shall be registered along the Southern boundary of proposed Erf 948 (within the 8 metres Building line).

(1.2) Name

The name of the Township shall be **DELVILLE EXTENSION 9**

(1.3) Design

The township shall consist of erven and streets as indicated on plan **S.G. No. 3986/2001**.
The township shall consist of erven and streets as will be indicated on the final layout of the township as approved by the City Council.

(1.4) Land for Municipal Purposes:

The following erf shall be transferred to the Municipality by and at the expense of the township owner:
Municipal site/s: Erf 947

(1.5) Access

No direct access to or from Elsburg Road shall be permitted.

(1.6) Acceptance and Disposal of Stormwater

The township owner shall arrange for the drainage of the township to be disposed of to the satisfaction of the Municipality.

(1.7) Precautionary Measures

The township owner shall at his own expense, make arrangements with the Municipality to ensure that water will not dam up, that the entire surface of the township area is drained properly and that the streets are sealed effectively with tar, cement or bitumen.

Demolition of Buildings or Structures

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, road reserves, or over the common boundaries to be demolished to the satisfaction of the Municipality.

(1.8) Removal of Litter

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the Municipality.

(1.9) Removal or Replacement of Municipal Services

(1.10.1) If, for some reason due to the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner

(1.10.2) All municipal services that cross the common boundaries between the erven shall be removed and relocated by and at the cost of the township owner, as and when required by the Municipality.

(1.10) Repositioning of Circuits

If, for some reason due to the establishment of the township it should become necessary to reposition any existing circuit of the Electricity Supply Commission (ESKOM), the cost thereof shall be borne by the township owner.

(1.11) Engineering Services

The township owner is responsible for making the necessary arrangements for the provision of all engineering services to the satisfaction of the Municipality.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All Erven shall be subject to the existing conditions and servitudes, if any.

3. CONDITION OF TITLE**ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:****a. CONDITION/S IMPOSED BY THE DEPARTMENT OF MINERAL RESOURCES IN RESPECT OF LAND WITHIN THE TOWNSHIP AREA THAT MAY BE UNDERMINED.**

- i. The erection of any buildings or structures on the erven shall be subject to the provisions of Regulation 5.3.5 promulgated under the Minerals Act no.50 of 1991, and as amended from time to time.
- ii. As this/these erf/erven forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations, whether past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

b. Servitudes

- i. The erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any two boundaries of the erf other than a street boundary, and in case of the panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Municipality: provided that the Municipality may dispense with any such servitude.
- ii. No building or other structure shall be erected within the aforesaid servitude area and no area and no large-rooted trees shall be planted within the area of such servitude or within 2m therefrom.

- iii. The municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Municipality.
- iv. All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Municipality, registered in favour of the Municipality.

c. Conditions in favour of third parties

A Right-of- way servitude, 5 metres wide, in favour of the ERF 189 KLIPPORTJE AL TOWNSHIP, shall be registered along the Southern boundary of proposed Erf 948 (within the 8 metres Building line).

4. CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 15 OF 1986 (AS AMENDED), IN ADDITION TO THE PROVISIONS OF THE PROVISIONS OF THE PLANNING SCHEME IN OPERATION

4.1 Erf 947

- a) The erf shall be zoned "Municipal".
- b) The erf shall be used for Municipal Services

4.2 Erf 948

- a) The erf shall be zoned "Residential 4" (Height: 4 Storeys; Coverage: 50% F.A.R: 2,0).
- b) Adequate paved parking shall be provided to the satisfaction of the Municipality in accordance with the approved Site Development Plan.
- c) A Site Development Plan shall be submitted and approved prior to the submission of building plans.
- d) No direct access to or from Elsburg Road shall be permitted.
- e) An 8 metres building line shall be applicable along the southern boundary adjoining the railway line.
- f) A minimum of 1900 square metres shall be designated as children's play area.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME G0118

The Ekurhuleni Metropolitan Municipality hereby in terms of provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986 read together with the Spatial Planning and Land Use Management Act, 16 of 2013, declares that it has approved the Amendment Scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of DELVILLE EXTENSION 9.

The Amendment Scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, 175 Meyer Street, 1st floor United House, Cnr. Meyer & Library Streets, Germiston.

This Amendment is known as Ekurhuleni Amendment Scheme G0118.

Dr. I. Mashazi, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 911 OF 2019**NOTICE IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT 3 OF 1996)**

I, Mirna Mulder of MM Town Planning Services, being the authorised agent of the owner of **ERF 20934 TSAKANE TOWNSHIP EXTENTION 11**, give notice in terms of Section 5 (5) of the Gauteng Removal of Restrictions Act, 1996, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013, (SPLUMA), that I have applied to Ekurhuleni Metropolitan Municipality for removal of certain restrictive Title Conditions contained in Title Deed T40975/2007 of the property described above situated at the corner of Ntuthuko and Tsakane streets.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager, City Planning Department (Brakpan), 81B Escombe St, Brakpan, 1540, for a period of 28 days from **18 SEPTEMBER 2019**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, at the aforementioned address or at Private Bag X1069, Germiston, 1400, within a period of 28 days from **18 SEPTEMBER 2019**. MM Town Planning Services: 59 HF Verwoerd St, Heidelberg, 1441 / PO Box 296, Heidelberg, 1438/ Tel No 016-349 2948 / 082 4000 909 info@townplanningservices.co.za.

Date of placements: 18 September 2019 and 25 September 2019

18-25

PROVINSIALE KENNISGEWING 911 VAN 2019**KENNISGEWING INGEVOLGE ARTIKEL 5 (5) VAN DIE GAUTENG OPHEFFING VAN BEPERKINGS WET, 1996**

Ek, Mirna Ann Mulder van MM Town Planning Services, synde die gemagtigde agent van die eienaar van **ERF 20934 TSAKANE DORPSGEBIED, UITBREIDING 11**, gee hiermee ingevolge Artikel 5 (5) van die Gauteng Opheffing van Beperkings Wet, 1996, saamgelees met die voorskrifte van die Wet Op Ruimtelike Beplanning en Grondgebruikbestuur, Wet 16 van 2013 (SPLUMA), kennis dat ek by die Ekurhuleni Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkende voorwaardes vervat in Titel Akte T40975/2007 van die eiendom hierbo beskryf, geleë te Ntuthuko en Tsakane strate.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoor ure by die kantoor van die Area Bestuurder, Stadsbeplannings Departement (Brakpan), 81B Escombe Straat, Brakpan, 1540, vir 'n tydperk van 28 dae vanaf **18 SEPTEMBER 2019**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **18 SEPTEMBER 2019** skriftelik by die Munisipale Bestuurder, p/a Privaatsak X1069, Germiston, 1400, ingedien of gerig word. MM Town Planning Services: 59 HF Verwoerd Straat, Heidelberg, 1441 / Posbus 296, Heidelberg, 1438/ Tel No 016-349 2948/ 082 4000 909 info@townplanningservices.co.za.

Datum van plasings: 18 September 2019 en 25 September 2019

18-25

PROVINCIAL NOTICE 914 OF 2019**NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)****EKURHULENI TOWN PLANNING SCHEME, 2014**

We, D Land Surveyors, being the authorized agent of the owner of Erf 2418 Selcourt Extension 7, hereby give notice in terms of Section 56 of the Town-Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986) read with the Spatial Planning and Land Use Management Act, 2013 that I have applied to the Ekurhuleni Metropolitan Municipality, Springs Customer Care Centre for the amendment of the town-planning scheme known as the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the property described above, situated at 5 Lieberstein Road, Selcourt from "Residential 1" to "Residential 3" with a density of 40 dwelling units. The owner's intention is to propose the 4 dwelling house on freehold stands.

Particulars of the application will lie for inspection during normal office of the Area Manager, Department of City Development, Springs Customer Care Centre, C/O Plantation and South Main Reef Roads, Springs, for a period of 28 days from 18 September 2019.

Objections or representations in respect of the application must be submitted in writing and in duplicate, to the Area Manager, Department of City Development at the above address or at P.O. Box 45, Springs, 1560, within a period of 28 days from 18 September 2019.

18-25

PROVINSIALE KENNISGEWING 914 VAN 2019**KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPS BEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAM GELEES MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, 2013 (WET 16 VAN 2013)****EKURHULENI DORPSBEPLANNING SKEMA, 2014**

Ons, D Landmeters, synde die gemagtigde agent van die eienaar van Erf 2418 Selcourt Uitbreiding 7, gee hiermee ingevolge Artikel 56 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986), gelees met die Ruimtelike Beplanning en Grondgebruik Bestuurswet, 2013, dat ek aansoek gedoen het by die Ekurhuleni Metropolitaanse Munisipaliteit, Springs Klantesorgsentrum vir die wysiging van die dorpsbeplanningskema bekend as die Ekurhuleni Dorpsbeplanningskema, 2014, deur die hersonering van die eiendom hierbo beskryf, gelee te Liebersteinweg 5, Selcourt, vanaf "Residensieel 1" na "Residensieel 3" met 'n digtheid van 40 wooneenhede per hektaar. Die eienaar se voorneme is om die 10 wooneenhede voor te stel.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Area Bestuurder, Departement Stedelike Ontwikkeling en Beplanning, Brakpan, Customer Care Centre, Kamer 212, 1ste Vloer, Civic Centre, hoek van Escombe en Elliot Paaie vir 'n tydperk van 28 dae vanaf 18 September 2019.

Besware of vertoe ten opsigte van die aansoek moet skriftelik ingedien word en in tweevoud by of tot die Uitvoerende Direkteur: Stedelike Beplanning by bovermelde adres of by Posbus Box 15, Brakpan, 1540, binne 'n tydperk van 28 dae vanaf 18 September 2019.

18-25

PROVINCIAL NOTICE 922 OF 2019

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We Conradie Land Surveyors, being the authorized agent of the owner of Portion 79 of the farm Tiegerpoort 371-JR, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property as described below.

The intension of the applicant in this matter is to subdivide the farm into two portions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 September 2019, *(the first date of the publication of the notice set out in section 16(1)(f) of the By-law referred to above)*, until 16 October 2019, *(not less than 28 days after the date of first publication of the notice)*.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspaper.

Address of Municipal offices: Room E10, Registry, cnr Basden and Rabie Streets, Centurion Municipal Offices.

Closing date for any objections: 16 October 2019

Address of applicant : The Village, Block B Ground floor, Cnr Oberon & Glenwood Road, Faerie Glen, Pretoria, P.O Box 1315, Faerie Glen, 0043, Tel. No: 012 348 2570, Email: ansie@landmeet.co.za,

Dates on which notice will be published: 18 September 2019 and 25 September 2019

Description of property: Portion 79 of the farm Tiegerpoort 371 Registration division JR, Province of Gauteng.

Number and area of proposed portions:

Proposed Portion 1 in extent approximately 4,2824 Ha, Proposed Remainder in extent approximately 4,2829 Ha, Total Area 8,5653 Ha
City of Tshwane Reference: CPD 371-JR/0924/79 (Item No:30653)

18-25

PROVINCIAL NOTICE 923 OF 2019

City of Tshwane Metropolitan Municipality

Notice of a Rezoning Application in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016

We, Delacon Planning being the applicant of the Remainder of Erf 441 Gezina and Portion 1 of Erf 441 Gezina (to be consolidated and known as Portion 3 of Erf 441 Gezina), hereby give notice in terms of Sections 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality, for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the properties as described above. The properties are situated at 580 and 584 Ella Street, Gezina. The rezoning is from Residential 1 to Commercial. The intention of the applicant in this matter is to consolidate the two properties and to rezone the consolidated property in order to obtain the same rights (i.e commercial use rights) as the properties situated next to the subject properties (i.e Erf 717 & Erf 718 also known as HVAC House Pty Ltd) in order to be able to expand the business currently at Erf 717 & Erf 718 Gezina.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodge with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **18 September 2019** until **16 October 2019**.

Full Particulars and plans (if any) may be inspected during normal office hours at the Municipal offices (Registry, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria), for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, the Beeld and the Citizen. Closing date for any objections and/or comments: **16 October 2019**. Dates on which notice will be published: **18 September 2019 and 25 September 2019**. Address of applicant: 101 Karin Avenue, Doringkloof Centurion, P. O. Box 7522, Centurion, 0046, E-mail: planning@delacon.co.za, Telephone No: (012) 667-1993 / 083 231 0543

Reference: CPD/9/2/4/2-5345T (Item no: 30735)

18-25

PROVINSIALE KENNISGEWING 923 VAN 2019

Die Stad Tshwane Metropolitaanse Munisipaliteit
Kennisgewing van 'n Hersoneringsaansoek ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016

Ons, Delacon Planning, synde die applikant van die Restant van Erf 441 Gezina en Gedeelte 1 van Erf 441 Gezina (wat gekonsolideer gaan word en bekend sal staan as Gedeelte 3 van Erf 441 Gezina) gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 kennis dat ons by die Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpbeplanningskema, 2008 (Gewysig 2014) in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016. Die eiendom is geleë te Ellastraat 580 en 584, Gezina. Die hersonering is vanaf Residensieel 1 na Kommersieel. Die bedoeling van die applikant in hierdie saak is om die eiendomme te konsolideer en te hersoneer na Kommersieel om sodoende dieselfde regte te bekom as die eiendomme geleë langs die bogenoemde eiendomme (Erf 717 en Erf 718 ook bekend as HVAC House Pty Ltd) om sodoende die huidige besigheid op Erf 717 en Erf 718 te kan uitbrei.

Enige beswaar en/of kommentaar teen die aansoek, met redes daarvoor, tesame met die volledige kontakbesonderhede van die persoon wat die beswaar of kommentaar indien en waarsonder die Munisipaliteit nie instaat is om met die persoon wat die beswaar of kommentaar gelewer het te kommunikeer nie, moet skriftelik vanaf **18 September 2019 tot 16 Oktober 2019** by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za ingedien of gerig word.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, (Registrasie, LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria) vir 'n periode van 28 dae vanaf die eerste verskyning van die kennisgewings in die Provinsiale Koerant, die Beeld en die Citizen. Sluitingsdatum vir enige besware: **16 Oktober 2019**. Datums waarop kennisgewings gepubliseer sal word: **18 September 2019** en **25 September 2019**. Adres van applikant: Karinlaan 101, Doringkloof, Centurion, Posbus 7522, Centurion, 0046, E-pos: planning@delacon.co.za, Telefoonnr: 012 667 1993 / 083 231 0543.

Verwysing: CPD/9/2/4/2-5345T (Item no: 30735)

18–25

PROVINCIAL NOTICE 928 OF 2019

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, D.R. Erasmus of Plan-Enviro CC, the undersigned, intend to apply to the City of Johannesburg for: Application Type: Removal of Restrictive Title Conditions in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016. Application Purposes: The removal of restrictive title conditions contained in the title deed which are covered by other legislation to allow the development thereof. Site Description: Erf No: 816. Township: Forest Town Township. Street Address: 7 Durris Street. Code: 2193. Particulars of this application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to 0113394000, or an e-mail sent to ObjectionsPlanning@joburg.org.za by not later than 23 October 2019. Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application. Authorised agent: Full name: D R Erasmus of Plan-Enviro CC. Postal Address: P O Box 101642, Moreleta Plaza Code: 0167. Physical address: 849, Pincher Street, Garsfontein, X 10, 0081. Tel. and Fax No (w): 0129930115. Cell: 0828500101. E-Mail Address: aps@mweb.co.za. Date: 25 September 2019

PROVINCIAL NOTICE 929 OF 2019**THE CITY OF JOHANNESBURG LAND USE SCHEME 2018**

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that I, Raymond Da Costa being the authorized agent of the property, intend to apply to the City of Johannesburg for an amendment of the land use scheme.

SITE DESCRIPTION: ERF 313 BELLEVUE EAST

STREET ADDRESS: 124 YEO STREET, BELLEVUE EAST, 2198

The purpose of the application is to remove restrictive conditions of title, namely Conditions 1(a), 1(b), and 1(c) in Deed of Transfer No. T17275/2018, for consent use for a house shop.

Particulars of this application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objection or representation with regard to the application must be submitted to the owner/ agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to benp@joburg.org.za, by not later than 23 October 2019. AUTHORISED AGENT: Raymond Da Costa, P.O. Box 15946, Doornfontein, 2058. Tel: 071 480 8901 Date of Publication: 25 September 2019.

PROVINCIAL NOTICE 930 OF 2019

NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF

Fife Avenue in Hurlingham for security reasons pending approval by the City of Johannesburg.
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,

Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998, HAS CONSIDERED AND PROVISIONALLY APPROVED the following Security Access Restriction and Thereto authorised the Johannesburg Roads Agency to give effect to the said interim approval and Further manage the process and resultant administrative processes of the interim approval.

Notice is given further that this provisional/ interim approval should not be considered and/ or construed /and /or interpreted and/or deemed to be a final approval.

SPECIFIED RESTRICTIONS APPROVED:			
Suburb	Applicant	Application Ref. No	Road Name
Hurlingham	Fife Avenue Security Association	Reference No. 44	Fife Avenue
Type of Restriction Relaxation Hours			
<p>The specified restrictions are as follows:</p> <ul style="list-style-type: none"> • A 24-hour manned boom at Fife Avenue (at its intersection with Breamer Road); Booms to be left in an upright position between 06:30 – 08:30 and 15:30 – 18:00 weekdays in order to ease traffic flow in the transport system during the peak periods. • A locked palisade gate at Fife Avenue (at its intersection with Balmoral Avenue); • A pedestrian gate (at its intersection with Fife Avenue and at its intersection with Balmoral Avenue); and • An entire perimeter of the restricted area and unrestricted access at all times. 			

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected during normal office hours at the JRA (PTY) Ltd offices, at the address below.

The public is duly advised that in terms of the City policy relating to these restrictions:

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates should be left accessible (and not locked in any way) for 24/7.
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

Any person who has any comments on the conditions of approval in terms of the aforesaid restriction/s may lodge such comments in writing with the:-



Traffic Engineering Department, JRA (PTY) Ltd. 666 Sauer Street , Johannesburg
Traffic Engineering Department, JRA (PTY) Ltd. Braamfontein X70, Braamfontein 2107
City of Johannesburg | Johannesburg Roads Agency (Pty) Ltd | www.jra.org.za



Comments must be received on or before one month after the first day of the appearance of this notice.

PROVINCIAL NOTICE 931 OF 2019**CITY OF JOHANNESBURG****NOTICE OF FINAL APPROVAL OF A SECURITY ACCESS RESTRICTION FOR
SECURITY REASONS**

Notice is hereby given that the City of Johannesburg, Pursuant to the provision of Chapter 7 of the Rationalization of Local Government Affairs Act, 1998, has considered and grants the security access restriction applied for by the 5th Road Hyde Park NPC Reference Number 388. The security access restriction was originally advertised for public comment on 15 November 2017 in the government gazette for a period of 30 days and all comments and objections were considered. The Security Access Restriction shall become effective from date of publication for a period of two years. In terms of the Municipal Systems Act, 32 of 2000. Appeals may be made to the Office of the City Manager within 21 days of notification at:

Office of The City Manager
Metro Centre
Council Chamber Wing
158 Civic Boulevard
Braamfontein
citymanager@joburg.org.za

The public is duly advised that in terms of the City's policy relating to these restrictions, No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval. No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area. Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

PROVINCIAL NOTICE 932 OF 2019**NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owner of **ERF 24 HAZELWOOD** hereby gives notice in terms Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of **ERF 24 HAZELWOOD** from "Residential 1" to "Business 4" to allow for offices.

The said property is situated at 47 Hazelwood Road, in Hazelwood. The intention of the applicant in this matter is to obtain the zoning rights for offices on the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, Room E10, Centurion Municipal Offices, cnr Basden and Rabie Streets, Lyttelton, or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 25 September 2019 until 23 October 2019.

Full particulars of the application and plans (if any) may be inspected during normal office hours at The Group Head: Economic Development and Spatial Planning, Centurion Municipal Offices at the address provided above and at the offices of Metroplan at the address provided below for a period of 28 days from 25 September 2019.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: (012) 804 2522; Fax: (012) 804 2877 and E-mail: viljoen@metroplan.net / harriet@metroplan.net.

Notices will be placed on-site for 14 days from: 25 September 2019
Closing date for objection(s) and or comment(s): 23 October 2019

Reference:

Rezoning: CPD 9/2/4/2-5388T (Item 30902)

25-2

PROVINSIALE KENNISGEWING 932 VAN 2019**KENNISGEWING VAN 'N AANSOEK VIR OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **ERF 24 HAZELWOOD** gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014) deur die hersonering van **ERF 24 HAZELWOOD** vanaf "Residensieel 1" na "Besigheid 4" vir doeleindes van kantore.

Die eiendom is geleë te Hazelwoodweg 47, in Hazelwood. Die voorneme van die aansoeker in hierdie saak is om soneringsregte te verkry vir kantore.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Kamer E10, Centurion Munisipale Kantore, op die hoek van Basden en Rabie Strate, Lyttelton, of Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za ingedien of gerig word om die Munisipaliteit te bereik vanaf 25 September 2019 tot 23 Oktober 2019.

Volledige besonderhede van die aansoeke en planne (indien enige) lê ter insae gedurende gewone kantoorure by die kantoor van die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Centurion Munisipale Kantore by die bostaande adres en by die kantore van Metroplan by die adres hier onder vir 'n tydperk van 28 dae vanaf 25 September 2019.

Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel: 012-804 2522; Faks: 012-804 2877; en E-pos: viljoen@metroplan.net / harriet@metroplan.net

Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf: 25 September 2019
Sluitingsdatum van die beswaar- en/of kommentaartydperk: 23 Oktober 2019

Verwysing:

Hersonering: CPD 9/2/4/2-5388T (Item 30902)

25-2

PROVINCIAL NOTICE 933 OF 2019

**RAND WEST CITY LOCAL MUNICIPALITY
NOTICE OF REMOVAL OF RESTRICTIVE TITLE CONDITION/S IN TERMS OF SECTION 59(4) OF
THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE
MANAGEMENT BY-LAW, 2017**

We TN Town Planning and General Services Pty Ltd, being the applicant of Portion 1 of Erf 447 Homelake Extension 1 hereby give notice in terms of [section 59\(8\)](#) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, that we have applied to the Rand West City Local Municipality for the **removal of** Conditions 2 (a), 2(e) as well as f(a), f(c) and f(d) in Title Deed T 8643/2017 in respect of the above-mentioned property, in terms of [section 59\(4\)](#) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017.

The property is situated at: Number 27 Salie Street, Homelake.

The intension of the applicant in this matter is to remove the above conditions for the following reasons:

- To allow the property under application to be utilised for non-residential purposes should the owner wish to amend the land use rights of the property in question,
- Permit erection of more than one structure or buildings, and
- Permit erection of buildings on the erf to be located less than 6.10 and 7.62 metres from the boundary thereof abutting on a street.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Executive Manager Economic Development and Planning, PO Box 218, Randfontein, 1760 or to prudence.modikoe@randfontein.gov.za from 25 September 2019, until 23 October 2019 (28 days after the date of publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of publication of the notice in the Provincial Gazette / The Star newspaper.

Address of Municipal offices:

Library Building, corner of Sutherland Avenue & Stubbs Street, Randfontein, office of the Executive Manager Economic Development and Planning, 1st Floor, Room No. 1.

Closing date for any objections and/or comments: 23 October 2019

Address of applicant (Physical as well as postal address):

Physical Address: 99 Blouelie Crescent, Annlin and Postal Address: Post Suite Number 08, Private Bag X6 Karenpark, 0118

Telephone No. of Applicant: 0711770990 Date of publication: 25 September 2019

PROVINCIAL NOTICE 934 OF 2019

NOTICE IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT 1996 (ACT 3 OF 1996)

I, Alex van der Schyff of Aeterno Town Planning, being the authorised agent of the registered land owner, i.e. Kiron Projects (Pty) Ltd, hereby gives notice in terms of Section 5 (5) of the Gauteng Removal of Restrictions Act, 1996, read with the Spatial Planning and Land Use Management Act, 2013, (Act 16 of 2013) that I have applied to the Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) for the removal of Conditions (a) (i), (b), (c) and (d) contained in Deed of Transfer T18339/2018 over the **Remaining Extent of Portion 29 of the farm Finaalspan 114 IR**. The property is located in the Windmill Park area to the south of Road K132 and east of Windmill Park x 1 and Windmill Park x 3.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Area Manager, Boksburg Customer Care Centre, second floor, room 248, c/o Trichardt- and Commissioner Street, Boksburg Civic Centre, for a period of 28 days from **25 September 2019**.

Any person who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing with the said Local Authority, to the Area manager, City Planning, at the above address, or at P.O. Box 215, Boksburg, 1460 within a period of 28 days from **25 September 2019**.

Name and address of agent: Aeterno Town Planning (Pty) Ltd, 338 Danny Street, Lynnwood Park, Pretoria, 0081, P. O. Box 1435, Faerie Glen, 0043. Tel: 012 348 5081(P429)

25-2

PROVINSIALE KENNISGEWING 934 VAN 2019

KENNISGEWING IN TERME VAN ARTIKEL 5(5) VAN DIE GAUTENG WET OP DIE OPHEFFING VAN BEPERKINGS, 1996 (WET 3 VAN 1996)

Ek, Alex van der Schyff, van Aeterno Stadsbeplanning, synde die gemagtigde agent van die geregistreerde eienaar, Kiron Projects (Pty) Ltd, gee hiermee kennis in terme van Artikel 5 (5) van die Gauteng Wet op die Opheffing van Beperkings, 1996, saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruiksbestuur, 2013, (Wet 16 van 2013), dat ek aansoek gedoen het by die Ekurhuleni Metropolitaanse Munisipaliteit (Boksburg Diensgebied) vir die opheffing van voorwaardes a(i), (b), (c) en (d) vervat in Akte van Transport T18339/2018 met betrekking tot die **Restant van Gedeelte 29 van die plaas Finaalspan 114 IR**. Die eiendom is geleë in die Windmill Park gebied, suid van Pad K132, en oos van Windmill Park x 1 en Windmill Park x 3

Alle dokumente relevant tot die aansoek lê ter insae gedurende gewone kantoorure, by die Area Bestuurder, Ontwikkelingsbeplanning, Boksburg Diensgebied, tweede vloer, Kamer 248, h/v Trichardt- en Commissionerstrate, Boksburg Burgersentrum, vir 'n tydperk van 28 dae vanaf **25 September 2019**

Besware teen of verhoë ten opsigte van die aansoek moet skriftelik by of tot die Area Bestuurder, Departement Ontwikkelingsbeplanning, Boksburg Diensgebied, tweede vloer, kamer 248, h/v Trichardt- en Commissionerstrate, ingedien word, of aan Posbus 215, Boksburg, 1460 gerig word binne 'n tydperk van 28 dae vanaf **25 September 2019**

Naam en adres van agent: Aeterno Stadsbeplanning, 338 Dannystraat, Lynnwoodpark, 0081, Posbus 1435, Faerie Glen, 0043, Tel 012 348 5081(P428)

25-2

PROVINCIAL NOTICE 935 OF 2019**Johannesburg Town Planning Scheme, 2018**

Notice is hereby given in terms of Sections 26 of the City of Johannesburg, Municipal Planning By-Law, 2016, that I, Mark Roux of Planning Worx, being the authorised agent of the owners, have applied to the City of Johannesburg for a township establishment.

Application purposes:

The purpose of the application is to establish the proposed township of Crowthorne Extension 24 to allow for the development of dwelling units (comprising market units and inclusionary housing units), private open space, a nursery school-cum-creche and signage.

Site description:

Holdings 92 and 101 Crowthorne A.H.

Holding 92 Crowthorne A.H is located at 497 Main Road (also known as Pitts Avenue), at the north-eastern corner of its intersection with Ethel Avenue.

Holding 101 Crowthorne A.H is located at 499 Main Road (also known as Pitts Avenue), at the south-eastern corner of its intersection with Ethel Avenue.

The above application in terms of the Johannesburg Town Planning Scheme, 2018, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection of representation with regard to the application must be submitted to both the authorised agent and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than 23 October 2019.

Authorised Agent: Mark Roux (Planning Worx), PO Box 130316 Bryanston 2021, Cell: 083 281 7239, e-mail: markr@planwrx.co.za.

PROVINCIAL NOTICE 936 OF 2019**Johannesburg Town Planning Scheme, 2018**

Notice is hereby given in terms of Section 21 of the City of Johannesburg, Municipal Planning By-Law, 2016, that I, Mark Roux of Planning Worx, being the authorised agent of the owners, have applied to the City of Johannesburg for an amendment to the land use scheme.

Site description:

Erven 25 to 28 Crowthorne Extension 20 (The Whisken residential development).

Crowthorne Extension 20 and the erven comprising it is located at the north-western corner of the T-Junction formed by the intersection of Ethel and Whisken Avenues, Crowthorne (53 Whisken Avenue).

Application type:

Application in terms of Sections 21 of the City of Johannesburg – Municipal Planning By-Law, 2016 to amend the Johannesburg Town Planning Scheme, 2019 by the rezoning of Erven 25 and 26 Crowthorne Extension 20 from “Residential 3” subject to certain conditions to “Residential 3” subject to certain amended conditions and the rezoning of Erven 27 and 28 Crowthorne Extension 20 from “Reservation of Land”, subject to certain conditions to “Private Open Space”, subject to certain conditions.

Application purposes:

The purpose of the application is to amend the zoning of the property to allow for the development of additional dwelling units (comprising market units and inclusionary housing units) on Erven 25 and 26 Crowthorne Extension 20, the use of Erf 28 Crowthorne Extension 20 for private open space and a nursery school-cum-creche and the use of Erf 27 Crowthorne Extension 20 for private open space including a clubhouse / lifestyle centre.

The above application in terms of the Johannesburg Town Planning Scheme, 2018, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection of representation with regard to the application must be submitted to both the authorised agent and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than 23 October 2019.

Authorised Agent: Mark Roux (Planning Worx), PO Box 130316 Bryanston 2021, Cell: 083 281 7239, e-mail: markr@planwrx.co.za.

PROVINCIAL NOTICE 937 OF 2019

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016**

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Portion 1 and the Remainder of Erf 352, Pretoria North, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 for the rezoning of the Remainder of Erf 352, Pretoria North from "Residential 1" to "Special for a Filling Station and Portion 1 of Erf 352, Pretoria North from "Business 3" to "Special" for a Filling Station. The properties are situated at 388, Generaal Beyers Street and 445 President Steyn Street respectively. The intension of the owner in this matter is the development of a filling station with ancillary and subservient uses.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from the 25th of September 2019 (*the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above, until the 23rd of October 2019 (not more than 28 days after the date of first publication of the notice)*). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: Akasia Municipal Complex, 485 Heinrich Avenue, (Entrance Dale Street), 1st Floor, Room F12, Karenpark, Akasia. Closing date for any objections and/or comments: 23 October 2019. Dates on which notice will be published: 25 September 2019 and 2 October 2019. **Reference: CPD/9/2/4/2-5361T and Item No 30797**

Address of Applicant: Physical: 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Postal:** Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Telephone No: 082 8044844

25-2

PROVINSIALE KENNISGEWING 937 VAN 2019

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD
TSHWANE GRONDGEBRUIKSBESTUURS BY-WET, 2016**

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtigde agent van die eienaar van Gedeelte 1 en die Restant van Erf 352, Pretoria Noord, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs By-Wet 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs By-Wet, 2016 deur die hersonering van die Restant van Erf 352, Pretoria Noord vanaf "Residentieel 1" na "Spesiaal" vir 'n vulstasie en Gedeelte 1 van Erf 352, Pretoria Noord vanaf "Besigheid 3" na "Spesiaal" vir 'n vulstasie. Die eiendom is onderskeidelik geleë te Generaal Beyers Straat 388 en President Steyn Straat 445. Die intensie van die eienaar is die ontwikkeling van 'n Vulstasie met aanverwante en ondergeskikte gebruike.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 25 September 2019 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 23 Oktober 2019 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Volledige besonderhede en planne (Indien beskikbaar) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 25 September 2019 (die datum van die eerste publikasie van hierdie kennisgewing). Adres van Munisipale kantore: Akasia Munisipale Kompleks, Heinrich Straat 485 (Ingang Dale Straat), 1ste Vloer, Kamer F12, Karenpark, Akasia. Sluitings datum vir besware en/of kommentare: 23 Oktober 2019. Datum waarop kennisgewing sal verskyn: 25 September 2019 en 2 Oktober 2019. **Verwysing:** CPD/9/2/4/2-5361T en Item No 30797

Address of aansoeker: Fiesiese Adres: 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Posadres:** Postnet Suite 547. Privaat Sak X 18, Lynnwood Ridge. 0040. Telefoon nommer: 082 8044844.

25-2

PROVINCIAL NOTICE 938 OF 2019

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of the Remainder of Erf 490, Hatfield hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at 1324, Arcadia Street. The rezoning is from "Residential 1" at a density of 1 dwelling per 700m² to "Residential 2" at a density of 40 dwelling units per hectare. The intension of the owner in this matter is to develop five (5) new dwelling units on the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from the 25th of September 2019 (*the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above, until the 23rd of October 2019 (not more than 28 days after the date of first publication of the notice).*

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: Pretoria Office: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria. Closing date for any objections and/or comments: 23 October 2019. Dates on which notice will be published: 25 September 2019 and 2 October 2019. **Reference:** CPD/9/2/4/2- 5366T and **Item No** 30823

Address of Applicant: Physical: 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Postal:** Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Telephone No: 082 8044844

25-2

PROVINSIALE KENNISGEWING 938 VAN 2019

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD
TSHWANE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtigde agent van die eienaar van die Restant van Erf 490, Hatfield, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs Verordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), deur die hersonering van die eiendom soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendom is gelee te Arkadia Straat 1324. Die hersonering is vanaf "Residentieel 1" teen 'n digtheid van 1 woonhuis per 700m² na "Residentieel 2" teen 'n digtheid van 40 wooneenhede per hekaar. Die intensie van die eienaar is die ontwikkeling van vyf (5) nuwe wooneenhede.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 25 September 2019 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 23 Oktober 2019 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie).

Volledige besonderhede en planne (Indien beskikbaar) le ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 25 September 2019 (die datum van die eerste publikasie van hierdie kennisgewing). Adres van Munisipale kantore: Pretoria kantore: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria. Sluitings datum vir besware en/of kommentare: 23 Oktober 2019. Datum waarop kennisgewing sal verskyn: 25 September 2019 en 2 Oktober 2019. **Verwysing: CPD/9/2/4/2- 5366T en Item No 30823**

Address of aansoeker: Fiesiese Adres: 62B IbeX Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Posadres:** Postnet Suite 547. Privaat Sak X 18, Lynnwood Ridge. 0040. Telefoon nommer: 082 8044844

25-2

PROVINCIAL NOTICE 939 OF 2019

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN A TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Erf 760, Lyttelton Manor Extension 1, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, of the above mentioned property. The property is situated at 274, Retief Avenue. The application is for the removal of conditions (d), (f), (h), (i), (j), (k)(i)(ii)(iii) and (l)(i)(ii)(iii) contained in the Title Deed T19710/2006. The intention of the applicant in this matter is to remove the restrictive Title Deed conditions regarding the building lines, prescribed land use's, nature and number of buildings, the allowable and prescribed building materials to be used in construction etc. as well as the removal of all irrelevant and outdated conditions in the Title Deed

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from the 25th of September 2019 (*the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above, until the 23rd of October 2019 (not more than 28 days after the date of first publication of the notice)*). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Closing date for any objections and/or comments: 23 October 2019. Dates on which notice will be published: 25 September 2019 and 2 October 2019. **Reference:** CPD/0387/00760 and **Item No:** 30871. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion .

Address of Applicant: Physical: 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Postal:** Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Telephone No: 082 8044844

25-2

PROVINSIALE KENNISGEWING 939 VAN 2019

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM DIE OPHEFFING VAN N BEPERKENDE TITEL VOORWAARDES IN TERME
VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS BY-WET, 2016

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtige agent van die eienaar van Erf 760, Lyttelton Manor Uitbreiding 1, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs By-Wet 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkende Titel voorwaardes vervat in die Titellakte van die eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuurs By-Wet, 2016. Die eiendom is gelee te Retief Laan 274. Die aansoek is vir die opheffing van voorwaardes (d), (f), (h), (i), (j), (k)(i)(ii)(iii), en (l)(i)(ii)(iii) in die Titellakte T19710/2006. Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaardes in die titellakte rakende die boulynne, voorgekrewe grondgebruike, die aard en aantal van die geboue asook die toegelate en voorgeskrewe boumateriale in die konstruksie van geboue asook die verwydering van alle ander oorbodige en irrelevante voorwaardes in die Titellakte

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 25 September 2019 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die By-Wet, 2016) tot 23 Oktober 2019 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie).

Volledige besonderhede en planne (Indien beskikbaar) le ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 25 September 2019 (die datum van die eerste publikasie van hierdie kennisgewing). Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion. Sluitings datum vir besware en/of kommentare: 23 Oktober 2019. Datum waarop kennisgewing sal verskyn: 25 September 2019 en 2 Oktober 2019. **Verwysing:** CPD/0387/00760 en **Item No:** 30871

Address of aansoeker: *Fiesiese Adres:* 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Posadres:** Postnet Suite 547. Privaat Sak X 18, Lynnwood Ridge. 0040. Telefoon nommer: 082 8044844.

25-2

PROVINCIAL NOTICE 940 OF 2019

Notice is hereby given, in terms of Section 21 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

SITE DESCRIPTION

Erf: 73
Township: Kensington B
Street Address: 24 Rhodes Street
Code: 2094

APPLICATION TYPE: Removal of restrictive conditions (a), (b) and (c) from the title deed no T 49810\2016.

APPLICATION PURPOSES: For the simultaneous removal of restrictive conditions of title and the rezoning of Erf 73 Kensington B from "Residential 1" to "Business 4", subject to conditions.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner/ agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to benp@joburg.org.za, by not later than **22 October 2019**(state date – 28 day from date on which the application notice was published).

Full name: Solomon Sekwaila Postal Address: **Alexandra**, Code: **2090** Residential Address: 154 Sixteen Avenue
Tel No(w) **N/A** Fax No: **N/A** Cell: **072878 7874** Email address: sekwaila.solomon@gmail.com.

25 September 2019

PROVINCIAL NOTICE 941 OF 2019**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given in terms of Section 21 of the City of Johannesburg's Municipal Planning By-law, 2016, that I, Mahomed Monga from MFM development planning consultants being the authorised agent, intend to apply to the City of Johannesburg for an amendment to the land use scheme,

Site description : ERF 590, GREENSIDE.

Address : 10 VICTORY ROAD

The Rezoning is from **"Residential 1"** to **"Residential 2"** permitting 4 dwelling units on the site. The above application will be open for inspection from 08:00 to 15:30 at the registration counter, Department of development planning, 8th Floor, A block, Metropolitan centre, 158 Civic Boulevard, Braamfontein.

Any objections or representations with regard to the application must be submitted to both the owner/agent and the registration section of the Department of Development planning at the above address or posted to PO BOX 30733, Braamfontein, 2017, or a facsimile to (011 339 4000), or an email send to benp@joburg.org.za, By no later than 17 August 2019.

Authorised agent: Mahomed Monga (MFM Development planning consultants), 411 Lloyds Ellis avenue, Houghton Estate, Johannesburg, 2198, Cell: 0735169757 ,email :mfmonga@gmail.com.

Date: 11-09-2019

PROVINCIAL NOTICE 942 OF 2019**NOTICE IN TERMS OF SECTION 38(2)(a) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016, FOR THE REMOVAL AND AMENDMENT OF RESTRICTIVE CONDITIONS IN THE TITLE DEED**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorised applicant hereby give notice in terms of Section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016 that I have applied to the Midvaal Local Municipality for the removal and amendment of certain conditions contained in the Title Deed of Erf 312 Meyerton, which property is situated at 35 Reitz Street, Meyerton.

Any objection, with the grounds therefore and contact details, shall be lodged with or made in writing to: the Midvaal Local Municipality Development and Planning at: PO Box 9, Meyerton, 1960 or 25 Mitchell Street, Meyerton. From 25 September 2019 until 23 October 2019.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Sedibeng Ster newspaper; Closing date for any objections: 23 October 2019.

Address of applicant: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911
Telephone No: 083 446 5872, Email: christo@paceplan.co.za

Date of publication: 25 September 2019

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1728 OF 2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY: ALBERTON CUSTOMER CARE CENTRE NOTICE IN TERMS OF SECTION 56 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ WITH SECTION 2(2) AND RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT NO 16 OF 2013)

I Thabiso Sekete, of the Firm Sekete Makhubela Projects Pty Ltd, being the authorised agent and the co-owner of erf 2651, Brackenhurst Extension 2 Township, hereby gives notices in terms of section 56 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986) read with Section 2(2) and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act No: 16 of 2013), that I have applied to the Ekurhuleni Metropolitan Municipality: Alberton Customer Care Centre for the Amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the above mentioned property situated at 17 Christiaan street, Brackenhurst. The Rezoning is from Residential 1 to residential 3 for the purpose of developing 4 dwelling units on the subject property. The intension of the applicant is to subdivide the property into 4 portions, with each erf measuring to the area of 455 m². Particulars of the application will lie for inspection during normal office hours at the Area Manager: City Planning and Development Department, Alberton Customer Care Centre, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, New Redruth, Alberton, For the Period of 28 days from 18 September 2019. Any Objections to or representations in respect of the application must be lodged with or made in writing, together with the grounds thereof, with both Area Manager: City Planning Department, Alberton Customer Care Centre, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, New Redruth, Alberton, or P.O. Box 4, Alberton, 1450 and the undersigned within the period of 28 days from 18 September 2019. The Objection period will end on 18 October 2019. The Date on which the notice will be published: 18 September 2019 and 25 September 2019 in the Gauteng Provincial Gazette, The Star and Beeld Newspapers. Address of the Applicant: Sekete Makhubela Project Pty Ltd, P.O. Box 5196 Meyersdal 1447, Email: thabisos@tshepamosa.com Tel: 011 869 3536. Our Ref: Erf No: 2651, Brackenhurst.

18–25

PLAASLIKE OWERHEID KENNISGEWING 1728 VAN 2019

KENNISGEWING INGEVOLGE ARTIKEL 56 VAN DIE ORDONANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONANSIE 15 VAN 1986) SAAM GELEES MET ARTIKEL 2(2) EN RELEVANTE BEPALINGS VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2013 (WET NO 16 VAN 2013) EKURHULENI METROPOLITAANSE MUNISIPALITEIT: ALBERTON KLIENTESORGSENTRUM

Ek, Thabiso Sekete, van die Firma Sekete Makhubela Projects Pty Ltd, synde die gemagtigde agent en die mede-eienaar van erf 2651, Brackenhurst Uitbreiding 2 Dorp, gee hiermee kennis in terme van artikel 56 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) saamgelees met Artikel 2 (2) en die toepaslike bepalings van die Wet op Ruimtelike Beplanning en Grondgebruiksbestuur, 2013 (Wet No: 16 van 2013), dat ek aansoek gedoen het by die Ekurhuleni Metropolitaanse Munisipaliteit: Alberton Kliëntedienssentrum vir die wysiging van die Ekurhuleni-stadsbeplanningskema, 2014 deur die hersonering van bogenoemde eiendom gelee te Christiaanstraat 17, Brackenhurst. Die hersonering is van Residensieel 1 na residensieel 3 met die doel om 4 wooneenhede op die onderhawige eiendom te ontwikkel. Die bedoeling van die aansoeker is om die eiendom in 4 gedeeltes te verdeel, met 'n erf van 455m². Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die Area Bestuurder: Stedelike Beplanning en Ontwikkeling, Alberton Kliëntedienssentrum, 11de Vloer, Alberton Burgersentrum, Alwyn Taljaardstraat, New Redruth, Alberton, vir 'n tydperk van 28 dae van 18 September 2019. Enige besware teen of vertoe ten opsigte van die aansoek moet skriftelik, met die redes daarvoor, ingedien of gerig word by beide Area Bestuurder: Stedelike Beplanning, Alberton Kliëntedienssentrum, 11de Vloer, Alberton Burgersentrum, Alwyn Taljaardstraat, New Redruth, Alberton of PO Box 4, Alberton, 1450 en die ondergetekende binne 'n tydperk van 28 dae vanaf 18 September 2019. Die beswaarperiode eindig op 18 Oktober 2019. Die datum waarop die kennisgewing gepubliseer moet word: 18 September 2019 en 25 September 2019 in die Gauteng Provinsiale koerant, The Star en Beeld Koerante. Adres van die applikant: Sekete Makhubela-Projek Pty Ltd, P.O. Box 5196 Meyersdal 1447, E-pos: thabisos@tshepamosa.com Tel: 011 869 3536. Ons Verw: Erf No: 2651, Brackenhurst.

18–25

LOCAL AUTHORITY NOTICE 1729 OF 2019**EKURHULENI AMENDMENT SCHEME F0405**

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), READ WITH THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

I, **JACOBUS ALWYN BUITENDAG**, being the authorised agent of the owner of Erven 1400 & 1401, Beyers Park Extension 69 hereby gives notice in terms of Section 56 (1)(b)(i) of the Town planning and Townships Ordinance, 1986, read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that I have applied to the City of Ekurhuleni [Boksburg Customer Care Area] for the amendment of the town planning scheme known as Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, situated at the southeasterly corner of Goodman Road and North Rand Road, Beyers Park, Boksburg, from: :

“BUSINESS 2” TO “BUSINESS 2” SUBJECT TO CONDITIONS: IN PARTICULAR, FOR THE INCLUSION OF A RESTAURANT AND FOR THE SALE OF LIQUOR AS PRIMARY LAND USE RIGHTS.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Area, 3rd Floor, Civic Centre, Trichardt Road, Boksburg, 1459, for a period of 28 days from **18 September 2019** (the date of first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager : City Planning Department, Boksburg Customer Care Area at the above address or at P O Box 215, Boksburg, 1460, within a period of 28 days from **18 September 2019**.

Address of owner: C/o **THE AFRICAN PLANNING PARTNERSHIP, PO Box 2256, BOKSBURG 1460. TEL. 011 918-0100**

18-25

JAB/12135/BH

PLAASLIKE OWERHEID KENNISGEWING 1729 VAN 2019**EKURHULENI WYSIGINGSKEMA F0405**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), SAAMGELEES MET DIE BEPALINGS VAN DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (WET 16 VAN 2013)

Ek, **JACOBUS ALWYN BUITENDAG**, synde die gemagtigde agent van die eienaar van Erwe 1400 & 1401, Beyers Park Uitbreiding 69 gee hiermee ingevolge Artikel 56 (1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, saamgelees met die bepalings van die Spatial Planning and Land Use Management Act, 2013 (Wet 16 van 2013), kennis dat ek by die Stad Ekurhuleni [Boksburg Kliëntesorggebied] aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014, deur die hersonering van die eiendom hierbo beskryf, geleë te suidoostelike hoek van Goodmanweg en Noordrandweg, Beyers Park, Bokburg, vanaf:

“BESIGHEID 2” NA “BESIGHEID 2” ONDERWORPE AAN VOORWAARDES: IN DIE BESONDER, VIR DIE INSLUITING VAN ‘N RESTAURANT EN VERKOOP VAN DRANK AS PRIMÊRE GRONDGEBRUIKSREGTE.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Area Bestuurder: Departement Stadsbeplanning, Boksburg Kliëntesorggebied, 3de Vloer, Burgersentrum, Trichardtsweg, Boksburg, 1459, vir 'n tydperk van 28 dae vanaf **18 September 2019** (die datum van eerste publikasie van hierdie kennisgewing).

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **18 September 2019** skriftelik by of tot die Area Bestuurder : Departement Stadsbeplanning, Boksburg Kliëntesorggebied, by bovermelde adres of by Posbus 215, Boksburg 1460, ingedien of gerig word.

Adres van eienaar: P/a **THE AFRICAN PLANNING PARTNERSHIP, POSBUS 2256, BOKSBURG 1460. TEL. 011 918-0100.**
18-25

LOCAL AUTHORITY NOTICE 1730 OF 2019**EKURHULENI AMENDMENT SCHEME N0030**

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), READ WITH THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

I, **JACOBUS ALWYN BUITENDAG**, being the authorised agent of the owner of Erf 1640, Nigel Extension 6 hereby gives notice in terms of Section 56 (1)(b)(i) of the Town planning and Townships Ordinance, 1986, read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that I have applied to the City of Ekurhuleni [Nigel Customer Care Area] for the amendment of the town planning scheme known as Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated on the southwestern corner of Springs Road and Nigel-Springs Road (K179), Nigel, from:

“PRIVATE OPEN SPACE” TO “PUBLIC GARAGE” (INCLUDING TRUCK STOP), SUBJECT TO CONDITIONS.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Area, Ground Floor, cnr Eeufees and Hendrik Verwoerd Streets, Nigel, 1491, for a period of 28 days from **18 September 2019** (the date of first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager : City Planning Department, Nigel Customer Care Area at the above address or at P O Box 23, Nigel, 1490, within a period of 28 days from **18 September 2019**.

Address of owner: C/o **THE AFRICAN PLANNING PARTNERSHIP, PO BOX 2256, BOKSBURG 1460. TEL. 011 918-0100**

JAB/12134/BH

18-25

PLAASLIKE OWERHEID KENNISGEWING 1730 VAN 2019**EKURHULENI WYSIGINGSKEMA N0030**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), SAAMGELEES MET DIE BEPALINGS VAN DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (WET 16 VAN 2013)

Ek, **JACOBUS ALWYN BUITENDAG**, synde die gemagtigde agent van die eienaar van Erf 1640, Nigel Uitbreiding 6, gee hiermee ingevolge Artikel 56 (1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, saamgelees met die bepalings van die Spatial Planning and Land Use Management Act, 2013 (Wet 16 van 2013), kennis dat ek by die Stad Ekurhuleni [Nigel Kliëntesorggebied] aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014, deur die hersonering van die eiendom hierbo beskryf, geleë te suidwestelike hoek van Springsweg en Nigel-Springsweg (K179), Nigel, vanaf:

“PRIVAAT OOPRUIMTE” NA “OPENBARE GARAGE”(MET INGEBRIP VAN TROK STILHOUPLEK), ONDERWORPE AAN VOORWAARDES.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Area Bestuurder: Departement Stadsbeplanning, Nigel Kliëntesorggebied, grondvloer, h/v Eeufesstraat en Hendrik Verwoerdstraat, Nigel, 1491, vir 'n tydperk van 28 dae vanaf **18 September 2019** (die datum van eerste publikasie van hierdie kennisgewing).

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **18 September 2019** skriftelik by of tot die Area Bestuurder : Departement Stadsbeplanning, Nigel Kliëntesorggebied, by bovermelde adres of by Posbus 23, Nigel 1490, ingedien of gerig word.

Adres van eienaar: P/a **THE AFRICAN PLANNING PARTNERSHIP, POSBUS 2256, BOKSBURG 1460. TEL. 011 918-0100.**

18-25

LOCAL AUTHORITY NOTICE 1732 OF 2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY: ALBERTON CUSTOMER CARE CENTRE, NOTICES IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996(ACT 3 OF 1996) AS AMENDED READ WITH RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT NO 16 OF 2013)

I Nkululeko Masuku, being the authorised agent of the registered owners of Erf 531 Southcrest Township, Alberton hereby gives notices in terms of Section 5(5) of the Gauteng Removal of Restrictions Act, 1996(ACT 3 of 1996) as amended read with relevant Provisions of the Spatial Planning and Land Use Management Act, 2013 (ACT NO 16 OF 2013) that I have applied to the Ekurhuleni Metropolitan Municipality, Alberton Customer Care Centre for the Simultaneously Removal of Restrictive Conditions (1.)- (18) contained in the Deed of Transfer T000011296/2019 and for the Amendment of the Ekurhuleni Town Planning Scheme, 2014, by the Rezoning of the above mentioned property situated at 8 Paul Kruger Road, Southcrest Township, Alberton. The Rezoning is from Residential 1 to Residential 1 to include a guesthouse, and a health and beauty spa. Particulars of the application will lie for inspection during normal office hours at the Area Manager: City Planning and Development Department, Alberton Customer Care Centre, 11th Floor, Alberton Civic Centre, Alwny Taljaard Street, New Redruth, Alberton, For the Period of 28 days from 11 September 2019. Any Objections to or representations in respect of the application must be lodged with or made in writing, together with the grounds thereof, with both Area Manager:City Planning Department, Alberton Customer Care Centre, 11th Floor, Alberton Civic Centre, Alwny Taljaard Street, New Redruth, Alberton, or P.O. Box 4, Alberton, 1450 and the undersigned within the period of 28 days from 18 September 2019. The Objection period will end on 18 October 2019. The Date on which the notice will be published: 18 September 2019 and 25 September 2019 in the Gauteng Provincial Gazette, The Star and Beeld Newspapers. Address of the Applicant: Nkululeko Masuku, 22 Wattle Street, Brackendowns, Alberton, 1448 Email: wzilethu@gmail.com, Tel: 0796146761. Our Ref: RR/531. Council Ref: EMM Amendment Scheme A0308

18–25

PLAASLIKE OWERHEID KENNISGEWING 1732 VAN 2019

STAD EKURHULENI METROPOLITAANSE MUNISPALITEIT: ALBERTON KLIËNTSORGSENTRUM, KENNISGEWINGS INGEVOLGE ARTIKEL 5 (5) VAN DIE GAUTENG WET OP OPHEFFING VAN BEPERKINGS, 1996 (WET 3 VAN 1996) SOOS GEWYSIG GELEES MET BETROKKE BEPALINGS VAN DIE WET OP DIE GEBRUIKSGBIED , 2013 (WET NO 16 VAN 2013)

I Nkululeko Masuku, synde die gemagtigde agent van die geregistreerde eienaars van Erf 531 Southcrest Township, gee Alberton hiermee kennis in terme van Artikel 5 (5) van die Gautengse Wet op die Opheffing van Beperkings, 1996 (WET 3 van 1996) soos gewysig, gelees met toepaslike bepalings van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (WET NO 16 VAN 2013) dat ek aansoek gedoen het by die Ekurhuleni Metropolitaanse Munisipaliteit: Alberton Customer Care Centre vir die gelyktydige opheffing van beperkende voorwaardes (1.) - (18) vervat in die Transportakte T000011296 / 2019 en vir die wysiging van die Ekurhuleni Town Planning Scheme, 2014, deur die hersonering van bogenoemde eiendom gelee te Paul Krugerweg 8, Southcrest Township, Alberton. Die Hersonering is van Residensieel 1 tot Residensieel 1 om 'n gastehuis en 'n gesondheids- en skoonheidspa te bevat. Besonderhede van die aansoek le te insae gedurende gewone kantoorure by die Area Bestuurder: Stedelike Beplanning en Ontwikkeling, Alberton Klientedienssentrum, 11de Vloer, Alberton Burgersentrum, Alwny Taljaardstraat, New Redruth, Alberton, vir 'n tydperk van 28 dae. vanaf 11 September 2019. Enige besware teen of vertoe ten opsigte van die aansoek moet skriftelik, met die redes daarvoor, ingedien of gerig word by beide Area Bestuurder: Stedelike Beplanning, Alberton Klientedienssentrum, 11de Vloer, Alberton Burgersentrum, Alwny Taljaardstraat, New Redruth, Alberton of PO Box 4, Alberton, 1450 en die ondergetekende binne 'n tydperk van 28 dae vanaf 18 September 2019. Die beswaarperiode eindig op 18 Oktober 2019. Die datum waarop die kennisgewing gepubliseer word: 18 September 2019 en 25 September 2019 in die Gauteng Provinsiale Koerant, The Star en Beeld Newspapers. Adres van die applikant: Nkululeko Masuku, 22 Wattle Street, Brackendowns, Alberton, 1448, E-pos: wzilethu@gmail.com, Tel: 0796146761. Ons verwysing: RR / 531. Raadsverwysing: EMM-wysigingskema A0308

18–25

LOCAL AUTHORITY NOTICE 1742 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, The Town Planning Hub cc being the authorized agent/applicant of **PORTION 471 OF THE FARM KAMEELDRIFT 298JR**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above mentioned property. The property is situated in Wever Road in Kameeldrift. Kameeldrift Road is located to the east and Moloto Road to the west of the application site.

The application is for the removal of conditions A, A.(i), A.(ii) and A.(iii) in Title Deed T36357/2014 of the property. The intention of the owner is to obtain permission for a second dwelling house on the property. There is however restrictive conditions contained in the Title Deed, which needs to be removed.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **18 September 2019** until **16 October 2019**.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal Offices: Municipal Offices, Isivuno House, Room LG004, 143 Lilian Ngoyi Street, Pretoria.

Closing date for any objections and/or comments: 16 October 2019

Address if authorised agent : The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Block B, Unit 13, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH19325

Dates on which notice will be published: 18 and 25 September 2019

Reference nr: CPD298-JR/0613/417

Item nr: 30843

18–25

PLAASLIKE OWERHEID KENNISGEWING 1742 VAN 2019**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSWET, 2016**

Ons, The Town Planning Hub cc, synde die gemagtigde agent/aansoeker van **PORTION 471 OF THE FARM KAMEELDRIFT 298JR**, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die verwydering van sekere voorwaardes soos vervat in die Titel Akte in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 van die bogenoemde eiendom. Die eiendom is in Weverweg in Kameeldrift geleë. Kameeldrift Straat is ten ooste en Moloto Straat ten weste van die aansoekterrein geleë.

Die aansoek is vir die opheffing van voorwaardes A, A.(i), A.(ii) en A.(iii) in Titelakte T36357/2014 van die eiendom. Die bedoeling van die eienaar is om toestemming te kry vir 'n tweede woonhuis op die eiendom. Daar is egter beperkende voorwaardes vervat in die Titelakte, wat verwyder moet word.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **18 September 2019**, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot **16 Oktober 2019**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante.

Adres van Munisipale Kantore: Munisipale Kantore, Isivuno House, Kamer LG004, 143 Lilian Ngoyi Straat, Pretoria.

Sluitingsdatum vir enige besware en/of kommentaar: 16 Oktober 2019

Adres van agent : The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid 13, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH19325

Datums waarop die advertensie geplaas word: 18 en 25 September 2019

Verwysing nr: CPD298-JR/0613/417

Item nr: 30843

18-25

LOCAL AUTHORITY NOTICE 1753 OF 2019**MIDVAAL LOCAL MUNICIPALITY****ERF 81 Highbury Township**

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 57 (1) (a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Notice is hereby given that, the Randvaal Town Planning Scheme 1994, be amended by the rezoning of Erf 81 Highbury Township from "Residential 1" to "Industrial 1" with an annexure to permit "commercial uses, places of refreshment for own employees and with the written consent of the local authority, such retail trade and industries which are directly related to and subordinate to the main commercial use", which amendment scheme will be known as Randvaal Amendment Scheme WS186, as indicated on the relevant Map 3 and Scheme Clauses as approved and which lie for inspection during office hours, at the offices of the Executive Director: Development and Planning, Midvaal Local Municipality, Mitchell Street, Meyerton.

MR A.S.A DE KLERK
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

PLAASLIKE OWERHEID KENNISGEWING 1753 VAN 2019**MIDVAAL PLAASLIKE MUNISIPALITEIT****ERF 81 HIGHBURY DORPSGEBIED**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 57 (1) (a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Kennis geskied hiermee dat, die Randvaal Dorpsbeplanningskema 1994, gewysig word deur die hersonering van Erf 81 Highbury Dorpsgebied vanaf "Residensieel 1" na "Nywerheid 1" met 'n bylae wat "kommersiele doeleindes, verversingsplekke vir eie werknemers, kleinhandel en nywerhede wat aanvullend is tot en direk verband hou en ondergeskik is aan die hoof kommersiele gebruik' toelaat, welke wysigingskema bekend sal staan as Randvaal Wysigingskema WS186, soos aangedui op die goedgekeurde Kaart 3 en Skema Klousules wat ter insae lê gedurende kantoorure, by die kantoor van die Uitvoerende Direkteur: Ontwikkeling en Beplanning, Munisipale Kantore, Mitchellstraat, Meyerton.

MNR A.S.A De Klerk
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: (van publikasie)

LOCAL AUTHORITY NOTICE 1754 OF 2019**MIDVAAL LOCAL MUNICIPALITY****PORTION 18 OF ERF 181 MEYERTON FARMS TOWNSHIP**

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 57 (1) (a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Notice is hereby given that, the Meyerton Town Planning Scheme 1986, be amended by the rezoning of Portion 18 of Erf 181 Meyerton Farms Township from "Residential 1" to "Industrial 1" permitting transport uses only, which amendment scheme will be known as Meyerton Amendment Scheme H475, as indicated on the relevant Map 3 and Scheme Clauses as approved and which lie for inspection during office hours, at the offices of the Executive Director: Development and Planning, Midvaal Local Municipality, Mitchell Street, Meyerton.

MR A.S.A DE KLERK
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

PLAASLIKE OWERHEID KENNISGEWING 1754 VAN 2019**MIDVAAL PLAASLIKE MUNISIPALITEIT****GEDEELTE 18 VAN ERF 181 MEYERTON FARMS DORPSGEBIED**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 57 (1) (a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Kennis geskied hiermee dat die Meyerton Dorpsbeplanningskema 1986, gewysig word deur die hersonering van Gedeelte 18 van Erf 181 Meyerton Farms Dorpsgebied vanaf "Residensieel 1" na "Nywerheid 1" wat slegs vervoergebruik toelaat, welke wysigingskema bekend sal staan as Meyerton Wysigingskema H475, soos aangedui op die betrokke Kaart 3 en die skemaklousules soos goedgekeur en wat ter insae lê gedurende kantoorure by die kantore van die Uitvoerende Direkteur: Ontwikkeling en, Beplanning, Midvaal Plaaslike Munisipaliteit, Mitchellstraat, Meyerton.

MNR A.S.A DE KLERK
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: (van publikasie)

LOCAL AUTHORITY NOTICE 1755 OF 2019**MIDVAAL LOCAL MUNICIPALITY****HOLDING 45 GLEN DONALD AGRICULTURAL HOLDINGS**

Notice is hereby given, in terms of Section 6 (8) of the Gauteng Removal of Restrictions Act, 1996 that the MIDVAAL LOCAL MUNICIPALITY refused the application in terms of Section 3 (1) of the said Act, that; Conditions (a), (b) and (i) in the Deed of Transfer T83551/2015 **not be removed** and **approved** the application in terms of Section 3 (1) of the said Act, that; Conditions (c) - (h) in the Deed of Transfer T83551/2015 be removed.

MR A.S.A DE KLERK
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

PLAASLIKE OWERHEID KENNISGEWING 1755 VAN 2019**MIDVAAL PLAASLIKE MUNISIPALITEIT****HOEWE 45 GLEN DONALD LANDBOUHOEWES**

Kennis geskied hiermee, ingevolge Artikel 6 (8) van die Gauteng Wet op Opheffing van Beperkings, 1996, dat die Midvaal Plaaslike Munisipaliteit die aansoek **afgekeur het** in terme van Artikel 3(1) van die genoemde Wet dat; Voorwaardes (a), (b) and (i) vervat in die Titelakte T83551/2015 verwyder word en die aansoek in terme van Artikel 3(1) van die genoemde Wet **goedgekeur** het dat; Voorwaardes (c) - (h) vervat in die Titelakte T83551/2015 opgehef word.

MNR A.S.A DE KLERK
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: (van publikasie)

LOCAL AUTHORITY NOTICE 1756 OF 2019**NOTICE TITLE: CORRECTION NOTICE****NOTICE NUMBER 1202****GAZETTE DATE 01 AUGUST 2018****MIDVAAL LOCAL MUNICIPALITY****PROVINCE GAUTENG**

Local Authority Notice published in Provincial Gazette No. 1202 of 01 August 2018 is hereby corrected as follows:

PORTION 2 OF ERF 259 RIVERSDALE TOWNSHIP

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 57 (1) (a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Notice is hereby given, that the Meyerton Town Planning Scheme 1986 be amended substituting amendment scheme number indicated as Meyerton Town Planning Scheme "H34" with Meyerton Town Planning Scheme number "H449", as indicated on the relevant Map 3 and Scheme Clauses as approved and which lie for inspection during office hours, at the offices of the ED: Development and Planning, Midvaal Local Municipality, Mitchell Street, Meyerton.

MR A.S.A DE KLERK
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

PLAASLIKE OWERHEID KENNISGEWING 1756 VAN 2019**KENNISGEWING TITLE: KORREKSIE KENNISGEWING****KENNISGEWINGNOMMER 1202****STAATSKOERANTDATUM 01 AUGUSTUS 2018****PROVINSIE GAUTENG**

Plaaslike Owerheid's Kennisgewing, soos gepubliseer word in Provinsiale Koerant No 1202 van 01 AUGUSTUS 2018, word soos volg gekorrigeer:

GEDEELTE 2 VAN ERF 259 RIVERSDALE DORPSGEBIED

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 57 (1) (a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Kennis geskied hiermee dat, die Meyerton Dorpsbeplanningskema 1986 gewysig word deur die wysigingskema nommer aangedui as Meyerton Dorpsbeplanningskema "H34" te vervang met wysigingskema nommer Meyerton Dorpsbeplanningskema "H449" soos aangedui op die betrokke Kaart 3 en Skemaklousules soos goedgekeur en wat ter insae lê gedurende kantoorure by die kantore van die UD: Ontwikkeling en Beplanning, Midvaal Plaaslike Munisipaliteit, Mitchellstraat, Meyerton.

MNR A.S.A DE KLERK
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: (van publikasie)

LOCAL AUTHORITY NOTICE 1757 OF 2019**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF MOGALE CITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Manna Development Consultancy (Pty) Ltd being the authorised agent / applicant of Remainder of Portion 83 of the farm Zeekoehoeek 509 JQ hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I/we have applied to Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme 1980, by the rezoning, of the property as described above. The property is situated on the R98, adjacent to Bekker High school in Magaliesburg.

The rezoning is from "Agriculture" to "Agriculture" with an Annexure to include a "Function Venue" which means a facility for the hosting of functions, weddings, conferences and associated activities and may also include overnight accommodation for guests. In addition, such a facility may also include the following uses like a day spa, restaurant, tea garden, party venue, lodge, petting farm, live entertainment and other associated and ancillary uses to the main use with a floor area of 6000 m².

The intention of the applicant in this matter is to regularise land uses and obtaining appropriate and supporting land use rights for a "Function Venue".

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager- Economic Services, First Floor Furn City Building cnr Human and Monument Streets, Krugersdorp, from 25 September 2019. Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the *Provincial Gazette* / Citizen newspaper.

Address of Municipal offices: First Floor, Furn City Building, cnr Monument and Human Streets Krugersdorp.

Closing date for any objections and/or comments: 23 October 2019

Address and contact details of applicant: P.O. Box 2882, Noordheuwel, 1756, Cell: 072 188 4504, email maartin@mannadc.co.za. Reference: Rem_83_509_JQ

Dates on which notice will be published: 25 September & 2 October 2019

25-2

LOCAL AUTHORITY NOTICE 1758 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

NOTICE OF A CONSENT USE APPLICATION ON ERF 16251 ATTERIDGEVILLE EXTENSION 45 IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Charles Lucky Zwane of Grand Gaming Gauteng Slots being an authorized applicant of Erf 16251 Atteridgeville Extension 45 hereby give notice in terms of Clause 16 of Tshwane Town Planning Scheme, 2008 (Revised 2014), Read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for a Consent Use of Place of Amusement to permit 18 additional Limited payout Machines to have a total of 20LPMs .

The property is situated at Corner Maunde and Mkhombe Street, Atteridgeville Ext 45.

The current zoning of the property is "Business 1".

The intension of the applicant in this matter is to obtain a consent from the City of Tshwane Metropolitan Municipality to install 18 additional Limited Payout Machines to have a total of 20 LPMs.

Any objections and/or comments, including the grounds for such objections and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objections and/or comments, shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development , PO Box 3242, Pretoria, 0001 or to CITYP_Registration@tshwane.gov.za from 25 September 2019 until 23 October 2019.

Full Particulars and plans (If any) may be inspected during normal office hours at the Pretoria Municipal Offices at: Registration Office 4th Floor| Room 4-007B| Isivuno House, 143 Lilian Ngoyi Street, Pretoria, for a period of 28 days from the date of publication of the notice in the Provincial Gazette.

Date on which notice will be published: 25 September 2019

Closing Date for any objections and/or comments: 23 October 2019.

REF NO: CPD/0030/16251 (Item No 30795).

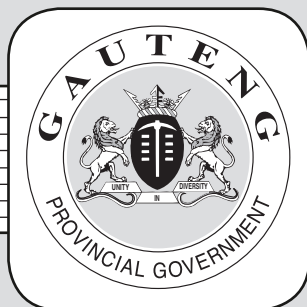
Address of Agent:

Grand Gaming Gauteng Slots, 21 Friesland Drive
Longmeadow Business Estate
Modderfontein, Edenvale
Tel: 01 372 4120
079 699 1528
CZwane@grandgaming.co.za

25-2

CONTINUES ON PAGE 130 - PART 2

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

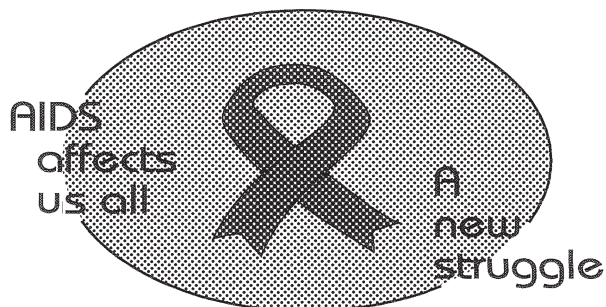
Vol. 25

PRETORIA
25 SEPTEMBER 2019
25 SEPTEMBER 2019

No. 294

PART 2 OF 3

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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

ISSN 1682-4525



9 771682 452005

00294



PLAASLIKE OWERHEID KENNISGEWING 1758 VAN 2019**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM VERGUNNINGSGEBRUIK OP ERF 16251 ATTERIDGEVILLE
UITBREIDING 45 INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE STADSBEPLANNINGSKEMA, 2008
(HERSIEN 2014) LEES MET AFDELING 16 (3) VAN DIE STAD TSHWANE VERORDENING OP
GRONDGEBRUIK, 2016**

Ek, Charles Lucky Zwane van Grand Gaming Gauteng Slots, is 'n gemagtigde aansoeker van Erf 16251 Atteridgeville Uitbreiding 45, gee hiermee kennis in terme van klousule 16 van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), saamgelees met Artikel 16 (3) van die Stad van die Verordening op Tshwane-grondgebruikbestuur, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om 'n toestemmingsgebruik van die vermaaklikheidsplek om toe te laat dat 18 addisionele beperkte uitbetaalmasjiene altesaam 20LPM's het.

Die eiendom is geleë in Corner Maunde en Mkhombe Straat, Atteridgeville Ext 45.

Die huidige sonering van die eiendom is "Besigheid 1".

Die bedoeling van die aansoeker in hierdie aangeleentheid is om 'n toestemming van die Stad Tshwane Metropolitaanse Munisipaliteit te verkry om 18 bykomende beperkte uitbetaalmasjiene te installeer met 'n totaal van 20 LPM's.

Enige besware en / of kommentaar, met inbegrip van die gronde vir sodanige besware en / of opmerkings met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die besware en / of kommentaar lewer nie, moet skriftelik by die kantoor ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of na CITYP_Registration@tshwane.gov.za vanaf 25 September 2019 tot 23 Oktober 2019.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Pretoriase Munisipale Kantore by: Registrasiekantoor 4de Verdieping | Kamer 4-007B | Isivuno House, Lilian Ngoyistraat 143, Pretoria, vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant.

Datum waarop kennisgewing gepubliseer moet word: 25 September 2019

Sluitingsdatum vir enige besware en / of kommentaar: 23 Oktober 2019.

REF NO: CPD / 0030/16251 (Item No 30795).

Adres van agent: Grand Gaming Gauteng Slots, Friesland Drive 21

Longmeadow Besigheidslandgoed

Modderfontein, Edenvale

Tel: 01 372 4120

079 699 1528

CZwane@grandgaming.co.za

25-2

LOCAL AUTHORITY NOTICE 1759 OF 2019**AMENDMENT SCHEME 04-18879**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Randburg Town Planning Scheme, 1976, by the rezoning of Erven 518 and 519 Maroeladal Extension 11 from "Residential 2 " and "Special" to "Private Open Space " subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 04-18879

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 04-18879 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1760 OF 2019**Erf 1064 CROSBY**

Notice is hereby given in terms of Section 42(4) of the of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 1064 Crosby

The removal of Condition (n) from Deed of Transfer T018376/04; This notice will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1761 OF 2019**Erf 1064 CROSBY**

Notice is hereby given in terms of Section 42(4) of the of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 1064 Crosby

The removal of Condition (n) from Deed of Transfer T018376/04; This notice will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1762 OF 2019**AMENDMENT SCHEME 04-18880**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Randburg Town Planning Scheme, 1976, by the rezoning of Remaining Extent Erf 186 Maroeladal Extension 8 from "Special " to "Private Open Space " subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 04-18880

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 04-18880 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1763 OF 2019**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with the Spatial Planning and Land Use Management Act, 16 of 2013 the City of Ekurhuleni Metropolitan Municipality hereby declares **Anderbolt Extension 121** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY LISALINE PROPRIETARY LIMITED (REGISTRATION NUMBER 2014/236294/07) (HEREAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNERS) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1053 OF THE FARM KLIPFONTEIN 83 I.R. HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

1. CONDITIONS OF ESTABLISHMENT.**1. NAME**

The name of the township shall be Anderbolt Extension 121.

2. DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G. No 5481/2011.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any,

Excluding the following entitlements which shall not be passed on to the erven in the township:

- "1. A Portion of the former Portion 95 (a portion of portion 89) of the farm Klipfontein No. 83, Registration Division I.R., Province of Gauteng, in extent 11,0589 (ONE ONE comma ZERO FIVE EIGHT NINE) hectares is ENTITLED to a right-of-way over portions 1, 2, 3, 4, 5, 6, 7, 10, 11 and 14 of Portion "M" of the said farm as set out in the Transfers of these portions."

Excluding the following servitude which affects Paul Smith Street:

- "2.(b) SUBJECT to a right-of-way in favour of portion k of the farm Klipfontein, as set out in the Deed of Transfer of the said portion k which servitude is indicated by the figure RnPQR on diagram L.G. No. 5480/2011."

Excluding the following servitudes which do not affect the township due its location:

- "7. By Notarial Deed No. K46/59S the right has been granted to THE TOWN COUNCIL OF BOKSBURG to convey electricity over the former Remaining Extent of Portion 95 (a portion of portion 89) of the farm Klipfontein No 83, Registration Division I.R., Province of Gauteng, in extent 24,6221 (TWO FOUR comma SIX TWO TWO ONE) hectares (whereof this property forms a portion), together with ancillary rights which servitude is indicated by the figures 'F'xyE'F' on Diagram LG No. 7100/2003 annexed hereto and subject to conditions as will more fully appear from the said Notarial Deed."
- "9. The former Remaining Extent of Portion 95 (a portion of portion 89) of the farm Klipfontein No 83, Registration Division I.R., Province of Gauteng, in extent 2,1883 (TWO comma ONE EIGHT EIGHT THREE) hectares :-
- (a) Is SUBJECT to the right granted to the TOWN COUNCIL OF BOKSBURG to convey electricity over the property as indicated by the figures gh on Diagram LG No. 7100/2003, together with ancillary rights as will more fully appear from Notarial Deed K1225/1962S.

10. The former Portion 109 (a portion of portion 95) (whereof this property forms a portion) of the farm Klipfontein No 83, Registration Division I.R., Province of Gauteng, in extent 2,1883 (TWO comma ONE EIGHT EIGHT THREE) hectares :-

- (a) Is subject to a perpetual servitude for electricity, water, sewerage and other municipal purposes 9,45 metres wide as indicated by the letters E'rpne' on Diagram LG No. 7100/2003 in favour of the TOWN COUNCIL OF BOKSBURG as will more fully appear from Notarial Deed K1110/1989.

Excluding the following servitudes which only affect Erf 531 in the township only:

8. The former Remaining Extent of Portion 95 of the farm Klipfontein No 83, Registration Division I.R., Province of Gauteng, in extent 18,7973 (ONE EIGHT comma SEVEN NINE SEVEN THREE) hectares, is subject to :-
 - (b) By Notarial Deed No. K3105/1995S the within mentioned property is subject to a perpetual servitude for electric cables and water and sewerage pipes and other municipal purposes, in favour of THE CITY COUNCIL OF BOKSBURG, 444 metres wide indicated by the letters uvda'u on annexed diagram LG No. 7100/2003, together with ancillary rights, as will more fully appear from reference to the said Notarial Deed.
10. The former Portion 109 (a portion of portion 95) (whereof this property forms a portion) of the farm Klipfontein No 83, Registration Division I.R., Province of Gauteng, in extent 2,1883 (TWO comma ONE EIGHT EIGHT THREE) hectares :-
 - (b) Is subject to a perpetual servitude for electric cables and water sewerage pipes in extent 63 square metres, indicated by the figures vwcdv on Diagram LG No. 7100/2003 in favour of the CITY COUNCIL OF BOKSBURG together with ancillary rights and will more fully appear from Notarial Deed K3857/1994S.

Excluding the following servitude which affect Erf 530 in the township:

8. The former Remaining Extent of Portion 95 of the farm Klipfontein No 83, Registration Division I.R., Province of Gauteng, in extent 18,7973 (ONE EIGHT comma SEVEN NINE SEVEN THREE) hectares, is subject to :-
 - (a) By Notarial Deed No. K3104/1995S, dated 22 November 1994 the within mentioned property is subject to a perpetual servitude for electric cables, water and sewerage pipes and other municipal purposes, in favour of THE CITY COUNCIL OF BOKSBURG, in extent 93 (ninety three) square metres, indicated by the figure we'Sc on annexed diagram LG No. 7100/2003, together with ancillary rights, as will more fully appear from the said Notarial Deed.

Excluding the following servitude which affect Erf 530 and 531 in the township:

- "2.(a) SUBJECT to a right-of-way in favour of portion k of the said farm as set out in the Deed of Transfer of the said portion k, which servitudes are indicated by the figure VhNmV on diagram L.G. 5480/2011."

4. DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

5. REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

6. OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owners shall fulfil their obligations in respect of the provision and installation of engineering services.

7. ACCESS

Ingress to and egress from the township may be via Paul Smit Road, Dam Road and Main Road to the satisfaction of the Roads and Stormwater Department.

2 CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:-

(a) ALL ERVEN

- (i) The erf is subject to a servitude, 2m wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary, provided that the local authority may dispense with any such servitude.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works on it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0261

The City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of ANDERBOLT EXTENSION 121 Township

All relevant information is filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme F0261.

Dr. Imogen Mashazi
City Manager
Civic Centre, Cross Street, Germiston

LOCAL AUTHORITY NOTICE 1764 OF 2019

AMENDMENT SCHEME 04-18880

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Randburg Town Planning Scheme, 1976, by the rezoning of Remaining Extent Erf 186 Maroeladal Extension 8 from "Special " to "Private Open Space " subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 04-18880

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 04-18880 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1765 OF 2019**CITY OF TSHWANE****RECTIFICATION NOTICE****WITHDRAWAL AND DETERMINATION OF VARIOUS FEES, CHARGES, TARIFFS AND PROPERTY RATES AND TAXES PAYABLE TO THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

The City of Tshwane hereby gives notice that in terms of Section 75A(3) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), as amended, read with Section 14 of the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004), as amended, that a resolution was passed by the Council of the said Municipality on 29 August 2019, for the amendment of Electricity Charges as contemplated in Part 1 (Energy, Demand and Fixed Demand Charges), Schedule 2, published under Local Authority Notice 1230 of 2019, Provincial Gazette No 194, Vol 25 dated 19 June 2019.

The general purport of the amendment is the withdrawal and the substitution of the tariffs, charges and fees as contemplated in the said Part 1, Schedule 2 of Local Authority Notice 1230 of 2019 with those tariffs, charges and fees as contemplated hereunder in line with the approval by the National Energy Regulator of South Africa (NERSA).

Take note that the said tariffs, charges and fees comes into operation with effect from **7 August 2019**.

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

(Notice 136 of 2019)
25 SEPTEMBER 2019

SCHEDULE 2

SUPPLY OF ELECTRICITY

PART I: ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
A.	DOMESTIC TARIFF SCALES	
1	<p>DOMESTIC SINGLE- AND THREE-PHASE: CONVENTIONAL & PREPAID</p> <p>Subject to any additional charges contained in PART II of the Tariff and to the exceptions set out in group (x), this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage to the following groups of consumers with a main circuit-breaker size of not more than 80 amperes per phase in the case of a single-phase, two-phase or three-phase connection, provided that where a three-phase connection is supplied to the premises and the rating of the consumer's main circuit breaker is more than 80 amperes per phase - excluding bulk domestic complexes, the Divisional Head : Energy Business may determine that the Low Voltage Three-phase Demand Scale will apply (two-phase connections are not available for new connections and the tariff is only applicable to existing two-phase connections)</p> <ul style="list-style-type: none"> (i) A residential unit (ii) A boarding house (iii) A flat (iv) A non-profitable nursing home (v) A charitable institution/home (vi) A hostel (vii) A School/Crèche/Early Childhood Development Facility (viii) A building used exclusively for public worship (ix) A club, other than a club licensed under any liquor act (x) A pumping plant where the water pumped is used exclusively for domestic purposes on premises receiving a supply under this scale of the tariff (xi) A building or separate section of a building comprising a number of the foregoing groups or other units used exclusively for residential purposes, the consumption of which is separately metered by the municipality for the determination of charges due under this scale 	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	<p>(xii) Classes (iv), (v), (vii) and (viii) situated outside legally established townships</p> <p>(xiii) Premises for which a written request was submitted to and approved by Divisional Head: Energy Business.</p>	
1.1	<p>DOMESTIC STANDARD SUPPLY SINGLE- AND THREE-PHASE: CONVENTIONAL AND PREPAID</p> <p>For a connection with a conventional meter, energy consumed per thirty day period since the previous meter reading is charged per month or part of a month. Prepaid energy purchases are charged per calendar month.</p> <p>For all kWh purchased per calendar month, per kWh</p>	c/kWh
1.1.1	Block 1 (0 - 100 kWh)	160.31
1.1.2	Block 2 (101 - 400 kWh)	187.61
1.1.3	Block 3 (401 - 650 kWh)	204.40
1.1.4	Block 4 (>650 kWh)	220.35
1.1.5	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: It can only be applied after approval by City of Tshwane)	10.00
1.2	<p>INDIGENT: CONVENTIONAL AND PREPAID</p> <p>For indigent consumers officially registered at the City of Tshwane Metropolitan Municipality the first 100 kWh consumed per thirty-day period per residential unit since the previous meter reading will be issued free of charge.</p> <p>For all kWh purchased per calendar month, per kWh</p>	c/kWh
1.2.1	Block 1 (0 - 100 kWh)	159.95
1.2.2	Block 2 (101 - 400 kWh)	183.99
1.2.3	Block 3 (401 - 650 kWh)	201.86
1.2.4	Block 4 (>650 kWh)	215.40
1.2.5	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: It can only be applied after approval by City of Tshwane)	10.00

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
1.3	<p>LIFELINE : PREPAID</p> <p>Subject to any additional charges contained in all PART II of the Tariff, this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage to the following groups of consumers with a main circuit-breaker size of not more than 20 amperes in the case of a single-phase connection, where a life-line subsidized connection has been taken that is metered by a prepaid meter.</p> <p>(i) A residential unit</p> <p>(ii) A flat</p> <p>For all kWh purchased per calendar month, per kWh</p>	
1.3.1	Block 1 (0 - 100 kWh)	c/kWh 159.95
1.3.2	Block 2 (101 - 400 kWh)	183.99
1.3.3	Block 3 (401 - 650 kWh)	201.86
1.3.4	Block 4 (>650 kWh)	215.40
1.3.5	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: It can only be applied after approval by City of Tshwane)	10.00
1.4	<p>DOMESTIC THREE PHASE DEMAND SUPPLY: CONVENTIONAL AND PREPAID</p> <p>For residences where a three-phase connection is supplied to the premises and the rating of the consumer's main circuit breaker is more than 80 amperes per phase - excluding bulk domestic complexes</p>	
1.4.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 607.10
1.4.2	<p>A demand charge per KVA of half-hourly maximum demand. Provided that the amount payable in respect of the maximum demand in any month will not be less than the greater of:</p> <p>The prevailing tariff multiplied by 60% of the highest demand recorded on the meter during the preceding 3 months, and</p> <p>The prevailing tariff multiplied by 60% of the minimum required demand for the tariff scale, in this instance 50kVA, thus 60% of 50 = 30kVA.</p>	R/kVA 113.25

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	Where the metered period exceeds the normal 1 month (approximately 30 days) period, demand will be charged per 30 days period on the actual metered demand where available. Consumers with meters that do not store meter history will be charged at 60% of the highest demand recorded during the preceding three months	
1.4.3	Energy charge per kWh consumed	c/kWh 123.10
1.4.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: it can only be applied after approval by City of Tshwane)	10.00
2.	DOMESTIC BULK SUPPLY Subject to any additional charges contained in PART II of the Tariff, this scale will apply to domestic complexes and gated domestic communities situated within legally established townships (unless explicitly otherwise determined by the Divisional Head: Energy and Electricity) within and outside the municipal boundaries where electricity is supplied in bulk via a single connection of at least 80A at low voltage or medium voltage, to the following classes of consumers. A body corporate or the authorised reselling agent of a bulk residential complex that purchases electricity only for resale to residential dwelling-units on the same premises at the prescribed domestic reselling tariffs of the municipality and where such consumption is determined by means of conventional or prepaid sub-meters. Residential complexes include blocks of flats, including separate units in terms of the sectional Titles Act, 1971 (Act 66 of 1971), and the sectional Titles Act, 1986 (Act 95 of 1986), but exclude premises with only a second dwelling unit.	
2.1	DOMESTIC BULK STANDARD SUPPLY The following charges will be payable per month or part of a month:	
2.1.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 607.40

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
2.1.2	Energy charge per kWh	c/kWh 159.95
2.1.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: it can only be applied after approval by City of Tshwane)	10.00
2.2	DOMESTIC BULK TIME-OF-USE SUPPLY The following charges will be payable per month or part of a month:	
2.2.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 607.40
2.2.2	Energy charge consumed	c/kWh
2.2.2.1	An active energy charge per kWh consumed in peak periods	222.00
2.2.2.2	An active energy charge per kWh consumed in standard periods	150.00
2.2.2.3	An active energy charge per kWh consumed in off-peak periods	150.00
2.2.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: It can only be applied after approval by City of Tshwane)	10.00
	NOTES:	
a)	The defined daily time of use periods throughout the year will be as per the current Eskom Megaflex tariff that may be applicable to the Municipality (Paragraph G) – excluding the application of public holidays. Meters will be set up according to the actual day of the week.	
b)	The defined daily time of use periods throughout the year will be as per the current Eskom Megaflex tariff that may be applicable to the Municipality (Paragraph G).	
c)	The Divisional Head, Energy Business may impose a specific minimum load requirement for qualification for this scale.	
d)	The Divisional Head, Energy Business has the authority to reverse the tariff of a complex without notice to standard supply where the resellers fail to accommodate clients in the complex requesting the approved Domestic Time-use tariffs.	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
e)	Due to legislation requiring Time-of-use tariff scales for all bulk consumers, all standard bulk domestic demand connections will be phased out and be replaced with Time-of-use metering and tariff scales, subject to Tshwane's capability to comply	
2.3	RESELLING TO END USERS IN DOMESTIC COMPLEXES:	
	REFER TO PARAGRAPH F BELOW	
3	AGRICULTURAL HOLDINGS AND FARM LAND: CONVENTIONAL OR PREPAID	
	Subject to any additional charges contained in PART II of the tariff and excluding premises falling under group (x) of the Domestic Single- and Three-phase: Conventional or prepaid, lifeline: Prepaid or under the Low voltage Three-phase Demand Scale, this scale will apply to premises situated outside legally established townships within or outside the municipal boundaries, and to which electricity is supplied or made available at low voltage, with a main circuit-breaker size of not more than 80 amperes per phase in the case of a single-phase or three-phase connection.	
	The following charges will be payable per month or part of a month:	
3.1	An energy charge per kWh	c/kWh 198.84
3.2	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
B.	NON DOMESTIC/BUSINESS TARIFFS SCALES	
	In accordance with policy positions 43 of the Electricity Pricing Policy No. 1398-	
	Non-licensed traders of electricity shall provide the electricity at terms, tariffs and services not less favourably than that provided by the licensed distributor in the area.	
	In accordance to the Electricity Regulations Act, 2006 (Act 4 of 2006) the power and duties of the licensee are-	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
4	<p>A licensee may not discriminate between customers or classes of customers regarding access, tariffs, prices and conditions of service, except for objectively justifiable and conditions of a service, except for objectively justifiable and identifiable differences approved by Regulator.</p> <p>NON-DOMESTIC SINGLE-PHASE: CONVENTIONAL</p> <p>Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage to the following groups of consumers, with a main circuit breaker size of not more than 80 amperes in the case of a single-phase connection:</p> <ul style="list-style-type: none"> (i) A shop, store or business (ii) An office block (iii) A hotel licensed under the Liquor Act (iv) A bar (v) A cafe, tearoom or restaurant (vi) A combined shop and tearoom (vii) A public hall (viii) A club licensed under the Liquor Act (ix) An industrial, manufacturing concern or service industry (x) An educational institution, excluding a hostel, if metered separately (xi) A building or section of a building comprising a number of the above classes (xii) All consumers not defined under other scales of the tariff 	
4.1	<p>A fixed monthly charge per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale:</p> <p>Where the rating of the circuit breaker is:</p>	
4.1.1	60 amperes or less	R/month 1,035.29
4.1.2	More than 60 amperes but not more than 80 amperes:	1,356.63

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
4.2	Energy charge per kWh consumed	c/kWh 171.30
4.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
NOTES		
a)	For the purpose of this item "circuit breaker" means a double-pole circuit breaker or a neutral switch/circuit breaker combination.	
b)	Due to legislation requiring that all customers consuming more than 1000kWh per month must be on smart meter time-of-use tariffs, conventional meters are being phased out and replaced with prepaid smart meters, subject to Tshwane's capability to comply.	
5	NON-DOMESTIC SINGLE-PHASE: PREPAID	
	Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage, with a main circuit-breaker size of not more than 80 amperes in the case of a single-phase connection, to the groups of consumers listed in item (i) up to and including (xii) in the preamble to the Non-domestic Single phase: Conventional scale	
5.1	A fixed monthly charge per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale:	
	Where the rating of the circuit breaker is:	R/month
5.1.1	60 amperes or less	985.76
5.1.2	More than 60 amperes but not more than 80 amperes:	1,232.46
5.2	Energy charge per kWh consumed	c/kWh 170.58
5.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	NOTES	
a)	For the purpose of this item "circuit breaker" means a double-pole circuit breaker or a neutral switch/circuit breaker combination.	
b)	Due to legislation requiring that all customers consuming more than 1000kWh per month must be on smart meter time-of-use tariffs, conventional meters are being phased out and replaced with prepaid smart meters, subject to Tshwane's capability to comply.	
6	NON-DOMESTIC THREE-PHASE: CONVENTIONAL	
	Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage, with a main circuit-breaker size of not more than 150 amperes per phase in the case of an existing three-phase connection (new connections see NOTES below), to the groups of consumers listed in item (i) up to and including (xii) in the preamble to the Non-domestic Single-phase tariff scale.	
6.1	A fixed charge per month per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale: Where the rating of the circuit breaker is:	
		R/month
6.1.1	60 amperes or less	3,150.57
6.1.2	More than 60 amperes but not more than 80 amperes	4,814.03
6.1.3	More than 80 amperes but not more than 100 amperes	6,734.82
6.1.4	More than 100 amperes but not more than 125 amperes	8,458.70
6.1.5	More than 125 amperes but not more than 150 amperes	10,285.25
		c/kWh
6.2	Energy charge per kWh consumed	171.30
6.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: it can only be applied after approval by City of Tshwane)	10.00
	NOTES	
a)	For the purpose of this item, "circuit breaker" means a triple-pole circuit breaker.	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
b)	Since 1 July 2008 no new non-domestic three phase straight connections above 100A are available. These connections are treated as Low voltage demand connections.	
c)	Due to legislation requiring that all customers consuming more than 1000kWh per month must be on smart meter time-of-use tariffs, conventional meters are being phased out and replaced with prepaid smart meters, subject to availability of smart prepaid meters.	
7	NON-DOMESTIC THREE-PHASE: PREPAID Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage, with a main circuit-breaker size of not more than 150 amperes per phase in the case of an existing three-phase connection (new connections see NOTES below), to the groups of consumers listed in item (i) up to and including (xii) in the preamble to the Non-domestic Single-phase tariff scale.	
7.1	A fixed charge per month per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale: Where the rating of the circuit breaker is:	
7.1.1	60 amperes or less	R/month 2,988.69
7.1.2	More than 60 amperes but not more than 80 amperes	4,522.80
7.2	Energy charge per kWh consumed	c/kWh 170.58
7.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: it can only be applied after approval by City of Tshwane)	10.00
	NOTES	
a)	For the purpose of this item, "circuit breaker" means a triple-pole circuit breaker.	
b)	Since 1 July 2008 no new non-domestic three phase straight connections above 100A are available. These connections are treated as Low voltage demand connections.	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
c)	Due to legislation requiring that all customers consuming more than 1000kWh per month must be on smart meter time-of-use tariffs, conventional meters are being phased out and replaced with prepaid smart meters, subject to availability of smart prepaid meters.	
C.	BULK BUSINESS / NON DOMESTIC DEMAND SCALES	
	Subject to any additional charges contained in Part II of the tariffs, this scale will apply to the premises situated within and outside the municipal boundaries for electricity supplied or made available at low voltage, with an annual average metered load of more than 50 kVA.	
8	LOW VOLTAGE THREE-PHASE DEMAND (CONVENTIONAL & PREPAID)	
	Subject to any additional charges contained in PART II of the tariff, this scale will apply to the premises situated within and outside the municipal boundaries for the electricity supplied or made available at low voltage, with an annual average metered load of more than 50 kVA-implying installed breaker of greater than 70 A three-phase, but limited to a maximum of 800 A – to the groups of consumers listed in item (i) up to and including (xii) in the preamble to the Non-domestic Single-phase Conventional scale and the groups of domestic consumers with a main circuit-breaker size of more than 80 amperes per phase listed in item (i) up to and including (xii) - excluding bulk domestic complexes and gated domestic communities with a single bulk connection-in the preamble to the Domestic Scale: Single and Three phase.	
	The following charges will be payable per month or part of a month:	
8.1	A fixed charge per month, per metering point, whether or not electricity is consumed :	R/month 2,697.56
8.2	A demand charge per kVA of half-hourly maximum demand: Provided that the amount payable in respect of the maximum demand in any month will not be less than the greater of: The prevailing tariff multiplied by 60% of the highest demand recorded on the meter during the preceding three months, and	R/kVA 193.28

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	<p>The prevailing tariff multiplied by 60% of the minimum required demand for the tariff scale, in this instance 50 kVA, thus 60% of 50 = 30 kVA.</p> <p>Where the metered period exceeds the normal 1 month (approximately 30 days) period, demand will be charged per 30 days period on the actual metered demand where available. Consumers with meters that do not store meter history will be charged at 60% of the highest demand recorded during the preceding three months.</p>	
8.3	Energy charge per kWh consumed	c/kWh 123.10
8.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid - it can only be applied after approval by City of Tshwane - per kWh	10.00
	NOTES:	
a)	This tariff category is no longer available for new connections. In order to comply with Regulation Act 2006 all new connections in this category will be metered via a time-of-use smart meter based on the approved tariffs in paragraph 10 below, subject to Tshwane's capability to comply.	
b)	In the event where the actual average annual demand is below 50 kVA, the Divisional Head: Energy and Electricity has the authority to convert the consumer to the applicable tariff upon downgrading to the applicable breaker.	
9	<p>LOW VOLTAGE THREE-PHASE DEMAND : TIME-OF-USE (CONVENTIONAL & PREPAID)</p> <p>Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within and outside the municipal boundaries for electricity supplied or made available at low voltage, with an annual average <u>metered load of more than 50 kVA</u>, to the groups of consumers listed in item (i) up to and including (xii) - excluding bulk domestic complexes and gated domestic communities with a single bulk connection in the preamble to the Non-domestic Single-phase: Conventional Scale.</p> <p>The following charges will be payable per month or part of a month:</p>	R/month

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
9.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	2,686.68
9.2	A demand charge per kVA of half-hourly maximum demand payable in peak and standard periods on weekdays and Saturdays Provided that the amount payable in respect of the maximum demand in any month will not be less than the greater of: The prevailing tariff multiplied by 60% of the highest demand recorded on the meter during the preceding three months, and The prevailing tariff multiplied by 60% of the minimum required demand for the tariff scale, in this instance 50 kVA, thus 60% of 50 = 30 kVA.	R/kVA 193.28
9.3	Energy Charge	c/kWh
9.3.1	Active energy charge per kWh consumed during peak periods from June to August per kWh	386.45
9.3.2	Active energy charge per kWh consumed during peak periods from September to May per kWh	158.74
9.3.3	Active energy charge per kWh consumed during standard periods from June to August, per kWh	148.11
9.3.4	Active energy charge per kWh consumed during standard periods from September to May, per kWh	99.97
9.3.5	Active energy charge per kWh consumed during off-peak periods from June to August, per kWh	84.80
9.3.6	Active energy charge per kWh consumed during off-peak periods from September to May, per kWh	70.79
9.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
a)	<p>NOTES</p> <p>The defined daily time of use periods throughout the year will be as per the current Eskom Megaflex tariff that may be applicable to the Municipality (Paragraph G) – excluding the application of public holidays. Meters will be set up according to the actual day of the week.</p>	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
b)	The Divisional Head: Energy and Electricity may impose a specific minimum load requirement for qualification for this tariff scale.	
c)	In the event where the actual average annual demand is below 50 kVA, the Divisional Head: Energy and Electricity has the authority to convert the consumer to the applicable tariff.	
d)	Due to legislation requiring Time-of-use tariff scales for all bulk consumers, all standard low voltage demand connections will be phased out and be replaced with Time-of-use metering and tariff scales, subject to Tshwane's capability to comply.	
10	<p>11 kV SUPPLY SCALE (CONVENTIONAL OR PREPAID)</p> <p>Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises – excluding bulk domestic complexes – situated within or outside the municipal boundaries where electrical power is supplied at 11 000 V.</p> <p>Unless the Divisional Head: Energy Business determines otherwise, this scale will only be available for premises with an average metered load of more than 200 kVA.</p> <p>The following charges will be payable per month or part of a month:</p>	
10.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 2,307.35
10.2	<p>A demand charge per kVA of half-hourly maximum demand:</p> <p>Provided that the amount payable in respect of the maximum demand in any month will not be less than the greater of:</p> <p>The prevailing tariff multiplied by 70% of the highest demand recorded on the meter during the preceding three months, and</p> <p>The prevailing tariff multiplied by 70% of the minimum required demand for the tariff scale, in this instance 200 kVA, thus 70% of 200 = 140 kVA.</p> <p>Where the metered period exceeds the normal 1 month (approximately 30 days) period, demand will be charged per 30 days period on the actual metered demand where that do not store meter history will be charged at 70% of the highest demand recorded during the preceding three months.</p>	R/kVA 188.45

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
10.3	Energy charge per kWh consumed	c/kWh 117.90
10.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note it can only be applied after approval by City of Tshwane)	10.00
NOTES: This tariff category is no longer available for new connections. In the event where the actual average annual demand is below 200 kVA, the Divisional Head: Energy Business has the authority to convert the consumer to the applicable tariff. Due to legislation requiring Time-of-use tariff scales for all bulk consumers, all standard 11 kV connections will be phased out and be replaced with Time-of-use metering and tariff scales, subject to Tshwane's capability to comply.		
11	11 kV SUPPLY SCALE: TIME OF USE (CONVENTIONAL OR PREPAID) Subject to any additional charges contained in PART II of the tariff, this scale will apply to premises – excluding bulk domestic complexes – situated within or outside the municipal boundaries where electrical power is supplied at 11 000 V. The following charges will be payable per month or part of a month:	
11.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 2,325.48
11.2	A demand charge per kVA of half-hourly maximum demand payable in peak and standard periods on weekdays and Saturdays Provided that the amount payable in respect of the maximum demand in any month will not be less than the greater of: The prevailing tariff multiplied by 70% of the highest demand recorded on the meter during the preceding three months, and The prevailing tariff multiplied by 70% of the minimum required demand for the tariff scale, in this instance 200 kVA, thus 70% of 200 = 140 kVA.	R/kVA 192.68

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
		c/kWh
11.3	Energy charge	
11.3.1	Active energy charge per kWh consumed during peak periods from June to August, per kWh	385.96
11.3.2	Active energy charge per kWh consumed during peak periods from September to May, per kWh	147.86
11.3.3	Active energy charge per kWh consumed during standard periods from June to August, per kWh	140.98
11.3.4	Active energy charge per kWh consumed during standard periods from September to May, per kWh	91.33
11.3.5	Active energy charge per kWh consumed during off-peak periods from June to August, per kWh	75.14
11.3.6	Active energy charge per kWh consumed during off-peak periods from September to May, per kWh	64.63
11.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
	NOTES	
a)	The defined daily time of use periods throughout the year will be as per the current Eskom Megaflex tariff that may be applicable to the Municipality (Paragraph G) – excluding the application of public holidays. Meters will be set up according to the actual day of the week.	
b)	The Divisional Head: Energy and Electricity may impose a specific minimum load requirement for qualification for this tariff scale.	
12	11 kV SUPPLY SCALE: MADIBENG (CONVENTIONAL OR PREPAID) As from the 01 July 2019, the applicable Tariff 11: 11 kV SUPPLY SCALE: TIME OF USE (CONVENTIONAL OR PREPAID) will be applied.	
D.	INDUSTRIAL SCALES	
13	132 kV SUPPLY SCALE: TIME OF USE (CONVENTIONAL OR PREPAID) Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises within or outside the municipal boundaries where electrical power is Supplied at 132 000 V.	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	Unless the Divisional Head: Energy Business determines otherwise, this scale will only be available for premises with an average annual metered load of more than 10 000 kVA or more. In the event where the actual average annual demand is below 10 000 kVA, the Divisional Head: Energy Business has the authority to convert the consumer to the applicable tariff. The following charges will be payable per month or part of a month:	
13.1	A fixed monthly charge whether or not electricity is consumed, per metering point	R/month 1,946.15
13.2	A demand charge of half-hourly maximum demand payable in peak and standard periods on weekdays and Saturdays per kVA.	R/kVA 128.05
13.3	Energy charge	c/kWh
13.3.1	Active energy charge per kWh consumed during peak periods from June to August, per kWh.	383.31
13.3.2	Active energy charge per kWh consumed during peak periods from September to May, per kWh	140.98
13.3.3	Active energy per kWh consumed during standard periods from June to August, per kWh	131.56
13.3.4	Active energy per kWh consumed during standard periods from September to May, per kWh	86.61
13.3.5	Active energy charge per kWh consumed during off-peak periods from June to August, per kWh	71.52
13.3.6	Active energy charge per kWh consumed during off-peak periods from June to August, per kWh	61.74
13.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	<p>NOTES</p> <p>The defined daily time of use periods throughout the year will be as per the current Eskom Megaflex tariff that may be applicable to the Municipality (Paragraph G) – excluding the application of public holidays. Meters will be set up according to the actual day of the week.</p>	
14	<p>132 kV SUPPLY SCALE: WIND TUNNEL (CONVENTIONAL OR PREPAID)</p> <p>Subject to any additional charges contained in PART II of the Tariff, the Divisional Head: Energy Business retains the right to determine at his discretion, by agreement, the following charges as far as power consumption by the CSIR's Medium Speed Wind Tunnel outside the peak time of Eskom's applicable approved bulk time of use tariff, is concerned:</p>	
14.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 1,946.15
14.2	Active energy charge per kWh consumed, per kWh Should the Wind tunnel's maximum demand contribute to the Municipality's maximum demand, the tariff will revert to as per the agreement	c/kWh 291.20
14.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
15	<p>132 kV SUPPLY SCALE: MEGA (CONVENTIONAL OR PREPAID)</p> <p>As from the 01 July 2019, the applicable Tariff 13: 132 kV SUPPLY SCALE: TIME OF USE (CONVENTIONAL OR PREPAID) will be applied.</p> <p>The following charges will be payable per month or part of a month:</p>	
16	<p>275 kV SUPPLY SCALE: TIME OF USE (CONVENTIONAL OR PREPAID)</p> <p>Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises within or outside the municipal boundaries where electrical power is supplied at 275 kV.</p>	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	<p>Unless the Divisional Head: Energy Business determines otherwise, this scale will only be available for premises with an average metered load of 30 000 kVA or more. In the event where the actual average annual demand is below 30 000 kVA, the Divisional Head: Energy Business has the authority to convert the consumer to the applicable tariff.</p> <p>The following charges will be payable per month or part of a month:</p>	
16.1	The current Eskom Megaflex tariff, excluding the monthly rental that may be applicable to the Municipality.	
16.2	A surcharge of 3% on the sum of the net amount calculated in terms of sub-item (14.1)	
16.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
17	<p>OFF-PEAK SUPPLY SCALE</p> <p>Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within and outside the municipal boundaries.</p> <p>The following provisions will be applicable to a supply of electricity supplied or made available during the off-peak periods during the periods as determined by the Divisional Head: Energy Business, to premises receiving a standard supply under either the 132 kV Supply scale or the 11 kV Supply Scale or the Low voltage Three-phase Demand Scale provided that the consumer applies in writing for such off-peak supply which will be subject to the following restrictions:</p>	
17.1	The consumer's electrical installation will be arranged in such a way that the off-peak supply can only be used during the times set out in this preamble.	
17.2	The consumer will accept the limitation of such a supply to the capacity of the existing mains and equipment, or, in the case of a new or increased supply, to the capacity of the mains and equipment provided by the municipality, by mutual agreement between the Municipality and the consumer, and any other limitations with regard to the maximum demand or nature of the load which the Divisional Head: Energy Business may impose.	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
17.3	The consumer will compensate the municipality for the provision and installation of the necessary measuring equipment.	
17.4	Should the application be approved by the Divisional Head: Energy Business, and the off-peak supply be provided or made available, the following charges will be payable:	
17.4.1	A demand charge at 0% per month of the tariff per kVA determined in terms of the tariff scale under which the standard supply is provided to the premises, applied to the value by which the half-hourly maximum demand during the off-peak period exceeds the half-hourly maximum demand applicable to the standard supply.	
17.4.2	An energy charge for all kWh consumed during the off-peak period since the previous meter reading at the tariff per kWh, determined in terms of the tariff scale under which the standard supply is made available to the premises.	
17.4.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid - it can only be applied after approval by City of Tshwane - per kWh	c/kWh 10.00
	DEFINED ON-OFF PEAK PERIODS (as determined by the Divisional Head: Energy Business) Peak Weekdays (06:00 to 22:00) Off-peak Monday to Thursday (22:00 to 06:00) Friday and Weekends (Friday 20:00 to 06:00 Monday)	
	NOTE In the event of abnormal circumstances, load demand and combinations of premises, the Municipality may provide one supply point at a specific voltage to the premises, and the appropriate scale of the Tariff relating to specific voltage will then be applicable to such premise.	
18	RENEWABLE / EMBEDDED ENERGY CHARGES In terms of the provisions of the Electricity Regulation Act 4 of 2006, (ERA), the generation of electricity is a licensed activity. The tariffs are therefore subjected to the provisions of the act and are currently interim/pilot.	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	<p>The tariffs will apply to customers that are net consumers of the city of Tshwane and who have invested in embedded generation capacity, are grid-tied and comply with all regulations regarding grid connection. All embedded generators are required to register with the City of Tshwane and the equipment used must comply with the technical standards required by the City of Tshwane.</p> <p>The tariffs applicable for the type and size of the installation which include a fixed monthly availability charge will apply for the net consumption via the Tshwane network.</p> <p>The following monthly charge, whether or not electricity is consumed, per metering point :</p>	
18.1	DOMESTIC SINGLE OR THREE PHASE	R/month 160.26
18.2	DOMESTIC THREE PHASE DEMAND SUPPLY: CONVENTIONAL AND PREPAID	2,697.56
18.3	NON-DOMESTIC SINGLE-PHASE	
18.3.1	60 amperes or less	985.19
18.3.2	More than 60 amperes but not more than 80 amperes	1,316.77
18.4	NON-DOMESTIC THREE-PHASE	
18.4.1	60 amperes or less	3,150.57
18.4.2	More than 60 amperes but not more than 80 amperes	4,814.03
18.4.3	More than 80 amperes but not more than 100 amperes	6,734.82
18.4.4	More than 100 amperes but not more than 125 amperes	8,458.70
18.4.5	More than 125 amperes but not more than 150 amperes	10,286.46
18.5	LOW VOLTAGE THREE-PHASE DEMAND SCALE	2,697.56
18.6	11 kV SUPPLY DEMAND SCALE	2,307.35
18.7	132 kV SUPPLY DEMAND SCALE	1,946.15
	NOTES	
	Energy charges for importing CoT's energy while on renewable tariffs will be equal to municipal tariff for the applicable tariff category	
18.8	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	c/kWh 10.00

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
19	<p>WHEELING TARIFF</p> <p>A tariff per kWh for wheeling electricity through the City of Tshwane network</p>	c/kWh 55.80
E.	<p>ELECTRICITY RESELLERS</p> <p>ELECTRICITY RESELLER DEFINITION</p> <p>A reseller is defined by the Energy Regulator (NERSA) as a non-licensed trader of electricity (a person, corporation or organisation), that supplies electricity to dwellings in high density housing complex; residential flat building, residential gated sectional title units and/or free stands in a complex, shopping mall or shopping complex, commercial building (including offices) and has the ability to meter its customers and provide a bill clearly stating the kilowatt hours consumed, the tariff per kilowatt hour and the total amount charged.</p> <p>In case of the City of Tshwane the above definition of a reseller will apply and therefore the following tariffs will apply to all resellers for both domestic and commercial.</p> <p>The City is currently in the process of formulating policy for registration of resellers. After implementation of this policy, resellers officially registered with the City of Tshwane, qualify for and will, upon registration be transferred to the bulk points resellers' purchase tariff categories listed below.</p>	
20	<p>DOMESTIC COMPLEXES</p> <p>Subject to any additional charges contained in PART II of the Tariff, this scale will apply to domestic complexes and gated domestic communities situated within legally established townships (unless explicitly otherwise determined by the Divisional Head: Energy Business) within and outside the municipal boundaries where electricity is supplied in bulk via a single connection of at least 80 A at low voltage or medium voltage, to the following classes of consumers:</p>	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	<p>A Body Corporate or the authorised reselling agent of a bulk residential complex that purchases electricity only for resale to residential dwelling-units on the same premises at the prescribed domestic tariffs of the Municipality and where such consumption is determined by means of conventional or pre-paid sub-meters. Residential complexes include blocks of flats, including separate units in terms of the Sectional Titles Act, 1971 (Act 66 of 1971), and the Sectional Titles Act, 1986 (Act 95 of 1986), but exclude premises with only a second dwelling-unit.</p> <p>The following charges will be payable per month or part of a month:</p>	
20.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 1,346.97
20.2	Active energy charge per kWh consumed, per kWh	c/kWh 159.95
20.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: it can only be applied after approval by City of Tshwane)	10.00
21	<p>NON-DOMESTIC / BUSINESS COMPLEXES:</p> <p>In accordance with Policy Position 43 of the Electricity Pricing Policy No. 1398 -</p> <p>Non-licensed traders of electricity shall provide the electricity at terms, tariffs and services not less favorably than that provided by the licensed distributor in the area.</p> <p>In accordance to the Electricity Regulation Act, 2006 (Act 4/2006) the power and duties of the licensee are -</p> <p>A licensee may not discriminate between customers or classes of customers regarding access, tariffs, prices and conditions of service, except for objectively justifiable and identifiable differences approved by the Regulator.</p> <p>Resellers must charge the municipal approved rates only. A penalty fee will be applied to resellers who do not comply.</p>	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
21.1	NON-DOMESTIC SINGLE-PHASE: CONVENTIONAL Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage to the groups of consumers listed in paragraph 5 in item (i) up to and including (xii) in the preamble to the Non-domestic Single phase: Conventional scale above, with a main circuit breaker size of not more than 80 amperes in the case of a single-phase connection:	
21.1.1	Fixed monthly charge An amount per month per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale: Where the rating of the circuit breaker is:	
21.1.1.1	60 amperes or less	R/month 1,034.08
21.1.1.2	More than 60 amperes but not more than 80 amperes:	1,355.41
21.1.2	Energy charge per kWh consumed	c/kWh 159.95
21.1.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
21.2	NON-DOMESTIC SINGLE-PHASE: PREPAID Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage to the groups of consumers listed in paragraph 5 in item (i) up to and including (xii) in the preamble to the Non-domestic Single phase: Conventional scale above, with a main circuit breaker size of not more than 80 amperes in the case of a single-phase connection:	
21.2.1	Fixed monthly charge An amount per month per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale: Where the rating of the circuit breaker is:	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
21.2.1.1	60 amperes or less	R/month 985.76
21.2.1.2	More than 60 amperes but not more than 80 amperes	1,316.77
21.2.2	Energy charge per kWh consumed	c/kWh 159.95
21.2.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
21.3	NON-DOMESTIC THREE-PHASE: CONVENTIONAL Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage, with a main circuit-breaker size of not more than 150 amperes per phase in the case of an existing three-phase connection, to the groups of consumers listed in item (i) up to and including (xii) in the preamble to the Non-domestic Single-phase: Conventional scale.	
21.3.1	Fixed monthly charge An amount per month per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale: Where the rating of the circuit breaker is:	
23.3.1.1	60 amperes or less	R/month 3,150.57
23.3.1.2	More than 60 amperes but not more than 80 amperes	4,814.03
23.3.1.3	More than 80 amperes but not more than 100 amperes	6,734.82
23.3.1.4	More than 100 amperes but not more than 125 amperes	8,458.70
23.3.1.5	More than 125 amperes but not more than 150 amperes	10,286.46
21.3.2	Energy charge per kWh consumed	c/kWh 160.06
21.3.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
21.4	NON-DOMESTIC THREE-PHASE: PREPAID Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within legally established townships where electrical power is supplied at low voltage, with a main circuit-breaker size of not more than 150 amperes per phase in the case of an existing three-phase connection, to the groups of consumers listed in item (i) up to and including (xii) in the preamble to the Non-domestic Single-phase: Conventional scale.	
21.4.1	Fixed monthly charge An amount per month per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale: Where the rating of the circuit breaker is:	
21.4.1.1	60 amperes or less	R/month 2,988.69
21.4.1.2	More than 60 amperes but not more than 80 amperes	4,524.11
21.4.2	Energy charge per kWh consumed	c/kWh 160.06
21.4.3	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
21.5	LOW VOLTAGE THREE-PHASE DEMAND SCALE The following charges will be payable per month or part of a month:	
21.5.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 9,425.13
21.5.2	A demand charge per kVA of half-hourly maximum demand: Provided that the amount payable in respect of the maximum demand in any month will not be less than the greater of: The prevailing tariff multiplied by 60% of the highest demand recorded on the meter during the preceding twelve months, and	R/kVA 184.71

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	<p>The prevailing tariff multiplied by 60% of the minimum required demand for the tariff scale, in this instance 50 kVA, thus 60% of 50 = 30 kVA where the metered period exceeds the normal 1 month (approximately 30 days)</p> <p>Where the metered period exceeds the normal 1 month (approximately 30 days) period, demand will be charged per 30 days period on the actual metered demand where available. Consumers with meters that do not store meter history will be charged at 60% of the highest demand recorded during the preceding twelve months.</p>	
21.5.3	Energy charge per kWh consumed	c/kWh 123.10
21.5.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
21.6	<p>LOW VOLTAGE THREE-PHASE DEMAND SCALE: TIME OF USE</p> <p>Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises situated within and outside the municipal boundaries for electricity supplied or made available at low voltage, with an annual average metered load of more than 50 kVA, to the groups of consumers listed in item (i) up to and including (xii) - excluding bulk domestic complexes and gated domestic communities with a single bulk connection - in the preamble to the Non-domestic Single-phase Conventional Scale.</p> <p>The following charges will be payable per month or part of a month:</p>	
21.6.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 9,425.13
21.6.2	<p>A demand charge per kVA of half-hourly maximum demand payable in peak and standard periods on weekdays and Saturdays</p> <p>Provided that the amount payable in respect of the maximum demand in any month will not be less than the greater of:</p> <p>The prevailing tariff multiplied by 60% of the highest demand recorded on the meter during the preceding twelve months, and</p>	R/kVA 184.59

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	The prevailing tariff multiplied by 60% of the minimum required demand for the tariff scale, in this instance 50 kVA, thus 60% of 50 = 30 kVA. Where the metered period exceeds the normal 1 month (approximately 30 days) period, demand will be charged per 30 days period on the actual metered demand where that do not store meter history will be charged at 70% of the highest demand recorded during the preceding twelve months.	
21.6.3	Energy charge	c/kWh
21.6.3.1	Active energy charge per kWh consumed during peak periods from June to August per kWh	345.81
21.6.3.2	Active energy charge per kWh consumed during peak periods from September to May per kWh	141.82
21.6.3.3	Active energy charge per kWh consumed during standard periods from June to August, per kWh	135.66
21.6.3.4	Active energy charge per kWh consumed during standard periods from September to May, per kWh	91.63
21.6.3.5	Active energy charge per kWh consumed during off-peak periods from June to August, per kWh	77.68
21.6.3.6	Active energy charge per kWh consumed during off-peak periods from September to May, per kWh	64.76
21.6.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
	NOTE The defined daily time of use periods throughout the year will be as per the current Eskom Megaflex tariff that may be applicable to the Municipality (Paragraph G) – excluding the application of public holidays. Meters will be set up according to the actual day of the week.	
21.7	11 kV SUPPLY SCALE Subject to any additional charges contained in PART II of the Tariff, this scale will apply to premises – excluding bulk domestic complexes – situated within or outside the municipal boundaries where electrical power is supplied at 11 000 V. This scale will only be available for premises with an average metered load of more than 200 kVA.	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	The following charges will be payable per month or part of a month:	
21.7.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 13,464.82
21.7.2	A demand charge per kVA of half-hourly maximum demand: Provided that the amount payable in respect of the maximum demand in any month will not be less than the greater of: The prevailing tariff multiplied by 70% of the highest demand recorded on the meter during the preceding twelve months, and The prevailing tariff multiplied by 70% of the minimum required demand for the tariff scale, in this instance 200 kVA, thus 70% of 200 = 140 kVA Where the metered period exceeds the normal 1 month (approximately 30 days) period, demand will be charged per 30 days period on the actual metered demand.	R/kVA 183.38
21.7.3	Energy charge per kWh consumed	c/kWh 115.96
21.7.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kwh. (Note: it can only be applied after approval by City of Tshwane)	10.00
21.8	11 kV SUPPLY SCALE: TIME OF USE Subject to any additional charges contained in PART II of the tariff, this scale will apply to premises – excluding bulk domestic complexes – situated within or outside the municipal boundaries where electrical power is supplied at 11 000 V. The following charges will be payable per month or part of a month:	
21.8.1	A fixed monthly charge, whether or not electricity is consumed, per metering point	R/month 13,464.82
21.8.2	A demand charge per kVA of half-hourly maximum demand: Provided that the amount payable in respect of the maximum demand in any month will not be less than the greater of:	R/kVA 183.83

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
	<p>The prevailing tariff multiplied by 70% of the highest demand recorded on the meter during the preceding twelve months, and</p> <p>The prevailing tariff multiplied by 70% of the minimum required demand for the tariff scale, in this instance 200 kVA, thus 70% of 200 = 140 kVA</p> <p>Where the metered period exceeds the normal 1 month (approximately 30 days) period, demand will be charged per 30 days period on the actual metered demand.</p>	
21.8.3	Energy charge	c/kWh
21.8.3.1	Active energy charge per kWh consumed during peak periods from June to August per kWh	344.65
21.8.3.2	Active energy charge per kWh consumed during peak periods from September to May per kWh	132.04
21.8.3.3	Active energy charge per kWh consumed during standard periods from June to August, per kWh	128.78
21.8.3.4	Active energy charge per kWh consumed during standard periods from September to May, per kWh	83.59
21.8.3.5	Active energy charge per kWh consumed during off-peak periods from June to August, per kWh	68.37
21.8.3.6	Active energy charge per kWh consumed during off-peak periods from September to May, per kWh	58.95
21.8.4	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: it can only be applied after approval by City of Tshwane)	10.00
F.	<p>RESELLING TARIFFS TO END USERS</p> <p>In accordance to the Electricity Regulations Act (Act 4 /2006) the power and duties of the licensee are -</p> <p>A licensee may not discriminate between customers or classes of customers regarding access, tariffs, prices and conditions of service, except for objectively justifiable and conditions of a service, except for objectively justifiable and identifiable differences approved by Regulator.</p>	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
22	Resellers who contract third party vendors to manage the prepaid sales at complexes with whom they have signed up to manage the reselling are responsible for the fees of the third party vendors. These fees may not be passed on to end users in the complexes. Resellers found guilty of charging above the approved tariffs shall be guilty of contravention of the bylaws and NERSA regulations, and a fine of R1 000 000 will be levied against the Reseller/Company/Director irrespective of the amount charged above allowed tariffs.	R1,000,000.00
	DOMESTIC COMPLEXES	
	In accordance with Policy Position 43 of the Electricity Pricing Policy No. 1398 -	
	(a) Non-licensed traders of electricity shall provide the electricity at terms, tariffs and services not less favorably than that provided by the licensed distributor in the area.	
	In accordance to the Electricity Regulation Act, 2006 (Act 4 of 2006) the power and duties of the licensee are -	
	(b) A licensee may not discriminate between customers or classes of customers regarding access, tariffs, prices and conditions of service, except for objectively justifiable and identifiable differences approved by the Regulator. The following inclining block tariffs are applicable to the reselling of electricity beyond domestic bulk metering point.	
	22.1 For all kWh purchased per calendar month, per kWh	c/kWh
	22.1.1 Block 1 (0 - 100 kWh)	160.31
	22.1.2 Block 2 (101 - 400 kWh)	187.61
	22.1.3 Block 3 (401 - 650 kWh)	202.40
	22.1.4 Block 4 (>650 kWh)	220.35
22.2	A credit (reverse) tariff for excess energy generated and transferred to the City of Tshwane grid, per kWh. (Note: It can only be applied after approval by City of Tshwane)	10.00
	NOTES	
a)	Resellers are not allowed to implement the time of use tariffs scale yet.	

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
b)	Resellers cannot charge another fee as this fee is inclusive of the meter reading and fixed charge to individually metered consumers.	
23	BUSINESS / NON-DOMESTIC SINGLE-PHASE : CONVENTIONAL& PREPAID	
23.1	Fixed monthly charge	
	An amount per month per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale:	
	Where the rating of the circuit breaker is:	
23.1.1	20 amperes or less	R/month 402.28
23.1.2	More than 20 amperes but not more than 40 amperes	669.25
23.1.3	More than 40 amperes but not more than 60 amperes	936.23
23.1.4	More than 60 amperes but not more than 80 amperes	1,180.58
		c/kWh
23.2	Energy charge per kWh consumed	171.30
24	BUSINESS / NON-DOMESTIC THREE-PHASE: CONVENTIONAL&PREPAID	
24.1	Fixed monthly charge	
	An amount per month per metering point payable, whether or not electricity is consumed, according to the rating of the consumer's incoming circuit breaker in accordance with the following scale:	
	Where the rating of the circuit breaker is:	
24.1.1	20 amperes or less	R/month 1,001.46
24.1.2	More than 20 amperes but not more than 40 amperes	2,004.08
24.1.3	More than 40 amperes but not more than 60 amperes	2,805.06
24.1.4	More than 60 amperes but not more than 80 amperes	4,139.96
24.1.5	More than 80 amperes but not more than 100 amperes	4,940.89
24.1.6	More than 100 amperes but not more than 125 amperes	6,142.88
24.1.7	More than 125 amperes but not more than 150 amperes	7,344.88
		c/kWh
24.2	Energy charge per kWh consumed	171.30

ENERGY, DEMAND AND FIXED DEMAND CHARGES (EXCLUDING VAT)		With effect from 7 August 2019 until 30 June 2020
25	BULK DEMAND BUSINESS SCALES RESELLING TARIFFS	
25.1	LOW VOLTAGE DEMAND SCALE (RESELLING TARIFFS)	Reselling tariffs to bulk demand end users as per Tariffs 8 to 11 above
25.2	LOW VOLTAGE THREE-PHASE DEMAND SCALE: TIME OF USE	
25.3	11kV DEMAND SCALE (RESELLING TARIFFS)	
25.4	11kV DEMAND SCALE TIME-OF-USE (RESELLING TARIFFS)	
G.	CURRENT ESKOM MEGAFLEX PERIODS	
	Peak Low demand season Weekdays - 07:00 to 10:00 and 18:00 to 20:00 High demand season Weekdays - 06:00 to 09:00 and 17:00 to 19:00 Saturday - none Sunday - none	
	Standard Low demand season -Weekdays 06:00 - 07:00, 10:00 - 18:00 and 20:00 - 22:00 High demand season Weekdays - 09:00 to 17:00 and 19:00 to 22:00 Saturdays - 07:00 to 12:00 and 18:00 to 20:00 Sundays - none	
	Off-peak Weekdays - 22:00 to 06:00 Saturdays - 12:00 to 18:00 and 20:00 to 07:00 Sundays - 00:00 to 24:00	

LOCAL AUTHORITY NOTICE 1766 OF 2019**CORRECTION NOTICE**
AMENDMENT SCHEME 05-17612

Notice is hereby given in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Roodepoort Town Planning Scheme, 1987, by the rezoning of Portion 4 of Erf 1282 Horison from "Residential1" to "Business 4" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 05-17612

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 05-17612 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1767 OF 2019**AMENDMENT SCHEME 01-17735**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erven 113 to 118, Remaining Extent of 129, Portion 2 of Erf 129 Southdale and the Remaining Extent of Erf 187 and the Remaining Extent of Erf 209 Southdale Extension 1 from "Public Parking" and "Business 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-17735.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 01-17735 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.678/2019

LOCAL AUTHORITY NOTICE 1768 OF 2019**AMENDMENT SCHEME 01-18525**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of Erf 1442 Westdene from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18525.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 01-18525 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 707/2019

LOCAL AUTHORITY NOTICE 1769 OF 2019**AMENDMENT SCHEME 13-16673**

Notice is hereby given in terms of Section 22.(4) and (7) read with Section 42.(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erven 528, 530, 1496 and Portion 1 of Erf 1279 Parkmore :

- (1) The removal of Conditions B.1. to B.7. i., ii., iii. and iv. from Deed of Transfer T73959/2012 in respect of erven 528 and 530 Parkmore;
- (2) The removal of Condition ii from Deed of Transfer T56543/2014 in respect of erf 1496 Parkmore;
- (3) The amendment of the Sandton Town Planning Scheme, 1980 by the rezoning of erven 528, 530, Portion 1 of Erf 1279 and Erf 1496 Parkmore from "Residential 1", "Business 4", "Business 4" and Public Roads" respectively to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 13-16673. Amendment Scheme 13-16673 will come into operation on date of publication.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 708/2019

LOCAL AUTHORITY NOTICE 1770 OF 2019**ERVEN 2412, 2415, 2679, 2680 AND 2681 JEPPESTOWN**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions 2, 3, 4 and 5 from Deed of Transfer T19628/2006 in respect of erven 2412 and 2415 and the removal of Conditions 2, 3, 4 and 5 from Deed of Transfer T78149/2006 in respect of erven 2679, 2680 and 2681 in terms of reference number 13/3885/2016 which will come into operation on date of publication;
- (2) The amendment of the Johannesburg Town Planning Scheme, 1979, by the rezoning of the erf from "Residential 4" to "Institutional", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-17205. Amendment Scheme 01-17205 will come into operation on date of publication.

The application and the Amendment Scheme are filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 710/2019

LOCAL AUTHORITY NOTICE 1771 OF 2019**ERF 1371 HOUGHTON ESTATE**

Notice is hereby given in terms of Section 42.(4) and Section 42.(5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

The removal of Conditions (a), (b), (c), (e), (f) and (g) from Deed of Transfer T71664/1998 in terms of reference number 13/2320/2018.

The Application is filed with the Executive Director : Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th floor, Braamfontein, 2017 and is open for inspection at all reasonable times.

This notice will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 714/2019

LOCAL AUTHORITY NOTICE 1772 OF 2019**ERF 1065 WINDSOR**

Notice is hereby given in terms of Section 42.(4) and Section 42.(5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

The removal of Condition (d) and to amend Condition (h) in that reference to Condition (d) therein be removed from Deed of Transfer T109694/1995.

The Application is filed with the Executive Director : Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th floor, Braamfontein, 2017 and is open for inspection at all reasonable times.

This notice will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 711/2019

LOCAL AUTHORITY NOTICE 1773 OF 2019**AMENDMENT SCHEME 01-15412**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of Erf 368 Brixton from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-15412.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 01-15412 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 709/2019

LOCAL AUTHORITY NOTICE 1774 OF 2019**CORRECTION NOTICE**

The City of Johannesburg Metropolitan Municipality herewith gives notice that Local Authority Notice 1821 of 2018 dated 7 November 2018, in respect of Erf 1319 Blairgowrie be amended as follows:

By the substitution of the phrase "*The removal of Condition (l)*" to "*The removal of Condition (i) from Deed of Transfer T99787/2016*".

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.530/2018C

LOCAL AUTHORITY NOTICE 1775 OF 2019**AMENDMENT SCHEME 01-18994**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of Erven 1236, 1237 and 1238 Johannesburg from "Business 1" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18994.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 01-18994 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 713/2019

LOCAL AUTHORITY NOTICE 1776 OF 2019**ERF 149 BRYANSTON**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions (e), (f), (g), (q) (i) and (ii), (r), (s), (u) and (v) from Deed of Transfer T39302/2008 in respect of erf 149 Bryanston in terms of reference number 13/8280/2016 which will come into operation on date of publication;
- (2) The amendment of the Sandton Town Planning Scheme, 1980, by the rezoning of the erf from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-18280. Amendment Scheme 02-18280 will come into operation on date of publication.

The application and the Amendment Scheme are filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 715/2019

LOCAL AUTHORITY NOTICE 1777 OF 2019**NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME**

IN TERMS OF SECTION 56(1) (b) (i) AND (ii) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORD 15 OF 1986) READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

AMENDMENT SCHEME NUMBER: K0604

We, The Urban Squad Consulting Professional Town and Regional Planners being the authorised agent of the owner of Remainder of Erf 503 Norkem Park Township; that we about to apply to the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre for the amendment of the town-planning scheme known as Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Remainder of Erf 503 Norkem Park Township, situated at number 81 Quintus Van Der Walt Drive from “Residential 1” to “Business 2” subject to certain development controls.

Particulars of the application(s) will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, 5th Level, Civic Centre, c/o CR Swart Drive Kempton Park for the period of 28 days from 25 September 2019.

Objections to or representations in respect of the applications must be lodged with or made in writing to the Area Manager at the above address or at Po Box 13, Kempton Park 1620 within a period of 28 days from 25 September 2019.

Address of agent: The Urban Squad Consulting Professional Town & Regional Planners, P O Box 4159.
Kempton Park, 1620; Tel (011)-053-9917/ (011)-040-2031: Email: admin@squadplanners.co.za
Head Office: 119 & 121 Soutpansberg Drive Van Riebeck Park 1620.

25-2

LOCAL AUTHORITY NOTICE 1778 OF 2019**AMENDMENT SCHEME 07-18445**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 118 Jukskei View Extension 17 from "Residential 3" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 07-18445.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 07-18445 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.676/2019

LOCAL AUTHORITY NOTICE 1779 OF 2019**CITY OF JOHANNESBURG**

NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF
Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,
HAS CONSIDERED AND PROVISIONALLY APPROVED the following Security Access Restriction and
Thereto authorised the Johannesburg Roads Agency to give effect to the said interim approval and
Further manage the process and resultant administrative processes of the interim approval.

Notice is given further that this provisional/ interim approval should not be considered and/or construed /and /or
interpreted and/or deemed to be a final approval.

SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Parktown	Valley Road East Residents Association		<ul style="list-style-type: none"> Valley Road East off corner of Jan Smuts Avenue 	24 hour manual boom manned by a registered security officer 24 hours a day 7 days per week
			<ul style="list-style-type: none"> Valley Road East off corner of Epping Road 	<p>A steel double leaf gate open between 06h00 and 09h00 and 15h30 and 19h00</p> <p>The gates can be opened in cases of emergency</p> <p>A pedestrian gate open between the hours of 05h00 and 20h00 daily</p>

Should there be no objections the restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for four years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected during normal office hours at the JRA (PTY) Ltd offices, at the address below.

The public is duly advised that in terms of the City policy relating to these restrictions:

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates should be left accessible (and not locked in any way) for 24/7
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

Any person who has any comments on the conditions of approval in terms of the aforesaid restriction/s may lodge such comments in writing with the:-

Traffic Engineering Department
JRA (PTY) Ltd.
66 Sauer Street
Johannesburg

or Traffic Engineering Department
JRA (PTY) Ltd.
Braamfontein X70
Braamfontein 2107

Comments must be received on or before one month after the first day of the appearance of this notice.



City of Johannesburg
Johannesburg Roads Agency (JRA)
www.jra.org.za



LOCAL AUTHORITY NOTICE 1780 OF 2019**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI AMENDMENT SCHEMES: K0365, K0498, K454, K0370**

The City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) hereby gives notice in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with the Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013), that the applications for the rezoning of the following have been approved:

1. **EKURHULENI AMENDMENT SCHEME: K0365**
Erf 259 Kempton Park Extension Township from "Residential 1" to "Business 3", excluding medical consulting rooms, subject to certain conditions. This amendment scheme is known as Ekurhuleni Amendment Scheme K0365, and shall come into operation on date of publication of this notice. Notice: CP023.2019 [15/2/7/K0365]
2. **EKURHULENI AMENDMENT SCHEME: K0498**
Erf 55 Van Riebeeckpark Extension 1 from "Residential 1" to "Business 3" for offices (excluding medical consulting rooms) and a coffee shop, subject to certain conditions. This amendment scheme is known as Ekurhuleni Amendment Scheme K0498, and shall come into operation on date of publication of this notice. Notice: CP041 [15/2/7/K0498]
3. **EKURHULENI AMENDMENT SCHEME: K454**
Erven 3493 and 3494 Glen Marais Extension 102 from "Industrial 2" to "Residential 3", subject to certain conditions. This amendment scheme is known as Ekurhuleni Amendment Scheme K0454, and shall come into operation on date of publication of this notice. Notice: CP042.2019 [15/2/7/K0454]
4. **EKURHULENI AMENDMENT SCHEME: K0370**
Erf 450 Kempton Park Extension 2 from "Residential 1" to "Residential 3" for dwelling units, subject to certain conditions. This amendment scheme is known as Ekurhuleni Amendment Scheme K0370, and shall come into operation on date of publication of this notice. Notice: CP062.2018 [15/2/7/K0370]

Amendment Scheme Annexures will be open for inspection during normal office hours at the office of the Head of Department, Department of Economic Development: Gauteng Provincial Government, 8th Floor Corner House, 63 Fox Street, Johannesburg, 2000, as well as the Manager City Planning, the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

Dr Imogen Mashazi: City Manager: City of Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400

LOCAL AUTHORITY NOTICE 1781 OF 2019

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 117 Southdale**.

The removal of Conditions A.(f), A.(l), A.(m), A.(n)(i), A.(n)(ii) and A.(o) from Deed of Transfer T27387/2012.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.678/2019

LOCAL AUTHORITY NOTICE 1782 OF 2019**GRAND CENTRAL EXTENSION 36**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Grand Central extension 36 to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GRAND CENTRAL VILLAGE PROPRIETARY LIMITED REGISTRATION NUMBER 2016/524401/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 433 (A PORTION OF PORTION 2) OF THE FARM WATERVAL 5 IR, GAUTENG PROVINCE, HAS BEEN APPROVED.

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

The name of the township is Grand central extension 36

(2) DESIGN

The township consists of erven, a road and a street as indicated on General Plan SG No. 332/2019

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 24 January 2028 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(5) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 08 February 2023 the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(6) ACCESS

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

(8) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(9) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(11) RESTRICTION ON THE DEVELOPMENT OF ERVEN

Erf 97 and Erf 98 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act 95 of 1986.

(12) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority in lieu of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(13) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause (3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause (3) above. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(14) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

(15) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarial tie Erven 97 and 98, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any.

A. Excluding the following which only affects Church Street:

A. A perpetual right of way servitude in extent 457(FOUR HUNDRED AND FIFTY SEVEN) square metres, in favour of the MIDRAND/RABIE RIDGE/IVORY PARK Metropolitan substructure represented by the figure ABCDA on Diagram SG No 6842/1995 as will more fully appear from Deed of cession of servitude K6867/1996S.

B. Excluding the following which only affects Erf 97

B. A perpetual right of way servitude in extent 405 (FOUR HUNDRED AND FIVE) square metres, in favour of the MIDRAND/RABIE RIDGE/IVORY PARK Metropolitan substructure represented by the figure ABCDA on Diagram SG No 1500/1996 as will more fully appear from Deed of cession of servitude K6867/1996S.

C. Excluding the following which only affects Grand Central Boulevard

(b) A perpetual right of way servitude in extent 1673m², in favour of the Local Authority vide Diagram SG No 13361/1995 as will more fully appear from Deed of servitude K / S.

3. CONDITIONS OF TITLE.**(A) Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.****(1) ALL ERVEN**

(a) The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as P (fill, perched water table)/C2/S2.

(2) ALL ERVEN

(a) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

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

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Halfway house and Clayville town Planning Scheme, 1976, comprising the same land as included in the township of Grand Central extension 36. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 07-17808.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T069/2019
25 September 2019

LOCAL AUTHORITY NOTICE 1783 OF 2019**AMENDMENT SCHEME 01-19150 & 13/3920/2018**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 385 Parkwood:

- (1) The removal of Condition (a)–(j) from Deed of Transfer T30883/1999;
- (2) The amendment of the Sandton Town Planning Scheme, 1980 by the rezoning of the erf from “Residential 1” to “Residential 1”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-19150. Amendment Scheme 01-19150 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.699/2019

LOCAL AUTHORITY NOTICE 1784 OF 2019**AMENDMENT SCHEME 01-18997**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979, by the rezoning of Erf 3484 Johannesburg from “Residential 4” to “Institutional”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18997, will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No.697/2019

LOCAL AUTHORITY NOTICE 1785 OF 2019**LOCAL AUTHORITY NOTICE 746 OF 2019**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 4 South Kensington**

The removal of Conditions (g) and from Deed of Transfer T 3707/2010.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 746/2019

LOCAL AUTHORITY NOTICE 1786 OF 2019**LOCAL AUTHORITY NOTICE 498 OF 2019**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 1742 Houghton Estate** :

The removal of Conditions (a), (b), (c), (d), (e), and (f) from Deed of Transfer T19716/2007.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 498/2019

LOCAL AUTHORITY NOTICE 1787 OF 2019**AMENDMENT SCHEME 04-18475**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Randburg Town Planning Scheme, 1976, by the rezoning of Remainder of Erf 2 Osummit from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 04-18475. Amendment Scheme 04-18475 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice No 638/2019

LOCAL AUTHORITY NOTICE 1788 OF 2019**AMENDMENT SCHEME 02-19257**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Sandton Town Scheme, 1980, by the rezoning of Remainder of Erf 651 Lone Hill Extension 9 from "Special" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-19257. Amendment Scheme 02-19257 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice No 706/2019

LOCAL AUTHORITY NOTICE 1789 OF 2019**AMENDMENT SCHEME 02-18424**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 3283 Bryanston Extension 7:

- (1) The removal of conditions B(a) to B(h), B(j) to B(m), C(a), C(c)(i) and (ii), C(d), C(e) from the deed of Transfer No. T132642/2000
- (2) The amendment of the Sandton Town Planning Scheme, 1980, by the rezoning from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-18424. Amendment Scheme 02-18424 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice No 705/2019

LOCAL AUTHORITY NOTICE 1790 OF 2019**CITY OF JOHANNESBURG****ERRATUM**

City of Johannesburg publishes an Erratum for Local Authority notice 1303 of 2019 in the Gauteng Provincial gazette 233 dated the 17th of July 2019.

The City erred in not placing the date of the Council approval.

City of Johannesburg hereby publish the date of the 24th of May 2019 in terms of section 14(2)(b)(i) Municipal Property Rates Act , 2014 , date when Council took a decision to approved Rates Policy, Rates By-law and Rates Tariffs.

LOCAL AUTHORITY NOTICE 1791 OF 2019**ERF 480 EMMARENTIA EXTENSION 1**

Notice is hereby given in terms of Section 42(4) of the of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 480 Emmarentia Extension 1

The removal of Conditions (n) (iii) from Deed of Transfer T42377/1997; this notice will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1792 OF 2019

**EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP**

The **EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE)**, hereby gives notice in terms of Section 69(6)(a) read with Section 96(3) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with SPLUMA (Act 16 of 2013) that applications to establish the townships referred to in the annexure hereto, have been received by it.

Particulars of the applications will lie for inspection during normal office hours at the office of **The Area Manager: City Planning Kempton Park Customer Care Centre, 5th Floor, C/O CR Swart Drive and Pretoria Road, Kempton Park** for a period of 28 days from 25 September 2019.

Objections to or representations in respect of the applications must be lodged with or made in writing and in duplicate to **The Area Manager: City Planning Kempton Park Customer Care Centre** at the above address or at **P.O. Box 13, Kempton Park, 1620** within a period of 28 days from 25 September 2019.

ANNEXURE

1. Name of township: **PROPOSED BREDELL EXTENSION 87**
Full name of applicant: **DEON VAN ZYL TOWN PLANNERS**

Number of erven in proposed township:

"Industrial 2" including the assembly of communication masts/towers : 2

Description of land on which the township is to be established: Holding 164, Bredell Agricultural Holdings.

Situation of proposed township: Plot 164, Third Road, Bredell Agricultural Holdings.

2. Name of township: **PROPOSED BREDELL EXTENSION 85**
Full name of applicant: **DEON VAN ZYL TOWN PLANNERS**

Number of erven in proposed township:

"Industrial 2" : 1

"Private Open Space" : 1

Description of land on which the township is to be established: Holding 67, Bredell Agricultural Holdings.

Situation of proposed township: Plot 67, High Road, Bredell Agricultural Holdings.

3. Name of township: **PROPOSED BREDELL EXTENSION 86**
Full name of applicant: **DEON VAN ZYL TOWN PLANNERS**

Number of erven in proposed township:

"Industrial 2", for "commercial purposes" and a diesel depot with a maximum capacity of 80,000L (80m³) only : 2

Description of land on which the township is to be established: Part of Holding 183, Bredell Agricultural Holdings.

Situation of proposed township: Corner of Sixth Road and High Road, Bredell Agricultural Holdings.

25-2

PLAASLIKE OWERHEID KENNISGEWING 1792 VAN 2019

**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
KEMPTON PARK DIENSLEWERINGSENTRUM
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP**

Die **Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum)**, gee hiermee ingevolge Artikel 69(6)(a) saamgelees met Artikel 96(3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), saamgelees met SPLUMA (Wet 16 van 2013) kennis dat aansoeke om die dorpe in die bylae hierby genoem, te stig deur hom ontvang is.

Besonderhede van die aansoeke lê ter insae gedurende gewone kantoorure by die kantoor van die **Area Bestuurder: Stedelike Beplanning Kempton Park Diensleweringssentrum, 5de Vloer, Burgersentrum, Hv CR Swartrylaan en Pretoriaweg, Kempton Park**, vir 'n tydperk van 28 dae vanaf 25 September 2019.

Besware teen of vertoë ten opsigte van die aansoeke moet binne 'n tydperk van 28 dae vanaf 25 September 2019 skriftelik en in tweevoud by of tot die **Area Bestuurder: Stedelike Beplanning Kempton Park Diensleweringssentrum** by bovermelde adres of by **Posbus 13, Kempton Park, 1620** ingedien of gerig word.

BYLAE

1. Naam van dorp: **BREDELL UITBREIDING 87**
Volle naam van aansoeker: **DEON VAN ZYL STADSBEPLANNERS**

Aantal erwe in voorgestelde dorp:

"Nywerheid 2" insluitend die montering van kommunikasie-maste / torings : 2

Beskrywing van grond waarop dorp gestig staan te word: Hoewe 164, Bredell Landbouhoewe.

Ligging van voorgestelde dorp: Derdelaan 164, Bredell Landbouhoewe.

2. Naam van dorp: **BREDELL UITBREIDING 85**
Volle naam van aansoeker: **DEON VAN ZYL STADSBEPLANNERS**

Aantal erwe in voorgestelde dorp:

"Nywerheid 2" : 1

"Privaat oopruimte" : 1

Beskrywing van grond waarop dorp gestig staan te word: Hoewe 67, Bredell Landbouhoewes.

Ligging van voorgestelde dorp: Highway 67, Bredell Landbouhoewes. .

3. Naam van dorp: **BREDELL UITBREIDING 86**
Volle naam van aansoeker: **DEON VAN ZYL STADSBEPLANNERS**

Aantal erwe in voorgestelde dorp:

"Nywerheid 2" vir "kommersiële doeleindes" en 'n dieseldepot met 'n maksimum kapasiteit van 80,000L (80m³) : 2

Beskrywing van grond waarop dorp gestig staan te word: Gedeelte van Hoewe 183, Bredell Landbouhoewes.

Ligging van voorgestelde dorp: Hoek van Sesdestraat en Highway, Bredell Landbouhoewes.

25-2

LOCAL AUTHORITY NOTICE 1793 OF 2019**AMENDMENT SCHEME 01-17292**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979, by the rezoning of Remaining Extent of Erf 120 Linden from "Residential 1" to "Residential 1" for an art and design studio, office, storage and show room. subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 01-17292

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 01-17292 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1794 OF 2019**CORRECTION OF NOTICE****AMENDMENT SCHEME 01-17358**

Notice is hereby given in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979, by the rezoning of Erf 6 Jan Hofmeyr from "Residential 1" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 01-17358

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 01-17358 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1795 OF 2019**AMENDMENT SCHEME 05-14504**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Roodepoort Town Planning Scheme, 1987, by the rezoning of Erven 948, 949, 950, 951, 952, 953, 954 and 955 Roodepoort from "Residential 1" to "Municipal" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 05-14504

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 05-14504 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1796 OF 2019**AMENDMENT SCHEME 01-18887 AND 13/2767/2018**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erven 526, 527 and 528 City and Suburban:

- (1) The removal of Condition (2) from Deed of Transfer T26243/2018 in respect of Erf 526 City and Suburban
- (2) The amendment of the City of Johannesburg Land Use Scheme 2018 by the rezoning of Erven 526, 527 and 528 City and Suburban from "Industrial 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme 01-18887 will be known as Amendment Scheme .

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment Scheme 01-18887 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1797 OF 2019**AMENDMENT SCHEME 01-17363**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979, by the rezoning of Erf 1960 Parkhurst from "Residential 1" to "Business 4" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 01-17363

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 01-17363 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1798 OF 2019**EKURHULENI METROPOLITAN MUNICIPALITY****SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUMA BY-LAW**

NOTICE IS HEREBY GIVEN in terms of the Spatial Planning and Land Use Management Act, 2013 read together with the Municipal Systems Act, 2000 that the Ekurhuleni Metropolitan Municipality at a council meeting held on 25 July 2019 under item A-CP (04-2019) resolved to pass the Spatial Planning and Land Use Management Spluma By-Law as set out hereunder.

The said By-law comes into operation on the date of publication in the Gauteng Provincial Gazette.

Dr I Mashazi, City Manager, Ekurhuleni Metropolitan Municipality, 4th Floor, Head Office Building, corner Cross and Rose Streets, Private Bag X1069, Germiston, 1400

25 September 2019

Notice No 12 /2019

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW



EKURHULENI METROPOLITAN MUNICIPALITY

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

[MUNICIPALITY RESOLUTION: A – CP (04-2019) DATED 25-July-2019]

[Date of Commencement: 25-September-2019]

To specify the relationship between the spatial planning and the land use management system; to provide procedures, processes and systems necessary to facilitate and regulate land development.

BE IT THEREFORE ENACTED by the Municipality of the Ekurhuleni Metropolitan Municipality, as follows: -

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY MUNICIPAL NOTICE

SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW

The Municipal Council of the City of Ekurhuleni Metropolitan Municipality in the Schedule hereto publishes, in terms of section 13 of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000) read with section 162 of the Constitution of the Republic of South Africa Act 1996 (Act 108 of 1996) the Spatial Planning and Land Use Management By-Law.

SCHEDULE

BY-LAW

To give effect to “municipal planning” as contemplated in the Constitution of the Republic of South Africa, 1996 ; to specify the relationship between the spatial planning and the land use management system; to provide procedures, processes and systems necessary to facilitate and regulate land development, land uses; to facilitate development in informal settlements and provide measures appropriate to ensure inclusiveness and equitable development; to provide for the establishment, function, procedure and processes for any decision making authority on land development applications; to give effect to the implementation and enforcement of policies, land use schemes, development conditions and controls; to provide for norms and standards relevant to the effective land use management system; to provide for penalties associated with non-compliance; to provide processes and systems necessary to facilitate access restriction, and to provide for matters connected thereto.

PREAMBLE

WHEREAS City of Ekurhuleni Metropolitan Municipality is still governed under the existence of multiple laws, incoherent measures, mechanisms and institutions as imposed by provincial and national spheres of government in addition to the multiple institutions for decision making established by the Municipality; and

WHEREAS various systems and institutions responsible for decision making on land development applications give rise to uncertainty about municipal systems and procedure on turnaround times and ability to render effective service delivery; and

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

WHEREAS systems of land use scheme enforcement and compliance are weak, the Municipality continues to have large numbers of illegal land uses detrimental to economic growth, as well as a safe and clean environment conducive for human habitation and investment attraction necessary for job creation; and

WHEREAS section 156(1) of the Constitution of the Republic of South Africa, 1996 confers on Municipalities the executive authority and the right to administer local government matters set out in Part B of Schedule 4 and Part B of Schedule 5 to the Constitution; and

WHEREAS Part B of Schedule 4 of the Constitution of the Republic of South Africa, 1996 list all the local government matters including Municipal Planning; and

WHEREAS section 156(2) of the Constitution of the Republic of South Africa, 1996 empowers municipalities to make and administer by-laws for the effective administration of the matters which it has the right to administer; and

WHEREAS section 2(2) of the Spatial Planning and Land Use Management Act invalidates any legislation that prescribes alternative or parallel mechanisms, measures, or systems on spatial planning and land use management and land development in a manner that is not consistent with the provisions of the Act; and

WHEREAS connectivity, integration, mobility, social inclusivity is threatened by the restriction of access to public places; and

WHEREAS the freedom of movement, safety and security need to be balanced through planning procedures and various security measures,

BE IT THEREFORE ENACTED by the Municipal Council of the City of Ekurhuleni Metropolitan Municipality, as follows:

TABLE OF CONTENTS

CHAPTER 1	9
DEFINITIONS, APPLICABILITY, CONFLICT OF LAWS AND ALIGNMENT OF AUTHORISATIONS	9
1 Definitions	9
2 Application of By-law.....	19
3 Conflict of laws	19
4 Alignment of authorisations	20
CHAPTER 2	20
ADMINISTRATIVE LANGUAGE, DEVELOPMENT PRINCIPLES AND NORMS AND STANDARDS	20
5 Administrative language	20
6 Provisions and principles which shall guide and inform all land development applications	20
7 Norms and standards.....	21
CHAPTER 3	21
PUBLIC PARTICIPATION PROCESSES.....	21
8 Public participation process required.....	21
9 General recording of proceedings at public meeting.....	22
10 Advertisement of notice of land development application	23
11 Site notice	23
12 Notification to adjoining owner	24
13 Parties to public participation	25
14 Comments, objections and petitions.....	25
15 Acknowledgement of comments, objections and petitions received on land development application.....	27
CHAPTER 4	27
SPATIAL DEVELOPMENT FRAMEWORK.....	27
16 General requirements for preparation and implementation of spatial development framework	27
17 Regional spatial development framework	28
18 Supportive plan.....	28
19 Preparation, content and review process of spatial development framework.....	28
20 Departing from provisions of spatial development framework	29
21 Access to spatial development framework.....	30
CHAPTER 5	30
LAND USE SCHEME	30
22 Land use scheme	30

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

	5
23 Content of land use scheme.....	31
24 Legal effect of land use scheme	31
25 General rule for drafting and implementing land use scheme.....	32
26 Review and monitoring of land use scheme	32
27 Access to land use scheme.....	32
28 Transitional informal settlement areas	32
CHAPTER 6	34
LAND DEVELOPMENT APPLICATIONS AND LAND USE MANAGEMENT	34
29 Types of applications	34
30 Application for land development required.....	34
31 Lodging of land development application.....	35
32 Documents, drawings and reports	35
33 Notification to external department.....	37
34 Non-compliance by external department on application submitted on behalf of Municipality .	37
35 Time frames associated with land development application	38
36 Consultation prior to submission of land development application	39
37 Receiving, registering, determining and deciding land development application	40
38 Application for township establishment.....	41
39 Division or phasing of township	43
40 Extension of boundaries of approved township.....	43
41 Lodging of plans with Surveyor-General.....	43
42 Compliance with pre-proclamation conditions	44
43 Opening of township register.....	44
44 Proclamation of approved township	45
45 Restriction of transfer and registration	45
46 First transfer.....	45
47 Continuation of application for establishment of township by new owner	46
48 Application for rezoning	46
49 Restrictive or obsolete conditions or obligations, servitudes or reservations which may be removed, amended or suspended	47
50 Application for removal, amendment or suspension of restrictive title condition obligation or reservation	48
51 Prohibition on removal of restrictive title condition in certain circumstances	49
52 Endorsements in connection with amendment, suspension or removal of restrictive conditions	49
53 Application for subdivision of land	50

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

54	Lapsing of subdivision and extension of validity period	51
55	Application for consolidation of land	51
56	Lapsing of consolidation and extension of validity period.....	52
57	Consent use.....	52
58	Application for consent use	52
59	Special use	52
60	Occasional use	53
61	Application for occasional use.....	53
62	Application for building line relaxation	53
63	Approval of alteration, amendment or cancellation of general plan.....	54
64	Application for consent for land use in transitional informal settlement area	56
65	Amendment of land development application prior to approval	56
66	Change of ownership prior to notice	57
67	Transfer of land to state or Municipality	57
68	Simultaneous or combined submission of land development applications	57
69	Amendment of land development application after approval	58
70	Imposition of conditions relating to all land development applications	58
71	Determination of matters related to all erven.....	58
72	Lodging copy of plan, diagram and general plan with Municipality.....	60
73	Approval of building plan and registration.....	60
74	Land situated in dolomitic area	61
75	Notification of decision.....	61
76	Reference to Administrator, Premier, Townships Board and any other controlling authority ..	62
CHAPTER 7		62
ENGINEERING SERVICES, SOCIAL INFRASTRUCTURE AND OPEN SPACE REQUIREMENTS		62
77	Engineering services, social infrastructure and open space requirements.....	62
78	Classification and definition of engineering services.....	63
79	Responsibility for installation and provision of engineering services.....	63
80	Requirements for engineering services.....	64
81	Maintenance guarantee	66
82	Development charge in respect of engineering services and contribution payable for provision of open space	67
83	Prohibition of refund of development charges and contribution	67
84	Offsetting of cost of external engineering services against payment of development charges	68

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

	7
85 Payment of development charges and contribution	68
86 Provision of land for open space.....	69
87 Owner to permit access and register servitude	70
88 Services arising from land development application	70
89 Appeal relating to development charges.....	70
90 Water and sewer engineering services	71
91 Standards for private roads and private engineering services to be incorporated into land development application.....	71
CHAPTER 8	71
DECISION MAKING FRAMEWORK.....	71
92 Authorised official.....	71
93 Classification of applications to be determined by authorised official.....	72
94 Municipal planning tribunal.....	72
95 Powers and functions of municipal planning tribunal	73
96 Classification of applications to be determined by the municipal planning tribunal.....	74
97 Hearing of submissions, objections, comments or representations.....	74
98 Appeal authority.....	75
99 Appeal procedure	76
100 Hearing by appeal authority	78
101 Record of decisions.....	79
CHAPTER 9	79
PERMANENT CLOSURE OF PUBLIC PLACES.....	79
102 Permanent closing of public place	79
CHAPTER 10	80
ENFORCEMENT	80
103 Definitions for purpose of Chapter	80
104 Municipal planning compliance framework	81
105 Municipal compliance.....	82
106 Choice of enforcement measure	82
107 Appointment of development compliance officer.....	82
108 Powers and functions of a development compliance officer	83
109 Contravention and compliance notice	85
110 Administrative penalties.....	86
111 Repetition of offence by same owner	86
112 Attachment of goods	86
113 Withdrawal of consent.....	86
SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW	

	8
114 Caveat by Registrar of Deeds	87
115 Enforcement litigation	87
116 Offences and penalties	87
117 Prosecution of corporate body and partnership.....	89
118 Resistance of enforcement action	89
CHAPTER 11	89
GENERAL PROVISIONS.....	89
119 Exercising of land use rights	89
120 Display of zoning certificate by owner of non-residential property.....	89
121 Sectional title may not be contradictory to land use scheme	90
122 Prohibition on registration of sectional title scheme	90
123 Time frames for land development application.....	90
124 Excision from agricultural holding register	90
125 Certificate of confirmation issued by Municipality.....	91
126 Consent to certain contracts and options.....	92
127 Matters to be prescribed by Municipality.....	93
128 Application and other fees.....	95
129 Corrections of errors or omissions.....	95
130 Cancellation of land development application	95
131 Entities established for provision of engineering services and management purposes	96
132 Applications affecting national and provincial interest	97
133 Limitation of liability	97
134 Naming and numbering of streets.....	97
135 Public places that vest in the Municipality.....	98
136 Transitional provisions	98
137 Obligation to disclose change of ownership.....	100
138 Powers of local authority in respect of land transferred to it.....	101
139 Prohibition of works on and use of certain land to be acquired by Municipality	102
140 Determination of restriction of access	102
141 Delegations.....	102
142 Short title and commencement	102

CHAPTER 1

DEFINITIONS, APPLICABILITY, CONFLICT OF LAWS AND ALIGNMENT OF AUTHORISATIONS

1 Definitions

In this By-Law, unless the context indicates otherwise -

“Administrator” means in the context of the land use scheme, the Premier of Gauteng or the Municipality duly delegated in the place and stead of the Premier in terms of relevant legislation;

“adopt or adopted” in relation to the spatial development framework, land use scheme, amendment scheme, policy or plan, means -

- (a) the publication as may be required in terms of this By-law, of the said documents by the Municipality, but shall where the date of coming into operation differs from the date in terms of which any document is published in the provisions of this By-law, only be adopted upon the date of coming into operation thereof; or
- (b) where any land development application is approved, but does not require any further notification in the *Provincial Gazette* for it to come into operation, the date on which the Municipality has certified in terms of this By-law that the applicant has complied with the conditions of approval of the land development application, shall be the date it has been adopted and shall be deemed to have been adopted;

“adjoining owner” means the owner of any property sharing a common boundary with a property which forms the subject of a land development application or touches any corner of the aforesaid property and will include a property that may be separated from the aforesaid property by a road or a roadway or a right of way servitude or a railway reserve or open space; or any land or property as may be determined by the Municipality;

“adjoining property” means any property sharing a common boundary with a property which forms the subject of a land development application or touches any corner of the aforesaid property and will include a property that may be separated from the aforesaid property by a road or a roadway or a right of way servitude or a railway reserve or open space; or any land or property as may be determined by the Municipality;

“agricultural holding” means an agricultural holding as defined in the Agricultural Holdings (Transvaal) Registration Act, 1919 (Act 22 of 1919);

“amendment scheme” means an amendment to the land use scheme which amendment has been approved, adopted and came into operation in terms of this By-law or any other relevant law and adopted amendment scheme shall have a corresponding meaning and include:

- (a) an amendment scheme contemplated in section 28(1) of the Act;
- (b) an application deemed to be an amendment scheme in terms of section 41(1)(a) of the Act;

(c) an amendment of an existing land use scheme as contemplated in this By-law;

“appeal authority” means the executive authority of the Municipality or any other body authorised by council resolution in terms of section 51 or section 56 of the Act;

“applicable provincial legislation” means legislation contemplated in section 10 of the Act promulgated by the Province;

“applicant” means an owner or person duly authorised to make a land development application contemplated in section 45 of the Act and includes a single applicant, multiple applicants or a legal entity;

“application” means an application submitted to the Municipality and a land development application shall have a corresponding meaning;

“approved scheme” means a land use scheme in terms of this By-law or an amendment to the land use scheme which has been approved in terms of this By-law, but of which notice has not been given in the *Provincial Gazette* and read with the definition of adopted;

“approved township” means in the context of any land development application in terms of this By-law, a township of which notice has been given in the *Provincial Gazette* or an approved township in terms of any other legislation, a township approved in terms of any repealed law relating to townships and a proclaimed township shall have a corresponding meaning;

“authorised official” means an official in the employ of the Municipality as envisaged in section 35(2) of the Act authorised to take decisions on certain land use and land development applications;

“beneficial owner” means a person who was granted, in terms of any repealed or other law, specific property rights or equity in a property, even though dominium or formal title of the property has not been registered or transferred;

“By-law” means this By-law and any matter prescribed by council in terms of section 127 of this By-law;

“building” means any structure of any nature whatsoever, read together with the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977);

“body corporate” means a body corporate defined in section 1 of the Sectional Titles Schemes Management Act, 2011 (Act 8 of 2011);

“capacity” means the extent of availability of a municipal infrastructure service;

“community” means residents, as may be determined by the Municipality, that have diverse characteristics but living in a particular area, with common interests, agenda, cause, who may or may not be linked by social ties, share common perspectives, and may engage in joint action in geographical locations or settings;

“condition of approval” means any condition imposed by the Municipality as part of a land development application to be adhered to and exercised as part of a right granted to the property;

“consent for temporary land use in a transitional informal settlement area” means a consent granted by the Municipality for a land use in a transitional informal settlement area;

“consent use” means a consent granted by the Municipality for a land use as a secondary right and applied for in terms of this By-law;

“consolidation” means the joining of two or more adjacent erven into a single entity that is capable of being registered in the deeds registry as one property, in terms of a consolidation application as contemplated in this By-law, provided that it shall:

- (a) exclude the consolidation of farm portions for purposes of this By-law as contemplated in the Land Survey Act; and
- (b) not mean or result in an amendment of the existing land use rights attached to one or both of the component erven so consolidated; and
- (c) not mean that the existing land use rights of such component erven shall be added together or spread, so as to apply generically to the consolidated erf area, except where the component erven have uniform land use rights in which case the land use rights may not be so concentrated or located on the consolidated erf, that it shall bring about a result which, in the opinion of the Municipality shall require a change in land use rights through a land development application;

“Constitution” means the Constitution of the Republic of South Africa, 1996;

“council” means the municipal council and legislative authority of the Municipality as contemplated in section 157 of the Constitution;

“contact details” means sufficient details including the full names, surname, telephone number, e-mail address, postal and street addresses that will enable the Municipality or organ of state to contact a person for purposes of executing their functions in terms of the Act or this By-law and in so far as it relates to an organ of state, the details of a contact person within the employ of the organ of state;

“contribution” means a financial contribution that is levied by the Municipality as contemplated in section 82 of this By-law in lieu of the provision of land for open spaces;

“conveyancer” means in respect of any deeds registry, a person practising as such in the Republic;

“date of notification” means the date on which a notice is served or delivered on a person or body as contemplated in the provisions of this By-law or published in the media or *Provincial Gazette* as the case may be;

“Deeds Registries Act” means the Deeds Registries Act, 1937 (Act 47 of 1937);

“development charge” means a financial charge or contribution that is levied by the Municipality, as contemplated in this By-law, for the provision, installation, enhancing, upgrading of engineering services, including payment of which will contribute towards the Municipality’s expenditure on capital investment in municipal infrastructure services and provision of public transport read with sections 40(7)(b) and 49 of the Act and includes engineering- or engineering services contributions-, development contributions payable in terms of any other Act;

“development controls” means conditions that control the extent of the development of a property and includes, amongst others, conditions relating to density, height, coverage, floor area ratio, parking requirements and building lines;

“development principles” means the principles as set out in Chapter 2 of the Act read with development principles as may be determined from time to time by the Municipality;

“development compliance officer” means a person who is authorised to implement and enforce the provisions of the Act and this By-law by virtue of his or her –

- (a) declaration as a peace officer as contemplated in section 334 of the Criminal Procedure Act, 1977 (Act 51 of 1977);
- (b) appointment as a police officer as contemplated in the South African Police Service Act, 1995 (Act 68 of 1995);
- (c) appointment as a law enforcement officer by the Municipality and declaration as peace officer as contemplated in section 334 of the Criminal Procedure Act, 1977 (Act 51 of 1977); or
- (d) appointment by the Municipality as a development planning inspector;

“diagram” means a document containing geometrical, numerical and verbal representations of a piece of land, line, feature or area forming the basis for registration of a real right and which has been signed by a person recognised under any law then in force as a land surveyor, or which has been approved or certified by a Surveyor General and includes a diagram or copy thereof prepared in a Surveyor General’s office and approved or certified as such, or a document which has at any time, prior to the commencement of the Land Survey Act, been accepted as a diagram in a deeds registry or Surveyor General’s office in the Republic of South Africa;

“electronic communication” means electronic communication as defined in section 1 of the Electronic Communications and Transactions Act, 2002 (Act 25 of 2002);

“e-mail” means e-mail as defined in section 1 of the Electronic Communications and Transactions Act, 2002;

“engineering services” means a system for the provision of water, sewerage, electricity, municipal roads, stormwater drainage, gas and solid waste collection and removal required for the purpose of land development contemplated in Chapter 7 of this By-law;

“engineering services agreement” means a written agreement which is concluded between an owner of property on which a land development application has been brought in terms of this By-law and the Municipality with regard to engineering services;

“environmental legislation” means the National Environmental Management Act, 1998 (Act 107 of 1998), and any other legislation that regulates a specific aspect of the environment;

“erf” means land in an approved township registered in a deeds registry as an erf, lot, plot or stand or as a portion or the remainder of any erf, lot, plot or stand or land indicated as such on the general plan of an approved township;

“existing planning legislation” means any planning and land use legislation existing at the time of commencement of these By-Laws;

“external engineering service” means an engineering service situated outside the boundaries of a land development area and which is necessary to serve the use and development of the land development area and is either a link engineering service or a bulk engineering service or an engineering service which has been classified by agreement as such in terms of section 77(4) of this By-law;

“external department” means any organ of state defined in section 239 of the Constitution other than the Municipality;

“fee” means any fee, charge or tariff determined by the Municipality in accordance with section 128 of this By-law;

“general plan” means a plan which representing the relative positions and dimensions of two or more pieces of land, has been signed by a person recognised under any law then in force as a land surveyor, or which has been approved or certified as a general plan by a Surveyor-General and includes a general plan or a copy thereof prepared in a Surveyor-General's office and approved or certified as such or a general plan which has, prior to the commencement of the Land Survey Act, been lodged for registration in a deeds registry or Surveyor-General's office in the Republic of South Africa;

“illegal township” means land held under farm title or as an agricultural holding in terms of the Agricultural Holdings (Transvaal Registration) Act, 1919 or other forms of ownership, used in the opinion of the Municipality for purposes contemplated in the definition of a township where such use is not being exercised as a result of the establishment of a township contemplated in this By-law or a township established in terms of any other law, but excludes informal settlement as may be determined by the Municipality;

“improvement conditions” means conditions that are determined by the Municipality in the land use scheme that control the extent of the change, improvement or development of land in a transitional informal settlement area;

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

“incomplete land development application” means a land development application submitted without the accompanying documents and applicable fee required in terms of this By-law;

“informal dwelling” means a building of any material, not approved in terms of the National Building Regulations and Standards Act, 1977 (Act 103 of 1977), erected and used for human habitation on land within an informal settlement;

“informal settlement” means a settlement established outside existing planning legislation consisting of informal dwellings, and may include any settlement or area under traditional tenure;

“inspector” means a development compliance inspector which is an inspector for the purposes of 32 of the Act;

“internal engineering service” means an engineering service within the boundaries of a land development area which is necessary for the use and development of the land development area and shall not include that part of the engineering service which the Municipality requires to increase the capacity of the service in order to provide for areas outside the land development area and excludes internal roads;

“interested or affected” unless specifically delineated, means any person or group of persons that can demonstrate that a specific action or decision, or intended action or decision, negatively affects their rights with specific reference to town planning principles or development principles;

“land” means any erf, agricultural holding or farm portion, and includes any improvement or building on the land and any real right in land;

“land development” means the erection of buildings or structures on land, or the change of use of land, including township establishment, the subdivision or consolidation of land or any deviation from the land use or uses permitted in terms of an applicable land use scheme;

“land development application” means one of or a combination of the applications referred to in section 29 of this By-law;

“land development area” means land consisting of property which land forms the subject of a land development application in terms of this By-law or any other law governing the change in land use;

“Land Survey Act” means the Land Survey Act, 1997 (Act 8 of 1997);

“land use” means the purpose for which land and buildings is or may be used lawfully in terms of a land use scheme, existing scheme or in terms of any other authorisation, permit or consent issued by a competent authority, and includes any conditions related to such land use purposes;

“land use rights” means adopted land use applicable to land in terms of this By-law or relevant law which has come into operation for purposes of issuing a zoning certificate;

“land use scheme” means the City of Ekurhuleni Metropolitan Municipality Land Use Scheme adopted and approved by the council in terms of Chapter 3 of this By-law;

“layout plan” means a plan indicating information relevant to a land development application and the land intended for development and includes the relative location of erven, public places, or roads, subdivision or consolidation, and the purposes for which the erven are intended to be used;

“material change” means a change either by alteration, addition or any general amendments of a proposed land development application that when granted may alter significantly the intent of the application as advertised and approved, resulting in more rights being granted than applied for and undermining the public participation process undertaken;

“media” means a newspaper, magazine, other publication, radio, television, cable television, electronic communication, e-mail, the web site or web page of the Municipality or any other medium of mass communication;

“municipal area” means the area of jurisdiction of the Municipality established in terms of the Local Government: Municipal Demarcation Act, 1998 (Act 27 of 1998);

“municipal infrastructure service” means municipal services and includes:

- (a) potable water and the provision of fire flow;
- (b) sewerage and wastewater treatment;
- (c) electricity distribution;
- (d) municipal roads;
- (e) street lighting;
- (f) storm-water management;
- (g) solid waste disposal;
- (h) public transport infrastructure;
- (i) non-motorised transport infrastructure; and
- (j) systems, capital assets and other engineering services assets and processes related to engineering services;

“municipal manager” means the person appointed as the accounting officer of the Municipality in terms of section 54A of the Municipal Systems Act;

“municipal planning tribunal” means the Ekurhuleni municipal planning tribunal appointed by the council for the municipal area;

“Municipal Systems Act” means the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000);

“Municipality” means the City of Ekurhuleni Metropolitan Municipality as envisaged in section 155(1) of the Constitution, and for the purposes of this By-law shall include a committee or official or group of officials duly delegated in terms of section 59 of the Municipal Systems Act, to perform any duties assigned to them in terms of this By-law, the municipal planning tribunal and the authorised official, where the context so requires;

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

“objector” means a body or person who has lodged an objection with the Municipality during any period specified in a notice in the media or *Provincial Gazette*, placed for purposes of public participation in terms of this By-law, land use scheme or any other planning and development legislation and excludes:

- (a) ward councillors that gave negative comments on a land development application;
- (b) interested and affected parties that submitted negative comments or conditional support on a land development application prior to or after the closing date of the period allowed; and
- (c) interested and affected parties that submitted comments on the land development application that gives conditional support on the land development application prior to or after the closing date of the period specified in the notice;

“open space” in relation to a land area, means land set aside or to be set aside for the use by a community as a recreation area, irrespective of the ownership of such land, and includes a park;

“organ of state” means an organ of state as defined in section 239 of the Constitution;

“owner” means a person registered in a deeds registry as contemplated in sections 1, 2 and 102 of the Deeds Registries Act as the owner of land or beneficial owner in law and includes the Municipality or any other organ of state as an owner or where properties have been vested and is under the control and management of the Municipality in terms of section 63 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939);

“owners’ association, property owners association and homeowners association” means an owners’ association established in terms of the relevant legislation, rules and regulations related to the establishment thereof, for purposes of coordinated management of an area or community;

“permission” means a permission as contemplated in the Ekurhuleni Town Planning-scheme 2014 or land use scheme;

“person” means any natural or juristic person, including an organ of state;

“petition” means formal objections to a land development application submitted by 10 or more individuals, which individual submissions shall then be grouped and treated as one objection;

“phasing” means the process of creating portions or sections of an approved township for developmental purposes;

“Premier” means Premier of the Province;

“prescribe” means prescribed by rules in terms of this By-law;

“private open space” means any land not owned by or vested in the Municipality or any other organ of state used for recreation purposes;

“priority development area” means land or area identified and earmarked for specific accelerated development, with a focus on economic growth.

“property” means any erf, erven, lot, plot or stand, portion or part of farm portions or agricultural holdings, registered in the deeds registry as such;

“Province” means the Province of Gauteng referred to in section 103 of the Constitution;

“Provincial Gazette” means the official *gazette* of the Province;

“public open space” means any land defined in section 63 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939), which is owned by or vests in the Municipality to which the public has access, or any land for similar purposes owned by an organ of state;

“public place” means a road, street, thoroughfare, bridge, overhead bridge, subway, foot pavement, foot-path, sidewalk, lane, square, open space, garden or park created by the approval of a land development application for the undisturbed use of the general public or which was however created by any other law for the use and benefit of the public at large and to which the public at large has a common right of access;

“publish” means the publication of a notice in the *Provincial Gazette* and a newspaper;

“rules” means set of rules, principles, processes, procedures, guidelines, standards provided under this bylaw;

“regional spatial development framework” means a regional spatial development framework as defined in the Act;

“registered planner” means a person registered with the South African Council for Planners as a technical planner or a professional planner in terms of section 13(4) of the Planning Profession Act, 2002 (Act 36 of 2002);

“Registrar of Deeds” means the Registrar of Deeds as defined in the Deeds Registries Act;

“Regulations” means the Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015 promulgated in terms of the Act;

“restrictive condition” means any condition registered against the title deed of land restricting the use, development or subdivision of the land concerned;

“rezoning” means the amendment of the zoning of a property or land as contemplated in a land use scheme;

“sectoral layer” depicts a layer of spatial information assimilated from any written strategy or plan which primarily deals with one of the sectors or elements or particular subjects that form part of an integrated development plan and which may be an economic, land reform, environmental, housing, water, service or transport strategy or plan;

“servitude” means registered servitude

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

“site development plan” means a plan which reflects full details of the intended development, including the relative location of existing buildings and structures, the location of engineering services, access to the property, parking, existing developments and features that shall be retained, areas for landscaping, and any other required information or details as may be determined by the Municipality;

“site plan” means a scaled plan with dimensions that serves to motivate an application with a visual interpretation of a development proposal and such plan indicates, at least, the erf boundaries, position of existing structures, parking bays, manoeuvring space for vehicles, access points and other features such as proposed new structures and external additions as well as the required parking, on and off-loading areas and playing areas, where applicable;

“social infrastructure” means infrastructure as may be determined by the Minister in terms of the Act, with specific reference to section 42(1) (c) (v) of the Act and may include for purposes of this By-law, infrastructure normally or otherwise reasonably associated with land for cultural, social, educational, recreational, welfare and other activities for the use and benefit of the community;

“spatial development framework” means the municipal spatial development framework approved by the council in terms of section 26(e) of the Municipal Systems Act read with sections 20, 21 and 22 of the Act and Chapter 4 of this By-law;

“subdivision” means a subdivision of a property as contemplated in section 53 of this By-law, which provisions shall apply with the necessary changes to a subdivision of a property registered as a farm portion, or a portion of a farm portion, or an agricultural holding, or a portion of an agricultural holding;

“supportive plan” means a plan that is part of the spatial development framework and includes a regional spatial development framework developed by the Municipality, a local spatial development framework, a precinct plan and any other land use plan required in terms of the land use scheme;

“the Act” means the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013) and includes the regulations made in terms thereof;

“title deed” means any deed registered in a deeds registry recording the ownership of land or a real right in land;

“township” means any property or land laid out, divided, subdivided into, developed or to be developed as a single property or multiple properties for;

- (a) residential, business, industrial, institutional, educational, community services and similar purposes or land uses, as may be contained in a land use scheme;
- (b) where such property or sites are arranged in such a manner as to have the character of what constitutes a township, in the opinion of the Municipality, including intended or actual single or multiple ownership of erven, land or units, and or multiple land use rights;
- (c) that may or may not be intersected or connected by or border any public or private street or roadway in the case of a proposed sectional title scheme, and

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

a property, properties or street shall for the purposes of this definition include a right of way or a road, roadway or street which has not been surveyed or which is only notional in the character and shall be read with the definition of what constitutes an “illegal township”;

“township owner” means the person who is the owner of an approved township or any remaining portion of an approved township or his or her successor in township title;

“township register” means an approved subdivision register of a township in terms of the Deeds Registries Act;

“transitional informal settlement area” means a transitional informal settlement area declared by the council as such in terms of section 28 of this By-law;

“web page” means a web page as defined in section 1 of the Electronic Communications and Transactions Act, 2002;

“web site” means a web site as defined in section 1 of the Electronic Communications and Transactions Act, 2002; and

“zoning” means a defined category of land use as contemplated in the land use scheme which is shown on the zoning maps by means of a notation of an approved scheme and zone shall have the same meaning.

2 Application of By-law

(1) This By-law applies to the entire municipal area, including all land, properties, formal and informal settlements and land uses irrespective of ownership.

(2) No person may use or develop land or property unless the land use or land development is permitted in terms of the land use scheme or an approval in terms this By-law.

(3) This By-law binds every owner of land and any successor-in-title of such land and every user of land.

3 Conflict of laws

(1) The provisions of this By-law are subject to the relevant provisions of the Act and the applicable provincial legislation.

(2) When considering an apparent conflict between this By-law and another law, a court shall prefer any reasonable interpretation that avoids a conflict over any alternative interpretation that results in a conflict.

(3) Where a provision of this By-law is in conflict with a provision of the Act or applicable provincial legislation, the Municipality shall institute the conflict resolution measures provided for in the Act or applicable provincial legislation, or in the absence of such measures, the measures provided for in the Intergovernmental Relations Framework Act, 2005, to resolve the conflict and until such time as the conflict is resolved, the provisions of this By-law shall prevail.

(4) Where a provision of the land use scheme is in conflict with the provisions of this By-law, the provisions of this By-law shall prevail.

(5) Where there is a conflict between this By-law and another By-law of the Municipality, this By-law prevails over the affected provision of the other By-law in respect of any municipal planning matter.

4 Alignment of authorisations

(1) Where a land development application requiring authorisation in terms of this By-Law is also regulated in terms of another law, whether National or Provincial in terms of its functional area as contemplated in the Constitution, the Municipality may exercise its powers under this By-law jointly with such other organ of state by issuing-

- (a) a separate authorisation; or
- (b) an integrated authorisation.

(2) An integrated authorisation envisaged in subsection (1) may only be issued if-

- (a) the relevant provisions of all applicable legislation have been complied with; and
- (b) the integrated authorisation specifies the-
 - (i) provisions in terms of which it has been issued; and
 - (ii) relevant authorities that have issued it.

(3) The Municipality and a national or provincial organ of state may in writing agree on matters in respect of which integrated authorisation may be issued.

CHAPTER 2

ADMINISTRATIVE LANGUAGE, DEVELOPMENT PRINCIPLES AND NORMS AND STANDARDS

5 Administrative language

(1) This By-law shall be published in English and the official administrative language for purposes of this By-law shall be English.

(2) When the Municipality is required to notify the local community through the media in terms of this By-law, such notifications shall be in English and comply with the provisions of section 21(2) of the Municipal Systems Act.

6 Provisions and principles which shall guide and inform all land development applications

(1) Any land development application in terms of this By-law shall give effect to the development principles as set out in section 7 of Chapter 2 of the Act.

(2) Any land development application in terms of this By-law shall be guided and informed by the Municipality's integrated development plan and spatial development framework and any other policies, frameworks and plans as adopted and approved by the Municipality.

(3) Any land development application in terms of this By-law shall address need, reasonableness, desirability and public interest and sustainability.

7 Norms and standards

(1) The Municipality may prescribe norms and standards, policies and guidelines necessary for managing and regulating land development and land uses.

(2) The norms and standards may include but are not limited to human settlement standards regulating densities, sizes of dwelling houses, housing typologies, aesthetics of buildings, urban management; urban design; formalisation of informal land uses.

(3) Nothing in this Bylaw preclude the land use scheme to provide shortened processes and procedures relating to a land development application and associated public participation process, if the intention is to attract investment and fast track development in areas earmarked as priority development areas as provided for in the land use scheme and in accordance with the Municipal Development Framework and relevant land use plans or spatial supportive plans.

(4) Subject to section 36 of this By-law, if a proposed development is within the earmarked priority development area, the applicant must, before undertaking any public participation process, consult with the planner responsible for the area to determine the correct public participation process to be followed.

(5) Where a land development application requires other specialised studies or an authorisation in terms of other legislation, the applicant must comply with all requirements as required by such relevant legislation.

(6) The municipality must determine, depending on the scope, nature and extent of the land development application, if the proposed use requires full public participation or shorten public participation processes and procedures provided for in areas earmarked for priority areas.

CHAPTER 3

PUBLIC PARTICIPATION PROCESSES

8 Public participation process required

(1) The Municipality shall ensure that it or an applicant, as the case may be, conducts the applicable public participation process that is required in terms of this By-law for -

- (a) the spatial development framework;
- (b) the land use scheme;
- (c) the declaration of a transitional informal settlement area;
- (d) an application submitted in terms of Chapter 6; and
- (e) the permanent closure of public places.

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

(2) The public participation processes required in terms of this By-law are:

- (a) public meeting;
 - (b) advertisement in the *Provincial Gazette*;
 - (c) advertisement in newspapers;
 - (d) site notice;
 - (e) notification to adjoining owner; and
 - (f) notification and information distribution by any other means determined by the Municipality in accordance with subsection (3),
- and the conducting of each process or a combination of processes shall be as determined in this By-law.

(3) The Municipality may, in addition to the process referred to in section 20 of the Act, prescribe the public participation processes required before the adoption of the spatial development framework and any amendment thereof.

(4) The Municipality shall prescribe the public participation processes required for the adoption and approval of the land use scheme and any review thereof as contemplated in section 27 of the Act and this By-law.

(5) Notwithstanding the provisions in this By-law regarding the required type of public participation process to be conducted, the Municipality may in its sole discretion decide on any additional public participation process to be conducted, which process may, depending on the nature of the development or activity, include publishing or posting additional notices and using any other form of media to bring the application or the activity to the attention of the local community.

(6) The municipality may waive or exempt the need for public participation or grant a relaxation of the requirements for public participation in the priority development areas contemplated in section 7 of this by-law.

9 General recording of proceedings at public meeting

(1) The Municipality shall, at every public meeting convened in terms of this By-law, keep -

- (a) a signed attendance register indicating the date of the public meeting, venue and purpose of the public meeting; and
- (b) a record of deliberations and submissions made at that public meeting.

(2) The record referred to in subsection (1)(b) shall indicate how each submission has been dealt with by the Municipality.

(3) All submissions made and decisions taken at a public meeting shall be archived by the Municipality in terms of the National Archives Act, 1996 (Act 43 of 1996).

10 Advertisement of notice of land development application

(1) Notice of the permanent closure of a public place and the following types of land development applications shall be published in the *Provincial Gazette* and newspapers by the applicant in accordance with this section:

- (a) Township establishment and the extension of the boundaries of a township;
- (b) rezoning;
- (c) removal of restriction; and
- (d) a combined application or a simultaneous application of any of the above types of applications.

(2) Notice of a consent use application shall be published by the applicant as prescribed.

(3) A notice referred to in subsection (1) shall be published in the *Provincial Gazette* and two newspapers, circulating in the municipal area where the land concerned is situated, one of which may be a community newspaper circulating in the area where the land concerned is situated.

(4) A notice referred to in subsection (2) shall be published in one newspaper circulating in the area where the land concerned is situated which newspaper may be a community newspaper.

(5) The first publication of the notice referred to in subsection (1) shall appear in both the *Provincial Gazette* and one of the newspapers on the same date.

(6) If the date of publication of the two newspapers referred to in subsection (3) does not correspond, the closing date by which comments and objections shall be submitted, as indicated in the notices in the different newspapers shall -

- (a) be the same in all notices;
- (b) be calculated from the date of first publication referred to in subsection (5); and
- (c) make provision for a period of submission of comments and objections of at least 28 days.

(7) A notice referred to in subsections (1) and (2) shall be published at least once a week for two consecutive weeks.

(8) Any notice published in terms of this By-law, shall be at the cost of the applicant.

11 Site notice

(1) In addition to the requirements contemplated in section 10 of this By-law, an applicant of a land development application, shall place a site notice on the land to be developed in accordance with the provisions of this section.

(2) A site notice is required for the permanent closure of a public place and any one of the following land development applications:

- (a) Township establishment and the extension of the boundaries of a township;
- (b) rezoning;
- (c) removal of restrictive title conditions;

- (d) simultaneous rezoning and removal of restrictive title conditions;
- (e) any prescribed consent use application.

(3) A site notice shall -

- (a) be at least A3 in size;
- (b) consist of white laminated paper;
- (c) be in the format prescribed by the Municipality;
- (d) be placed on site on the same day as the publication of the first advertisement referred to in section 10(7) of this By-law;
- (e) be placed in a conspicuous place on the land to be developed and shall be unobstructed from view, clearly visible and readable;
- (f) be maintained in a clearly legible condition for the duration of the objection period stipulated in the advertisement which period shall not be less than 28 days from the date of publication of the notice;
- (g) comply with any other requirement that may be prescribed.

(4) Where a property is adjoined by more than one street, a site notice shall be placed along each adjoining street.

(5) If the property is situated at such a distance from a public road or other public place that the notice cannot be read from there, the placard shall also be displayed at every public entrance of the public place.

(6) If the property lacks frontage onto a public road, a site notice shall be placed at the point where access to the property is obtained from a public road.

(7) In the case of an application within an existing business centre or other similar place to which the public has access, a notice shall be displayed and maintained in a conspicuous place at the entrance of the shop to which the application refers, and at each public entrance of the business centre.

(8) The applicant shall, within 21 days from the last day of display of the site notice, submit to the Municipality a sworn affidavit in the prescribed form confirming the maintenance of the site notice for the duration of the objection period and shall further submit photographs of the site notice which shows the dates during which the notice was displayed.

12 Notification to adjoining owner

(1) In addition to the requirements contemplated in sections 10 and 11 of this By-law, an applicant of a land development application, shall give notice of the application in the prescribed form by registered post or hand delivery to each adjoining owner of the adjoining properties.

(2) Notification by registered post or hand delivery is required for the permanent closure of a public place and any one of the following land development applications:

- (a) Township establishment and the extension of the boundaries of a township;

- (b) rezoning;
- (c) removal of restrictive title conditions;
- (d) simultaneous rezoning and removal of restrictive title conditions; and
- (e) any prescribed consent use application.

(3) If the adjoining owners of the adjoining properties form part of a body corporate, the notice of the application may be delivered in the onsite post boxes of the adjoining owners and the applicant may submit e-mail or facsimile correspondence of receipt of the notice so delivered as proof of receipt thereof.

(4) If notice of the application is hand delivered and the adjoining owners form part of a body corporate, comments from the board of trustees of the body corporate may be obtained.

(5) The applicant shall submit proof to the Municipality that he or she sent notice of application by registered post or hand delivered it in the prescribed form.

(6) If the adjoining owner does not reside on the adjoining property, the applicant may not hand deliver the notice of the application but shall send the notice of application by registered post.

(7) Notification by hand delivery is required for an application for consent for a land use in a transitional informal settlement area to any person residing in an adjoining dwelling as may be prescribed.

13 Parties to public participation

(1) Any interested or affected person wishing to comment on/or object to the spatial development framework, land use scheme, land development application or notification of permanent closure of public places during the public participation process, shall submit such comment or objection to the Municipality within the period indicated on and in accordance with the requirements of the relevant notice.

(2) The written comment or objection shall include contact details to enable acknowledgement of receipt and further engagement when required.

(3) If a comment or objection relates to a land development application, the Municipality shall not take part in the negotiations between an applicant and an objector.

14 Comments, objections and petitions

(1) Response to the public participation, may be in any written format and any person may provide a positive or cautionary comment or object.

(2) A cautionary comment, when specified, is not an objection necessitating a tribunal hearing.

(3) A cautionary comment may be considered as a comment aimed at strengthening the land development application and may guide the determination of conditions of the land development application.

(4) Any person who wishes to submit a comment or an objection on a land development application -

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

- (a) shall do so in writing within the period provided for in the notice.
- (b) may submit the comment or objection by registered post, hand delivery, fax and e-mail or in any other electronic format.
- (c) shall ensure that the objection includes:
 - (i) the contact details of the objector;
 - (ii) a description of the land development application in respect of which the objection is submitted;
 - (iii) reasons for the objection.
 - (iv) an indication of whether he or she wishes to be part of the oral hearing or not, if applicable.

(5) Where there is more than 10 persons objecting to a single land development application in the form of a petition, at least two representatives shall be nominated to represent the petitioners.

(6) In the case of an objection by 10 or more persons the reasons for the objection shall be signed by all the objectors.

(7) Submission of an objection by an intervener shall be accompanied by -

- (a) his or her contact details;
- (b) a property description in which the interest lies;
- (c) the reasons as to why the Municipality should consider him or her as an intervener;
- (d) proof supporting the request to be granted an intervener status.

(8) The Municipality shall not consider an application to be added as an intervener if the person who submitted the application, in addition to the application to be added as intervener, submitted an objection or comment within the stipulated timeframe.

(9) A ward councillor may provide guiding or cautionary comments on a land development application provided that such comments are not contrary to council policy.

(10) Where a ward councillor submits comments contrary to approved council policy, the ward councillor shall provide reasons in terms of need and desirability taking cognisance of the surroundings and potential impact to the area.

(11) Such comments may be taken into account during the deliberation and consideration of the land development application by the municipal planning tribunal or authorised official.

(12) Where a ward councillor has failed to provide reasons supporting his or her objection such objection will be regarded as invalid.

(13) A ward councillor shall submit comments within the stipulated timeframes, failing which the application shall be concluded without the comments from that ward councillor.

(14) Nothing precludes a ward councillor to respond to the land development application as published in the newspaper, *Provincial Gazette* and site notice.

(15) The delay in receiving the notice from the Municipality shall not be taken as the sole reason for raising preliminary issues.

15 Acknowledgement of comments, objections and petitions received on land development application

(1) The Municipality shall after receiving the comments, objections and petitions by the stipulated closing date, acknowledge receipt of all comments, objections and petitions received by it and such an acknowledgement shall take place within 14 days after receipt of such documents.

(2) Where the Municipality has received more than 30 objections on a single land development application, it will be considered as a petition and the objectors through the ward councillor or existing community structures shall nominate not more than three representatives for all subsequent correspondence relating to the land development application.

(3) The nomination shall be signed by all the petitioners indicating their physical addresses in relation to the land development application objected against.

(4) The Municipality shall acknowledge receipt of the petition to the nominated representatives.

(5) An objector may appoint a representative to act on his or her behalf.

CHAPTER 4 SPATIAL DEVELOPMENT FRAMEWORK

16 General requirements for preparation and implementation of spatial development framework

(1) The department responsible for preparing the spatial development framework shall prepare a process plan indicating the roles, responsibilities and timeframes for adoption by the council.

(2) The spatial development framework shall contain the transitional and interim measures relating to the manner in which the framework will be implemented once approved and adopted and

-
- (a) shall provide a guideline on the interpretation and implementation thereof; and
- (b) may not confer or take away land use rights as provided for in terms of the land use scheme.

(3) Once the spatial development framework or any spatial related policy has satisfied all the drafting processes and requirements, the draft spatial development framework together with the report containing the executive summary of the processes undertaken shall be submitted to council for approval and adoption.

(4) The report referred to in subsection (3) shall-

- (a) stipulate public participation process undertaken, comments received from the public, organs of state and a summary of how comments were dealt with during the drafting phase;

- (b) indicate the role played by internal departments;
- (c) indicate areas requiring future specialised studies to be undertaken in enhancing the spatial development framework;
- (d) state areas that require council's intervention, if any;
- (e) list all existing spatial supportive plans that no longer support the proposed spatial development framework which plans shall be rescinded as part of the approval contemplated in paragraph (f); and
- (f) clearly request the council to approve, adopt and provide the commencement date of the approved spatial development framework.

17 Regional spatial development framework

When a geographic area has been declared a region and a regional spatial development framework as contemplated in sections 18 and 19 of the Act has been developed, such regional spatial development framework shall be incorporated into the spatial development framework to ensure coordination, integration and progressive spatial development planning and implementation.

18 Supportive plan

- (1) The spatial development framework may require or permit a supportive plan to be prepared for a particular municipal area that is in need of specific attention.
- (2) A supportive plan may be approved by the municipal manager.
- (3) Any supportive plan shall be consistent with the spatial development framework.
- (4) Where there is conflict between the spatial development framework and a supportive plan, the spatial development framework prevails to the extent of the conflict.

19 Preparation, content and review process of spatial development framework

- (1) The Municipality shall invite the national and provincial sphere of government to participate in the spatial planning and land use management processes to ensure that the plans and programmes of the three spheres of government are coordinated, consistent and in harmony with each other as contemplated in section 12(2) of the Act.
- (2) The invitation to national and provincial spheres of government shall include –
 - (a) the intent to develop spatial plans, frameworks and policies;
 - (b) role and responsibility of the national and provincial sphere in the drafting of the spatial development framework; and
 - (c) the time frame for the process.
- (3) This provision shall apply with the necessary changes to any supportive plan.
- (4) The review process of the spatial development framework shall follow the process for the preparation of the spatial development framework stipulated in this chapter.

20 Departing from provisions of spatial development framework

(1) Subject to section 42 of the Act, the municipal planning tribunal or authorised official may, when making a land development decision, depart from the provision of the municipal spatial development framework only if site-specific circumstances justify such a departure.

(2) The municipal planning tribunal or authorised official when making a decision referred to in subsection (1) may, in addition to the matters contemplated in subsection (1), take into account:

- (a) the merit of the land development application as submitted;
- (b) whether existing similar land uses are rational, desirable and justified to be used as precedent when considering a departure;
- (c) character of the area;
- (d) alternative and appropriate use of a building with a heritage status;
- (e) uses permitted on land or building proclaimed as a protected area; and
- (f) determine the impact of the land development application on the entire township.

(3) Subject to subsection (2) the municipal planning tribunal or authorised official, when making a land development decision that will result in a departure from the spatial development framework shall ensure the overall objective of the spatial development framework is not undermined and provisions not significantly altered by its, his or her decision.

(4) The municipal planning tribunal or authorised official may on merit consider and decide a land development application outside the urban development boundary provided the development is in the national interest.

(5) Subject to subsection (4), the municipal planning tribunal or authorised official shall at least take into account:

- (a) need and desirability;
- (b) nature and extent of the proposed land use;
- (c) character and ambience of the area and its surrounding development;
- (d) distance from the urban development boundary;
- (e) proof that suitable land is not available at an alternative locality within the urban development boundary;
- (f) transportation network, engineering infrastructure capacity and availability thereof;
- (g) responsibility of provision and maintenance of bulk services;
- (h) desired social-economic growth and spatial development of the Municipality;
- (i) environmental and agricultural sustainability; and
- (j) section 7 of the Act;

(6) Nothing mentioned in subsection (2) and (5) precludes the Municipality from developing additional criteria or norms and standards, where applicable, to give effect to this section.

21 Access to spatial development framework

- (1) The Municipality shall make the spatial development framework available to the public.
- (2) Any person may obtain a copy of the spatial development framework from the Municipality upon payment of the applicable fee.
- (3) Any substantive information relating to the drafting, participation and adoption process of the spatial development framework shall be made available in accordance with the Promotion of Access to Information Act, 2000 (Act 2 of 2000).

**CHAPTER 5
LAND USE SCHEME****22 Land use scheme**

(1) The Municipality shall, at least every ten years, conduct a land use survey for the entire municipal area, investigating and assessing matters that may affect development and to ensure actual land uses correspond with zoning information in particular where a change in zoning occurred and the land use scheme was never updated to reflect such changes.

(2) The purpose of the land use survey contemplated in subsection (1) is to assist the Municipality in identifying and indicating areas requiring special development attention in so far as spatial planning, land use management and service delivery is concerned. Such survey and related studies must enable the municipality in:

- (a) Understanding the nature, extent and patterns of its land uses and the potential the municipality has;
- (b) deciding what kind of municipality to strive for in terms of future spatial transformation and economic growth;
- (c) understanding the municipality's topographical nature. Such will determine the type and cost of development, distributions of land use activities, infrastructure and service provision;
- (d) categorising compatible land uses for the purpose of zoning categories;
- (e) determining complimentary land uses for the purpose of spatial planning, economic development and social development;
- (f) determining areas greatest need for purposes of providing infrastructure and basic services;
- (g) determining the value of all identified land uses and categorise them for purposes of property valuation, rates and taxes;
- (h) capturing land use changes and developmental trends that take place over a period of time;
- (i) managing development and growth within the Municipality;
- (j) deciding where investment should be directed and focused;

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

- (k) understanding its strengths, weaknesses, opportunities and threats; and
 - (l) examining any matters that may affect land development, land use management and spatial planning within the municipality.
- (3) The Municipality, in preparing the land use scheme shall -
- (a) consider different sectoral layers to form part of the land use scheme;
 - (b) categorise and classify compatible land uses under broader use zones, as contemplated in Schedule 2 of the Act by taking cognisance of land uses found and associated with rural and urban activities;
 - (c) determine land uses that are to be classified and permitted as primary, secondary or tertiary land use rights;
 - (d) allocate development controls appropriate for each land use or use zone;
 - (e) where a land development application was approved by another organ of state, the records thereof shall be obtained from that organ of state as part of developing a single land use scheme; and
 - (f) develop a land use policy to guide the land use scheme to allocate development controls appropriate for informal settlements until such settlements are declared part of the formal planning system.

23 Content of land use scheme

The land use scheme shall at least:

- (a) contain definitions, specific conditions, limitations, general provisions, exemptions, applicable amendment schemes, transitional measures, consents, occasional uses, relaxations and conditions of approval;
- (b) contain provisions relating to differentiated approach when determining and considering a land development application and such a differentiated approach shall cater for payable contributions and development charges;
- (c) provide guidance and restriction on when land use rights may be exercised in relation to the provision and availability of engineering services;
- (d) indicate how to deal with different servitudes according to their use, type and status;
- (e) indicate the type of access to be permitted for a particular land use;
- (f) indicate the uses that may not be permitted on/along different road classes;
- (g) contain provisions relating to storm-water; and
- (h) contain provisions relating to open spaces.

24 Legal effect of land use scheme

(1) In addition to the provisions of section 26 of the Act, the land use scheme adopted by council in terms of this By-law replaces all existing town planning schemes within the municipal area.

(2) A land use right granted in terms of legislation other than this By-law may only be exercised if that right is valid and permitted in terms of the land use scheme or if the Municipality grants approval in terms of this By-law.

25 General rule for drafting and implementing land use scheme

The provisions of section 16 with the exclusion of section 16(2)(b) of this By-law shall apply with the necessary changes in this section and a reference to the spatial development framework shall be interpreted as a reference to the land use scheme.

26 Review and monitoring of land use scheme

(1) The Municipality shall, in accordance with section 27 of the Act, review its land use scheme at least every five years.

(2) The executive authority of the Municipality in monitoring the development, preparation, adoption and amendment of the land use scheme shall -

- (a) allocate budget for the development of its land use scheme;
- (b) incorporate the development of the land use scheme into the performance management plan of the Municipality;
- (c) adopt and enforce the land use scheme;
- (d) develop a land use scheme assessment framework to evaluate the performance related to the implementation of the land use scheme; and
- (e) submit a land use assessment report quarterly to council for noting the performance of the Municipality in so far as development is concerned.

(3) Where the Municipality is of the opinion that any error or omission in an approved land use scheme may be corrected without the necessity for preparing and submitting an amendment scheme it may, by notice in the *Provincial Gazette* correct the error or omission.

27 Access to land use scheme

(1) The Municipality shall make the land use scheme available to the public.

(2) Any person may obtain a copy of the land use scheme from the Municipality upon payment of the applicable fee.

(3) Any substantive information relating to the drafting, participation and adoption process of the land use scheme shall be made available in accordance with the Promotion of Access to Information Act, 2000.

28 Transitional informal settlement areas

(1) The Municipality shall incorporate all informal settlements that are suitable for incremental upgrading into the land use scheme by means of a schedule.

(2) The Municipality shall determine if an informal settlement is suitable for incremental upgrading as contemplated in the Act.

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

(3) If an informal settlement identified in terms of section (2) is suitable for incremental upgrading as contemplated in the Act, the department responsible for human settlements shall submit a report to council requesting that the informal settlement be declared as a transitional informal settlement area.

(4) The report referred to in subsection (3) shall be submitted within three months from date of commencement of this By-law and, amongst others, be accompanied by -

- (a) an implementation plan indicating the proposed process of formalisation of the informal settlement;
- (b) a map demarcating the area to be declared a transitional informal settlement area;
- (c) an indication whether the land is in private or public ownership or under traditional tenure; and
- (d) a feasibility study.

(5) The council may, after considering the report referred to in subsection (4), by notice in the *Provincial Gazette*, declare a demarcated area as a transitional informal settlement area.

(6) In a transitional informal settlement area, land uses that may be approved is limited to one or more of the following uses:

- (a) Place of child care;
- (b) spaza shop;
- (c) tavern;
- (d) place of public worship;
- (e) mobile clinic;
- (f) mobile police station; and
- (g) any other use that may be of primary need and to the satisfaction of the Municipality.

(7) In a transitional informal settlement area, land uses shall only be permitted –

- (a) if approved in terms of section 64 of this By-law; and
- (b) if it is essential in providing basic community services.

(8) The township establishment process or the rezoning process for a transitional informal settlement area shall be completed within three years from date of publication of the notice referred to in subsection (5) but the period may be extended by the council for a further period it considers necessary, if the process for formalisation has not been completed.

(9) Once the township establishment process or the rezoning process for a transitional informal settlement area has been concluded, the declaration of that area as a transitional informal settlement area shall lapse and the use zone as allocated in the land use scheme shall prevail.

(10) Where the Municipality requires to temporarily relocate occupants of informal dwellings in a transitional informal settlement area to another land portion for the purpose of establishing a township in that transitional informal settlement area:

- (a) The temporary relocation must be permissible in terms of this By-law and not exceed three years from the date of relocation; and
- (b) the temporary relocation and the associated land portion must cater for the land uses as contemplated under subsection (6) and must be safe for human habitation.

(11) The Municipality shall not unduly extend the boundary of an existing informal settlement or create a new informal settlement with the relocation of the occupants as part of the formalisation process of a transitional informal settlement area.

(12) The council may not declare a transitional informal settlement area on land on which mining rights have been granted in terms of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002).

CHAPTER 6

LAND DEVELOPMENT APPLICATIONS AND LAND USE MANAGEMENT

Part A: Applications and application processes

29 Types of applications

In terms of this Chapter of the By-law, a person may apply for -

- (a) the establishment of a township;
- (b) the division or phasing of a township;
- (c) the extension of the boundaries of a township;
- (d) the amendment of the land use scheme by the rezoning of land;
- (e) the removal, amendment or suspension of restrictive or obsolete conditions or obligations or reservations which may be removed, amended or suspended;
- (f) the subdivision of land;
- (g) the consolidation of land;
- (h) consent use in terms of the land use scheme;
- (i) relaxation of building lines in terms of the land use scheme;
- (j) permanent or temporary departure from the land use scheme;
- (k) the alteration, amendment or cancellation of a general plan;
- (l) a consent for a temporary land use in a transitional informal settlement area;
- (m) any other land development approval in terms of the land use scheme or national or provincial legislation that regulates spatial planning and land use management as may be determined by the Municipality from time to time.

30 Application for land development required

(1) No person may commence with, carry on or cause the commencement with or carrying on of land development which is not permitted in the land use scheme.

(2) When an applicant or owner exercises a use right granted in terms of an approval he or she shall comply with the conditions of the approval and the applicable provisions of the land use scheme.

31 Lodging of land development application

(1) Any person who wishes to lodge a land development application shall submit the land development application concerned to the Municipality -

- (a) in the manner and according to the requirements contained in this chapter for each type of application;
- (b) on the form prescribed by the Municipality, duly signed by the applicant and which form shall be accompanied by –
 - (i) any consent that must be granted by an external department in terms of any law that the Municipality requires for submission;
 - (ii) the documents, drawings and reports required for each type of application referred to in section 32 of this By-law in the prescribed format, if applicable, and any additional documents, drawings and reports as may be prescribed;
 - (iii) the number of copies of the application form as may be prescribed; and
 - (iv) the applicable fee.

(2) The applicant shall submit an application as referred to in subsection (1) only once comments from external departments contemplated in section 33 of this By-law have been obtained.

(3) If the applicant is not the owner of the land concerned, the owner of the land shall grant the applicant a special power of attorney to act on his or her behalf on the prescribed form.

(4) No application may be advertised prior to the lodging thereof with the Municipality.

(5) The Municipality shall provide the applicant with a reference number upon payment of the applicable fee.

(6) The applicant shall advertise and invite public comments as required in terms of chapter 3 of this By-law.

(7) Where applicable, an applicant shall furnish such additional information as may be required by the Municipality to decide on a particular application.

(8) No person, other than a registered planner, shall prepare and certify a land development application, if this By-law requires the publication of a notice of that type of land development application in the *Provincial Gazette*.

32 Documents, drawings and reports

(1) An application form, other than an application form for consent for a temporary land use in a transitional informal settlement area, shall be accompanied by at least –

- (a) the following –

- (i) if the applicant is not the owner of the land, the special power of attorney referred to in section 31(3) of this By-law signed by the owner and the owner's contact details;
 - (ii) if the owner is a company, close corporation, trust, body corporate or an owners' association, proof that the applicant is authorised to act on behalf of the owner;
 - (iii) if the owner is a close corporation or company, proof that the close corporation or company has not been deregistered and is not in the process of being deregistered;
 - (iv) if the owner is a trust, a copy of the Trust Deed; and
 - (v) if the property is encumbered by a mortgage bond, the consent of the mortgage bond holder;
 - (vi) the name of the representative with whom, and the method by which, the Municipality will liaise and notify;
- (b) if pre-consultation has taken place, the record of the pre-consultation proceedings;
 - (c) a full copy of the title deed and if required by the Municipality, a conveyancer's certificate indicating that there are no restrictive conditions relating to the application;
 - (d) a locality plan, layout plan or plan depicting the proposed development, a subdivision plan, consolidation plan or any other prescribed plan as determined by the Municipality for a specific type of application;
 - (e) a copy of the Surveyor-General's diagram of the subject property or extract from the approved general plan;
 - (f) written motivation for the application based on the criteria for decision and information to support such motivation;
 - (g) the information required in the pre-consultation;
 - (h) any additional documents, drawings, report or information that is prescribed in relation to that type of application; and
 - (i) any additional information that the Municipality may request in relation to that particular application.

(2) An application form for consent for a temporary land use in a transitional informal settlement area, shall be accompanied by at least –

- (a) proof from the municipal department responsible for human settlements that the dwelling that is the subject of the application has officially been allocated to the applicant;
- (b) such documents, drawings, diagrams and reports as may be prescribed;
- (c) the applicable fee.

(3) If an application for subdivision requires a servitude over land which does not belong to the applicant, the applicant shall provide a copy of a written agreement with the owner of the land over which the servitude will be registered.

(4) If a non-profit company, an owners' association, a property owners association or a homeowners association is to be established, the applicant shall provide an indication of the financial costs of the maintenance of the private open spaces, private streets and internal engineering services and amenities for the owners' association, property owners association or homeowners association.

(5) An application shall comply with any information specification of the Municipality in respect of that particular application or that type of application relating to matters such as size, scale, colour, electronic format and file format.

(6) The Municipality may in writing waive any information requirement for a particular application or a type of application.

33 Notification to external department

(1) Before submission of a land development application, the applicant shall give notice of his or her intention to submit that land development application to each external department determined by the Municipality for that type of application and grant that external department at least 60 days to provide comment on the proposed land development application.

(2) No land development application, other than a land development application referred to in subsection (3), shall be lodged as referred to in section 31 of this By-law unless it is accompanied by comment from the relevant external departments.

(3) A land development application submitted on behalf of the Municipality shall follow the prescribed procedure and the provisions of section 34 of this By-law apply to such application.

34 Non-compliance by external department on application submitted on behalf of Municipality

(1) Where any relevant external department fails to provide comments within the period of 60 days referred to in section 33 of this By-law, the applicant submitting an application on behalf of the Municipality shall notify the Municipality and shall provide proof that comments were solicited and further extension of time was given to that external department and no comments were received from such organ of state within the required period or the extended period.

(2) Notwithstanding subsection (1), the Municipality may, on written request from the applicant submitting an application on behalf of the Municipality, intervene on behalf of such applicant and request the relevant external department to provide comments on such land development application within 14 days.

(3) The Municipality shall, on processing the land development application, notify in writing such relevant external department which has not responded to the request referred to in subsection (2) that the land development application will be determined and decided upon without such department's comments.

(4) Any dissatisfaction that may arise from the affected department after a decision has been taken by the Municipality as the result of the failure to submit comments by the external department as stipulated in this subsection (3) shall not render the Municipality an un-abiding authority and the Municipality is not liable.

(5) Where comments from the relevant external department require further specialised studies the applicant shall notify the Municipality in writing and indicate a reasonable time that is required to conclude such study.

(6) Any application requiring a detailed or specialised study that takes longer than 24 months, may be required to be re-advertised in the manner determined in chapter 3 of this By-law.

35 Time frames associated with land development application

(1) Unless specified differently in the land use scheme or the Act, the following applies:

- (a) A public notice relating to a land development application shall be published as prescribed;
- (b) the public, excluding external departments, shall within 28 days from the first day of the notice or publication submit comments and objections on a land development application to the Municipality;
- (c) after the comment period has lapsed, the Municipality shall, within 14 days from receipt of the comment, record and acknowledge all objections received and forward such to the applicant;
- (d) the applicant has 14 days from the date of receipt of the objections forwarded to him or her by the Municipality, to respond to all objections received, unless an extension has been granted following a request for such extension by the applicant;
- (e) the response of the applicant shall be submitted to the Municipality;
- (f) the applicant may discuss and negotiate with the objectors to try and resolve any misunderstandings;
- (g) the applicant has 14 days to submit additional information requested by the Municipality;
- (h) depending on the nature of the additional information requested, the Municipality may grant the applicant a reasonable extension of time, upon request of such by the applicant;
- (i) the Municipality shall categorise land development applications to be concluded within a three-month period and those to be concluded within six months and the stipulated period applies once the land development application is complete and has met all legal requirements and required documentation has been submitted;

- (j) where a stipulated period mentioned in paragraph (i) has been exceeded without any valid reason, the applicant may lodge a complaint for undue delay against the authorised official or the municipal planning tribunal with the municipal manager;
- (k) if a complaint of undue delay is lodged by the applicant as contemplated in paragraph (j), the authorised official or municipal planning tribunal shall indicate to the municipal manager in writing, the reasons why such an application was delayed;
- (l) where the delay is as the result of the applicant failing to provide the required information, the Municipality shall take a decision by either approving the proposed development application with lesser development controls applied for or refuse the application based on insufficient information;
- (m) the Municipality shall not receive or consider an application if it is an incomplete land development application.

(2) If the applicant is requested to provide additional information in terms of subsection (1)(g) and he or she does not provide that information within 14 days and no extension is granted in terms of subsection (1)(h), the application is deemed to be an incomplete land development application.

36 Consultation prior to submission of land development application

(1) Any person who wishes to submit a land development application to the Municipality may, before embarking on the land development application process, consult with a planner in the employ of the Municipality to ascertain the probability of obtaining a positive decision on a proposed development.

(2) Any advice given by a planner contemplated in subsection (1) shall not be construed to be a final decision or an undertaking by the authorised official or municipal planning tribunal.

(3) The advice given in terms of subsection (2) shall be based on the provisions of the land use scheme, spatial development framework and other applicable spatial policies.

(4) The planner contemplated in subsection (1) is not accountable for the decision taken by the authorised official or the municipal planning tribunal should that decision be contrary to the advice given in terms of this section.

(5) An applicant shall prior to submitting a land development application consult with the relevant –

- (a) engineering departments of the Municipality to determine the capacity, state and impact of engineering services; and
- (b) planner in the employ of the Municipality to determine appropriate development controls for that particular development provided for in the land development application.

37 Receiving, registering, determining and deciding land development application

(1) The Municipality shall receive land development applications once all comments from external departments have been received.

(2) The external department shall provide comments within 60 days of being requested to submit comments by the applicant.

(3) The applicant, if he or she is not submitting an application on behalf of the Municipality, shall submit the land development application once he or she has received the comments from an external department.

(4) The Municipality shall on submission of a land development application assess if all documents legally required for such land development application are submitted together with the application form.

(5) After the Municipality has satisfied itself that the applicant has complied with subsection (4), it shall-

- (a) register the land development application and provide a reference number.
- (b) charge a land development application fee and provide a receipt as proof of payment to the applicant;
- (c) circulate the land development application to internal departments for their comments and such comments shall be submitted within 28 days of the date of circulation of the land development application;
- (d) conduct a site inspection and ensure that activities on the property and surrounding land uses are captured, to provide a better understanding of the area and the impact the proposed development will have if approved or refused;
- (e) as soon as all comments referred to in paragraph (c) have been received, compile a report on the application and the report together with comments and objections, where applicable, shall be submitted to the authorised official or municipal planning tribunal as per the categorisation as referred to in this By-law.

(6) A municipal planning tribunal or the authorised official shall consider and decide on a land development application within the stipulated period.

(7) Nothing precludes the municipal planning tribunal or the authorised official from requesting additional information when such information is needed.

(8) Such request shall stipulate details of information required, format for submission and timeframes for submission and office details for submission.

(9) Where information is required by a municipal planning tribunal it may subpoena a person to provide it with such information that it considers necessary to take a decision on a land development application.

(10) The authorised official or municipal planning tribunal in assessing a land development application shall, inter alia, consider:

- (a) the provisions of the land use scheme;
- (b) the adopted spatial development framework, other associated spatial plans and policies;
- (c) the outcome of any specialised study conducted, comments received from internal and external departments and submissions made by the public;
- (d) the need and desirability as guided by the municipal developmental objectives and vision; and
- (e) the development principles as set in section 7 of the Act.

(11) On receipt of the report referred to in subsection (5)(e), the authorised official or municipal planning tribunal shall, decide to approve, amend or refuse a development application.

(12) Nothing precludes the authorised official or municipal planning tribunal to conduct a site inspection before deciding on a land development application.

(13) A municipal planning tribunal or the authorised official, when approving an application may impose any relevant conditions associated with the approval of a land development application as it considers necessary.

(14) Nothing precludes the municipal planning tribunal to send the conditions it wishes to impose to the authorised official for verification before sending them to the applicant.

(15) The conditions referred to in subsection (13) may include but will not be limited to-

- (a) the permission or restriction associated with the use of land or property;
- (b) the payment of development charges and contributions;
- (c) the provision of engineering services and open spaces;
- (d) the provision of street and community facilities;
- (e) the provision of infrastructure services; and
- (f) operational hours of the land use or activity.

Part B: Townships

38 Application for township establishment

(1) An applicant who wishes to establish a township on any land may apply to the Municipality.

(2) The applicant shall obtain the township name from the Municipality through the process of reservation prior to application.

(3) The Municipality shall consider and decide on the application once all the requirements have been met.

(4) Where the Municipality approves an application in terms of subsection (3), it may impose any condition it may consider necessary.

(5) The conditions imposed by the Municipality shall be outlined in -

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

- (a) conditions of establishment and such conditions of establishment may include -
 - (i) specific conditions that shall be complied with prior to the opening of a township register for the township with the Registrar of Deeds;
 - (ii) conditions relating to the township that shall remain applicable after the proclamation of the township;
 - (iii) conditions to be incorporated into the title deeds of the erven to be created for purposes of the township establishment;
 - (iv) conditions to be incorporated into the land use scheme;
 - (v) conditions in favour of or relating to third parties to be registered as may be required by the Registrar of Deeds from time to time;
 - (vi) conditions in respect of establishing a non-profit company, body or person, if applicable;
- (b) conditions regarding the provision of open spaces, engineering services, infrastructure services and operation hours and such conditions of establishment may include, but is not limited to the following:
 - (i) requirements for the payment of development charges and contributions; and
 - (ii) requirements regarding the hours of operation.

(6) Once a decision has been taken on the application by the municipal planning tribunal or the authorised official, the Municipality shall notify the applicant and any person, which in the opinion of the Municipality need to be notified.

(7) The Municipality may call the applicant or any other party to collect the original decision letter.

(8) On request by the applicant, the Municipality may e-mail or fax the decision letter.

(9) After the applicant has been notified that his or her application has been approved, but before the township is declared an approved township, the Municipality may, after consultation with the applicant, amend or delete any condition imposed or add any further conditions: Provided that if the amendment is in the opinion of the Municipality so material as to constitute a new application, the Municipality shall not exercise its powers in terms hereof and shall require the applicant to submit an amended or new application and, in the sole discretion of the Municipality, to re-advertise such amended or new application.

(10) On the request for an amendment from an applicant, the Municipality may determine the extent of the amendment and request the applicant to submit an amended or a new application if in its opinion such amendment constitutes a material change.

(11) The Municipality where necessary, shall determine the extent and process to be followed in terms of public participation.

(12) The Municipality may require the applicant to amend the layout plan of the proposed township.

39 Division or phasing of township

(1) An applicant who has been notified that his or her township application has been approved may apply to the Municipality for the division or phasing of the approved township into two or more separate townships, provided that -

- (a) each township resulting from the division of a township shall be capable of existing as an independent township, for which engineering services shall be provided to the satisfaction of the Municipality; and
- (b) the Municipality may require that the applicant enter into an engineering service agreement for each division or phase.

(2) The Municipality may approve or refuse the division of the township.

(3) The Municipality may grant the division of the township subject to any condition the Municipality may consider necessary including the payment of development charges and contributions.

(4) Where consent has been granted in terms of subsection (3) the Municipality shall notify the applicant in writing thereof and of any condition imposed.

(5) The Municipality may, after consultation with the applicant, determine the order in which each township, created through a division of township, shall be proclaimed.

(6) The applicant shall within twelve months from the date of the notice contemplated in subsection (3) or within such other period as permitted by the Municipality, submit to the Municipality such prescribed plans, diagrams or other documents and furnish such information as may be required in respect of each separate township; failing which the application for the division shall lapse.

(7) On receipt of the plans, diagrams or other documents referred to in subsection (6), the Municipality shall notify the Surveyor-General and the Registrar of Deeds in writing of the consent granted and such notice shall be accompanied by a signed copy of the approved layout plan of each separate township and the relevant conditions of establishment.

40 Extension of boundaries of approved township

(1) An owner of land who wishes to have the boundaries of an approved township extended to include his or her land may apply to the Municipality.

(2) The provisions of section 38 of this By-law shall apply with the necessary changes to an application submitted in terms of this section.

41 Lodging of plans with Surveyor-General

(1) After an applicant has been notified that his or her application has been approved, the applicant shall within a period of 12 months from the date of such notice, or such further period as the

Municipality may allow, lodge with the Surveyor-General for approval such plans, diagrams or other documents as may be required by the Surveyor-General.

(2) Where the applicant has failed to comply with subsection (1) or any requirements as may have been imposed by the Surveyor General, the Surveyor General shall notify the Municipality of such non-compliance by the applicant.

(3) Once the Municipality is satisfied that the applicant has indeed failed to comply, the application lapses and the Municipality shall notify the applicant that the application has lapsed.

(4) Notwithstanding subsection (2), the Municipality may, subject to section 43(2) of the Act, on request from the applicant and in its own discretion grant an extension of time to comply with subsection (1).

(5) The applicant shall, after the Surveyor-General has approved the general plan or diagram or both the general plan and diagram for the township, within 12 months, notify the Municipality and shall provide a copy of approved general plan or diagram or both the general plan and the diagram, and the date of the approval of the general plan shall be regarded as the date for purposes of section 43(1) of this By-law.

(6) Where any provision in this By-law requires an applicant to lodge for approval, any plan, diagram or other documents with the Surveyor General, the Surveyor General shall not approve such plan, diagram or other documents unless the Municipality approved an application in terms of this By-law or any other national or provincial planning and development legislation relating the property.

(7) In the event of an approval by the Surveyor General contrary to the approval of the Municipality, the Municipality shall not be obliged to accept the plans, diagrams or other documents for the purposes of the provisions of this By-law or any other national or provincial planning development legislation relating the property.

42 Compliance with pre-proclamation conditions

(1) The applicant shall provide proof to the satisfaction of the Municipality that all pre-proclamation conditions contained in the conditions of establishment have been complied with, prior to the registration and opening of the township register.

(2) The Municipality shall subject to subsection (1) certify to the Registrar of Deeds the compliance by township owner prior to the opening of the township register.

(3) If the township application lapses in terms of any provision of this By-law, or in terms of section 43(2) of the Act, the certification granted by the Municipality shall simultaneously lapse.

43 Opening of township register

(1) The applicant shall lodge with the Registrar of Deeds, within 12 months from the date of the approval, the plans and diagrams as approved by the Surveyor-General together with the relevant title deed for endorsement or registration, as case may be.

(2) The applicant may request the Municipality to extend the period referred to in subsection (1) and the Municipality may grant that extension of time if it considers the extension necessary.

(3) Such extension of time may have conditions imposed on it by the Municipality which the applicant shall comply with and failure to comply shall cause the application to lapse.

(4) The Registrar of Deeds shall not accept such documents for endorsement or registration until such time as the Municipality has certified that the applicant has complied with such conditions as the Municipality may require to be satisfied.

(5) The Registrar of Deeds, having endorsed or registered the title deeds, shall notify the Municipality of such and no further registration, endorsement or related activities in respect of any land situated in the township shall take place, until such time as the township has been proclaimed, provided that the Municipality may grant, on request by the owner, consent, for the land on which the township is to be established, to be transferred to a new owner.

(6) The Municipality, when granting consent as referred to in subsection (5), may impose conditions it considers necessary.

44 Proclamation of approved township

After all, stipulated conditions relating to the lodging of the layout plan for approval with the Surveyor-General, pre-proclamation conditions and opening of the township register have been complied with, the Municipality may permit the applicant in writing to declare the township an approved township, by simultaneously placing the prescribed proclamation notice and the prescribed amendment scheme notice in the *Provincial Gazette*.

45 Restriction of transfer and registration

(1) The applicant shall, at his or her cost and to the satisfaction of the Municipality, survey and register all servitudes required by the Municipality, including those required to protect existing engineering services or internal and external engineering services to be constructed or installed as contemplated in this By-law or attend to any relocation, cancellation or re-registration of servitudes which might be necessary.

(2) No property, land, erven, sections, units, sectional title schemes and registers or other registration transactions in a land development area, which registration transactions results from a land development application, may be submitted by the applicant, to the Registrar of Deeds for registration, including transfer, the registration of a Certificate of Consolidated Title or Certificate of Registered Title in the name of the owner, unless the Municipality has issued a certificate in terms of section 125 of this By-law.

46 First transfer

Where by virtue of a condition of approval of a land development application in terms of this By-law or any other applicable law including legislation referred to in section 2(2) of the Act, a property

shall be transferred to the Municipality, a non-profit company, body or person as required by the Municipality, the property shall be transferred:

- (a) Prior to any registration and transfer of property or portions thereof resulting from a land development application, including the registration of a certificate of registered title, the opening of a sectional title scheme and registration of a unit in a sectional title scheme read together with section 39 of this By-law; and
- (b) in the event of the owner not wanting to register any property resulting from the approval of the land development application within a period of six months from the date of the land use right coming into operation or within such further period as the Municipality may allow and the provision of section 43(1) of this By-law shall apply with the necessary changes.

47 Continuation of application for establishment of township by new owner

(1) If, after the submission of a land development application for the establishment of a township, the ownership of the land concerned is transferred and the new owner of such land notifies the Municipality in writing that he or she wishes to continue with the land development application, the Municipality may consent to the continuation of that land development application subject to any condition it may consider expedient, including the signing of a cession and delegation agreement with regards to engineering services responsibilities.

(2) The new owner of the land shall provide the Municipality with proof of change of ownership and shall when the new title deed becomes available after the date of actual registration of the land submit such new title deed.

(3) In addition to subsection (2), the new owner shall submit to the Municipality, a special power of attorney issued in favour of a registered planner who is not in the employ of the Municipality, in terms of which he or she may continue with the application on behalf of the new owner.

(4) If a bond is registered against the land the bondholder's consent to the continuation of the land development application for the establishment of a township shall be submitted.

(5) If a land development application has lapsed prior to the transfer of the land to a new owner or the notification by the new owner of his or her intention to continue with that land development application, the Municipality shall not approve the continuation referred to in subsection (1).

Part C: Amendment of land use scheme by rezoning of land

48 Application for rezoning

(1) An applicant who wishes to amend the land use right of a property may apply to the Municipality.

(2) Once the Municipality has considered and approved an application as contemplated in subsection (1) and it is satisfied that the applicant has complied with the conditions of approval

including the payment of development charges in respect of engineering services, and if no appeal has been lodged against the application, it shall publish the prescribed notice of the approval in the *Provincial Gazette* to bring the land use rights into operation.

(3) The applicant shall after the publication contemplated in subsection (2) comply with all land use rights as is contained in the amendment scheme and land use scheme on the property: Provided that the Municipality shall set out the conditions applicable to the exercising of the land use rights contemplated in this subsection in an annexure or schedule to the land use scheme.

(4) The conditions of approval applicable to the land development application shall upon the publication contemplated in subsection (2) form part of the existing land use scheme and shall, be enforceable in terms of this By-law.

(5) The land use rights shall come into operation on the date of publication of such notice and shall thereafter form part of the land use scheme as an adopted amendment scheme and shall be enforceable in terms of this By-law.

(6) The Municipality may grant written permission to the applicant to publish the notice referred to in subsection (2), in the prescribed form, at the cost of the applicant.

Part D: Restrictive or Obsolete Title Conditions or Obligations, Servitudes or Reservations in respect of Land

49 Restrictive or obsolete conditions or obligations or reservations which may be removed, amended or suspended

(1) This Part applies to any restriction, obligation or reservation which relates to the subdivision of the land or the purpose for which the land may be used or to the requirements to be complied with or to be observed in connection with the erection of structures or buildings on or the use of the land and which is binding on the owner of the land due to -

- (a) any restrictive condition or servitude which is registered against the title deed or leasehold title of such land; or
- (b) a provision of this By-law or of an existing scheme or the land use scheme;
- (c) the provisions of a title condition contained in the schedule to the proclamation of a township; or
- (d) the provisions of a law relating to the establishment of townships or town planning.

(2) For purposes of this section, where a condition of title, a condition of establishment of a township or an existing scheme provides for a purpose with the consent or approval of the administrator, a Premier, the townships board or any other controlling authority, such consent may be granted by the Municipality and such reference to the administrator, a Premier, the townships board or other controlling authority shall be deemed to be a reference to the Municipality.

(3) For purposes of this section, where a condition of title, a condition of establishment of a township or an existing scheme provides for a purpose with the consent or approval of the township owner and such township owner is no longer in existence or, in the case of a company, has been deregistered, as the case may be, such consent may be granted by the Municipality and such reference to the township owner shall be deemed to be a reference to the Municipality.

50 Application for removal, amendment or suspension of restrictive title condition obligation, servitude or reservation

(1) The Municipality may, of its own accord or on application, by notice in the *Provincial Gazette*, remove, amend or suspend, either permanently or for a period specified in the notice and either unconditionally or subject to any condition so specified, any restriction contemplated in section 49 of this By-law.

(2) An applicant who wishes to remove, amend or suspend a restrictive title condition contemplated in section 49 of this By-law may apply to the Municipality.

(3) The Municipality shall cause a notice of its intention to consider an application to remove, amend or suspend a restrictive title condition contemplated in section 49 of this By-law to be served on—

- (a) any external department which is responsible for the administration of the law or the performance of the function to which such condition relates;
- (b) every holder of a bond encumbering the land;
- (c) a person whose rights or legitimate expectations will be materially and adversely affected by the approval of the application; and
- (d) all persons mentioned in the title deed for whose benefit the restrictive condition applies.

(4) The Municipality may only amend, suspend or remove a restriction or obligation where the Municipality is satisfied that -

- (a) to do so would promote the preparation and approval of a general plan, the establishment of a township or the development of any area;
- (b) it is in the public interest to do so;
- (c) the affected land is required for public purposes by the state, the Province or the Municipality;
- (d) the affected land is required for the use or construction of a building or other structure by the state, the Province or the Municipality;
- (e) the affected land is required for purposes incidental to any purpose envisaged in paragraphs (a) to (d); or
- (f) the rights of a servitude holder will not be negatively affected by the amendment, suspension or removal of a servitude.

(5) Notwithstanding subsection (1), the applicant may, with the consent of the Municipality, give notice of the approval of the removal, amendment or suspension of the restrictive title condition in the *Provincial Gazette* on the prescribed form.

(6) An approval of the removal, amendment or suspension of a restrictive title condition commences on the date of publication thereof in the *Provincial Gazette*.

(7) The applicant shall notify the Registrar of Deeds of the decision of the Municipality on the removal of the restrictive conditions and provide a copy of the notice published in the *Provincial Gazette* to the Registrar of Deeds.

51 Prohibition on removal of restrictive title condition in certain circumstances

The Municipality may not approve a land development application for the removal of a restrictive title condition if, on the land concerned -

- (a) a building line restriction has been imposed under the provisions of any applicable legislation pertaining to national or provincial roads unless consent has been obtained in writing from the relevant roads authority;
- (b) any condition relating to mining or mining rights has been imposed;
- (c) any condition relating to the circumstances under which land may be alienated or encumbered where such land has been transferred to a beneficiary in terms of any provincial small farmer settlement programme or any similar land reform programme;
- (d) any condition has been imposed relating to the risk of development on land which has been undermined.

52 Endorsements in connection with amendment, suspension or removal of restrictive conditions

(1) The applicant shall, after the amendment, suspension or removal of a restrictive condition by notice in the *Provincial Gazette* as contemplated in section 50(1) of this By-law, submit the following to the Registrar of Deeds:

- (a) the original title deed;
- (b) a certified copy of the original letter of approval;
- (c) a certificate of confirmation issued by the Municipality in terms of section 125 of this By-law;
- (d) a certified copy of the notice referred to in section 50(1) of this By-law; and
- (e) approval by another controlling authority as provided for in section 45(6) read with section 47(4) of the Act.

(2) The Registrar of Deeds and the Surveyor-General shall, after publication of the notice referred to in section 50(1) of this By-law, make the appropriate entries in and endorsements on any relevant register, title deed, diagram or plan in their respective offices or submitted to them, as may be necessary to reflect the effect of the amendment, suspension or removal of the restrictive condition.

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

Part E: Subdivision and Consolidation of Land

53 Application for subdivision of land

- (1) An applicant who wishes to subdivide an erf in a proclaimed township or a registered farm portion or agricultural holding may apply to the Municipality.
- (2) Where the Municipality approves an application it shall -
 - (a) approve a layout plan; and
 - (b) impose any condition it considers necessary including payment of development charges and contributions.
- (3) The Municipality may, of its own accord after consultation with the applicant, or at the request of the applicant and after consulting with the Surveyor-General -
 - (a) cancel, subject to any condition it may consider appropriate, an approval of an application;
 - (b) amend or delete any condition, other than a condition of title imposed, or add conditions; and
 - (c) approve an amended plan setting out a proposed subdivision.
- (4) The Municipality shall not consider an application if such an application is in conflict with -
 - (a) a condition set out in the condition of establishment of a proclaimed township;
 - (b) a condition of title imposed in terms of any other law; and
 - (c) a provision of a land use scheme or an amendment scheme applicable to the erf.
- (5) The Municipality shall not approve an application for subdivision unless it is satisfied that each proposed subdivided portion has satisfactory vehicular access to a public street, which access may be provided by means of a panhandle or a servitude: Provided that -
 - (a) in the case where a proposed subdivided portion has access to a public street by means of a panhandle, the panhandle shall, if required by the Municipality, be constructed, paved and maintained by the owner and screen walls or dense barriers shall be erected along the boundaries of the panhandle, to the satisfaction of the Municipality; and
 - (b) if access to a public street is to be provided to more than one proposed subdivided portion by means of a single panhandle, the Municipality shall, when it approves the application for the subdivision of the erf concerned, impose a condition that the applicant shall cause a servitude of right of way in favour of each such portions, other than the portion of which the panhandle forms a part, to be registered over the latter portion.
- (6) For the purpose of this section “panhandle” means a portion of land which is -
 - (a) part of a proposed subdivided portion and -
 - (i) is not less than 3m wide in the instance where the property is used solely for a

single dwelling;

- (ii) more than 6m wide for other uses as may be determined by the Municipality; and
 - (b) used as an access to a public street.
- (7) No buildings or structures shall be erected in a panhandle.
- (8) The owner of land shall, after registration in the deeds office, provide the Municipality with proof of such registration.

54 Lapsing of subdivision and extension of validity period

(1) An application that has been approved shall automatically lapse if not registered in the offices of the Surveyor-General and the Registrar of Deeds within 12 months from date of approval or within such further period as the Municipality may allow.

(2) If the subdivision of an erf or a farm portion is part of a simultaneous submission of land development applications as contemplated in section 68 of this By-law, the applicant may apply for an extension of time referred to in subsection (1) prior to the lapsing of the right.

(3) If the Municipality approves an extension contemplated in subsection (2), the extended period together with the period contemplated in subsection (1) may not exceed an additional five years calculated from the date on which the rights relating to the subdivision would have lapsed.

55 Application for consolidation of land

(1) An owner of two or more erven abutting each other in the same proclaimed township who wishes to consolidate the erven may apply to the Municipality.

- (2) Where the Municipality approves an application it shall -
- (a) approve a layout plan; and
 - (b) impose any condition it considers necessary including payment of development charges and contributions.

(3) The Municipality may, of its own accord after consultation with the applicant, or at the request of the applicant and after consulting with the Surveyor-General -

- (a) cancel, subject to any condition it may consider appropriate, an approval of an application;
 - (b) amend or delete any condition, other than a condition of title imposed, or add conditions;
 - (c) approve an amended plan setting out a proposed consolidation.
- (4) The Municipality shall not consider an application if such an application is in conflict with -
- (a) a condition set out in the condition of establishment of a proclaimed township;
 - (b) a condition of title imposed in terms of any other law; and
 - (c) a provision of a land use scheme or an amendment scheme applicable to the erf.

(5) The Municipality shall not approve the consolidation of two or more properties with different zoning and developmental rights unless the properties are appropriately rezoned.

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

(6) The Municipality shall not approve a notarial tie application if a consolidation of the properties is possible.

56 Lapsing of consolidation and extension of validity period

(1) An application for the consolidation of erven that has been approved by the Municipality lapses automatically if it is not registered in the offices of the Surveyor-General and the Registrar of Deeds within 12 months from date of approval or within such further period as the Municipality may allow.

(2) If the consolidation of erven is part of a simultaneous submission of land development applications as contemplated in section 68 of this By-law, the applicant may apply for an extension of time referred to in subsection (1) prior to the lapsing of the right.

(3) If the Municipality approves an extension contemplated in subsection (2), the extended period together with the period contemplated in subsection (1) may not exceed an additional five years calculated from the date on which the rights relating to consolidation would have lapsed.

Part F: Uses permitted only with approval of Municipality

57 Consent use

A consent use as listed in the land use scheme is permitted only if the Municipality grants approval for such consent use.

58 Application for consent use

(1) An applicant may apply to the Municipality for a consent use.

(2) The Municipality may, in terms of section 127 of this By-law, prescribe or it may provide in the land use scheme the different types of consent uses that may be applied for, the public participation processes and the procedures for an application for consent use.

(3) If a consent use is approved by the Municipality and the rights granted by that consent use is not exercised for the period determined in the conditions of approval, the consent use shall lapse automatically without notification by the Municipality that it will or has lapsed.

(4) The Municipality may revoke the consent granted if the land or building is used contrary to the land use scheme, this By-law or the conditions as stipulated in the approval.

(5) In the event that an owner contravenes a condition of approval, the Municipality shall follow the contravention procedure as contemplated in chapter 10 of this By-law.

59 Special use

(1) An applicant may apply to the Municipality for a special use.

(2) A special use is a use not defined or provided for in the land use scheme, and may be so classified and permitted in any zoning with the approval of the Municipality.

(3) All special uses so approved shall be listed in an annexure to the land use scheme.

(4) The Municipality may, in terms of section 127 of this By-law, prescribe or it may provide in the land use scheme the public participation processes and the procedures for an application for special use.

60 Occasional use

The occasional use of a property for a temporary event, including a craft market, circus, public meeting, religious gathering or film shoot, may be permitted by the Municipality, notwithstanding that these events are not in accordance with the use rights of the property concerned, provided that -

- (a) the occasional use will not have a significant negative impact on surrounding areas, or on the natural and cultural environment;
- (b) the occasional use is genuinely of a temporary and short term nature, and may not occur for more than five days per month or more days as may be allowed by the Municipality;
- (c) the occasional use conforms to the policies of the Municipality; and
- (d) the property be cleaned and rehabilitated to its original condition.

61 Application for occasional use

- (1) An applicant for an occasional use may apply to the Municipality.
- (2) Approval of an application for occasional use may be granted subject to, but not limited to, the following conditions:
 - (a) the amount of parking and the number of ablution facilities required; and
 - (b) the maximum duration or occurrence of the occasional use.
- (3) The Municipality may, subject to the provisions of section 60(b) of this By-law grant approval for an occasional use for the period requested in the application or the period determined by the Municipality after which period the approval lapses.
- (4) An occasional use may not include the improvement of land that is not temporary in nature and which has the effect that the land cannot, without further construction or demolition, revert to its previous lawful use upon the expiry of the period contemplated in subsection (3).
- (5) The Municipality may issue a notice calling for compliance with conditions or for the ceasing of the occasional use by a specific date, where -
 - (a) conditions of approval are not met; or
 - (b) where a public nuisance is caused.

62 Application for building line relaxation

An applicant who wishes to have a building line requirement relaxed may apply to the Municipality for a building line relaxation.

Part H: Alteration, Amendment or Cancellation of General Plan

63 Approval of alteration, amendment or cancellation of general plan

(1) Any applicant who wishes to have the general plan of a proclaimed township contemplated in the Land Survey Act, altered, amended or totally or partially cancelled by the Surveyor-General may apply to the Municipality.

(2) Where access is shared or will be shared with another township, whether such township is proclaimed or in a process to be proclaimed, the alteration, amendment or cancellation as contemplated under subsection (1), the Municipality shall not consider the application if the end result will negatively affect the other township, unless alternative access arrangement is possible.

(3) After the provisions of subsections (1) and (2) have been complied with, the applicant shall give notice of the application on the prescribed form.

(4) The applicant shall furnish the Municipality with proof of compliance with subsection (3).

(5) Once all requirements and related processes have been adhered to, the Municipality shall consider the application together with every objection lodged, and all representations made.

(6) The Municipality may approve the application either wholly or in part or refuse it: Provided that -

- (a) it shall not approve the application unless the applicant has the unencumbered ownership of all the land within the area affected by the alteration, amendment or cancellation of the general plan;
- (b) where the land contemplated in paragraph (a) is subject to a mortgage bond, the bondholder has consented in writing to the alteration, amendment or cancellation of the general plan; and
- (c) the Municipality may in approving the application impose any condition it may consider necessary.

(7) Upon receipt of an application in terms of subsection (1) for the alteration, amendment or cancellation of a general plan, the Municipality may of its own accord or on request of the applicant, determine in its sole discretion that -

- (a) a public place that has vested under the control and management of the Municipality, but which in its opinion has not been developed or is no longer necessary for the provision of basic services to the community, may be closed as a public place in terms of relevant legislation, simultaneously with the alteration, amendment or cancellation of the general plan; and
- (b) the applicant shall comply with all the requirements of the relevant law for the closure of a public place as contemplated in paragraph (a).

(8) Upon the total or partial cancellation of the general plan of a township -

- (a) the township or part thereof shall cease to exist as a township; and

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

- (b) the ownership of any public place or street in the township or part thereof that ceased to exist shall revert to the land owner provided that -
- (i) no objections have been received to the closure of a public place;
 - (ii) the public place is no longer necessary for the provision of basic services to the community;
 - (iii) the Municipality or the state has not incurred expenditure in respect of the public place or is legally bound to incur such expenditure;
 - (iv) if the Municipality or the state has incurred expenditure in respect of the public place, such expenses have been reimbursed to the state or the Municipality, as the case may be by the land owner.

(9) The Municipality shall, after the decision has been taken, notify the applicant as well as all relevant parties to the application including the Surveyor General of the decision together with the conditions imposed thereon.

(10) After the Surveyor General has, in terms of the Land Survey Act, altered or amended the general plan or has totally or partially cancelled the general plan, he or she shall notify the Municipality within 14 days of the approval.

(11) On receipt of the notice from the Surveyor General as referred to in subsection (10) the Municipality shall give permission for the publishing, by the applicant of a prescribed notice, in the *Provincial Gazette* stating that the general plan has been altered, totally amended or partially cancelled and in a schedule to the notice, the conditions imposed relating to the approval, amendment or deletion of any condition shall be set out.

(12) The Municipality shall provide the Registrar of Deeds with a copy of the notice and schedule envisaged in subsection (11).

(13) This section does not apply to the alteration or amendment of a general plan of an approved township which is necessary as a result of the permanent closing of any public place or street or any portion thereof or diversion of a street or a portion of such street.

(14) Where any public place or street or any portion thereof is closed and the closing was not necessary to effect an alteration, amendment or total or partial cancellation of the general plan of an approved township, the township owner shall, without any claim to compensation be divested of all rights of ownership in the land comprising such public place, street or portion and such rights shall notwithstanding anything to the contrary contained in this By-law or any other law, vest in the Municipality: Provided that the provisions of this subsection shall not affect any right to minerals or other real right held by the township owner in respect of such land.

(15) Where the ownership of any land re-vests in the township owner in terms of subsection (8) the land shall, in the case where it is not registered in the name of the township owner, be transferred to him or her at his or her expense.

(16) The Registrar of Deeds shall, in the case where the land is registered in the name of the township owner, endorse the fact of the re-vesting on the title deed of the township owner and record such re-vesting in his or her register.

Part I: Consent in Transitional Informal Settlement Area

64 Application for consent for land use in transitional informal settlement area

(1) An applicant who wishes to exercise the land uses referred to in section 28(6) of this By-law in a transitional informal settlement area shall apply to the Municipality for consent.

(2) Where there is more than one person who has officially been granted the right to occupy the dwelling by the municipal department responsible for human settlements, an affidavit shall be submitted together with the land development application indicating that all such persons agree to the application as submitted.

(3) The consent granted by the Municipality lapses if the land uses consented to are used contrary to the conditions of approval and the applicant shall cease the operation, failing which the law enforcement procedures contemplated in chapter 10 shall be instituted.

(4) Where a person is operating without a consent from the Municipality, the Municipality shall exercise the law enforcement process as contemplated in chapter 10 to the extent that is relevant to the transitional informal settlement area.

(5) In a transitional informal settlement area, no application shall be accepted by the Municipality for the rezoning, subdivision, consolidation, removal of restriction or any other application other than the application contemplated in this section.

(6) If the application is approved by the Municipality, it shall link the rights granted in the consent to the informal dwelling structure number and the name of the person who has officially been granted the right to occupy the dwelling by the municipal department responsible for human settlements.

(7) For the purpose of this part, an applicant is the person who occupies the informal dwelling and has officially been granted the right to occupy the dwelling by the municipal department responsible for human settlements.

Part J: General Matters

65 Amendment of land development application prior to approval

(1) The applicant may, while the application is pending before the Municipality -

- (a) at the applicant's own initiative;
 - (b) as a result of objections and comments made during the public notification process; or
 - (c) at the request of the Municipality,
- apply to the Municipality for the amendment of the land development application.

(2) The Municipality may consent to the amendment of the land development application or documents, conditions or layout plan in a manner in which the Municipality may consider appropriate.

(3) The amendment in terms of subsection (2) may be subjected to the submission of a new development application, if the Municipality is of the opinion that such amendment constitutes a material change from what the original application was submitted for.

(4) The Municipality may request that the application be recirculated to the external departments and internal departments or may request notification of adjoining owners or any person that the Municipality may in its discretion consider appropriate for notification.

(5) Once the applicant has complied with all requirements of this By-law and prescribed by the Municipality, the processes of considering and approving a land development application shall apply and the applicant shall comply with all conditions of approval imposed in terms of this By-Law.

66 Change of ownership prior to notice

Where there is a change of ownership of the land concerned prior to the publication of any notice required for any application in terms of this By-law -

- (a) the applicant shall notify the Municipality of the change of ownership by delivering a copy of the registered title deed of the affected property and a special power of attorney;
- (b) subject to paragraph (a), the new owner shall indicate in writing to the Municipality that he or she is proceeding with the application as submitted; and
- (c) upon delivery of the notice, the new owner shall become responsible for all rights and obligations in terms of the land development application.

67 Transfer of land to state or Municipality

Where a township owner is required to transfer land to the state or the Municipality by virtue of a condition of approval, the land shall be so transferred at the expense of the applicant within a period of six months from the date of the publication of the approval notice or such further period as the Municipality may allow.

68 Simultaneous or combined submission of land development applications

(1) Any prescribed land development application may be submitted to the Municipality simultaneously with any other prescribed land development application or a combined land development application may be submitted to the Municipality as prescribed.

(2) Where simultaneous applications are submitted by an applicant, the applicant shall comply with all the requirements applicable to each type of land development application that is simultaneously submitted to the Municipality.

(3) If a combined land development application is submitted by an applicant, the applicant shall comply with the requirements of the type of application that are most onerous.

69 Amendment of land development application after approval

After an applicant has been notified that his or her application has been approved, the Municipality may:

- (a) where the endorsed layout plan has not yet been lodged with the Surveyor General;
or
- (b) after consultation with the Surveyor-General, where the endorsed layout plan has been lodged with the Surveyor-General,

subject to such conditions it considers necessary, consent to the amendment of the land development application, unless the amendment is, in its opinion, material.

70 Imposition of conditions relating to all land development applications

(1) Without detracting from the provisions of this By-law, nothing contained herein shall prevent the Municipality from approving a specific land development application and imposing any condition in the approval relating to -

- (a) the provision of engineering services;
- (b) the payment of a development charge or contribution or provision of open space;
- (c) the making of an arrangement with regard to the maintenance of any engineering services or open space, irrespective of whether it is public or private open space;
- (d) matters contained or governed in the land use scheme and related issues;
- (e) the registration of a servitude and conditions of title;
- (f) the transfer of land to an entity specifically established for the provision and maintenance of engineering services in terms of this By-law or other applicable legislation; and
- (g) any other matter considered necessary by the Municipality.

(2) In imposing conditions of approval on a land development application the Municipality may distinguish between conditions that are to be complied with:

- (a) prior to rights coming into operation;
- (b) after the land use rights have come into operation, but before the rights may be exercised;
- (c) without which the rights may not be exercised; and
- (d) prior to the approval of building plans.

71 Determination of matters related to all erven

(1) Notwithstanding any provision contained in this By-law or any other law, the determination or amendment of the sizes of erven through registration of servitudes amongst owners or parties without the consent of the Municipality, shall not be permitted, including but not limited to recreational or garden servitudes.

(2) The Municipality is not obliged to consider and take a decision on any land development application on a property or portion of a property on which a sectional plan or section title scheme has been approved or opened in terms of other relevant legislation; provided that in considering a land development application on which a sectional title scheme has been opened the Municipality may require that:

- (a) the property or portion of property on which the sectional title scheme has been approved be reincorporated into the erf register at the office of the Registrar of Deeds before the consideration and decision on the land development application;
- (b) the sectional plan or scheme be amended or cancelled to the satisfaction of the Municipality before consideration of the land development application; and
- (c) the applicant provides a copy of the incorporation of the property into the erf register by the Registrar of Deeds to the Municipality for purposes of paragraph (a) and proof of the amendment and or cancellation of the sectional title plan or scheme as may be required for purposes of paragraph (b).

(3) Nothing contained herein shall oblige the Municipality from considering an application for further subdivision or consolidation or the amendment of conditions of subdivision and consolidation:

- (a) on an unregistered portion or consolidated portion which was created through a previous subdivision or consolidation;
- (b) on a registered portion which forms part of a previous subdivision and consolidation of which not all portions have been registered; and the Municipality may require that where some of the portions are registered, that the condition may not be amended and that a new application for subdivision be submitted.

(4) Where in terms of this By-law or any other law the approval of the land development application requires the approval of diagrams or general plans by the Surveyor-General, the diagrams and general plans shall:

- (a) be submitted in accordance with the approval of the Municipality by the applicant; and
- (b) the Municipality may refuse to grant consent for the registration of any property, portion of a property or erf created through the land development area, in terms of this By-law or other legislation, if:
 - (i) the diagram or general plan does not comply or departs from the approval of the land development application and conditions imposed in terms thereof; and
 - (ii) the diagram or general plan includes a servitude which was not imposed as a condition of subdivision nor were required by the Municipality as part of the land development application.

(5) Access to any property within a land development area shall be to the satisfaction of the Municipality, including access to a public street, which access may be provided:

- (a) by means of the registration of a servitude; and
 - (b) at the cost of the owner of the land development area; and
- provided that no property shall without the consent of the Municipality, have more than one access.

(6) Upon consolidation of any two or more properties where:

- (a) servitudes for engineering services were registered in favour of the Municipality against the properties on the boundaries of the properties to be consolidated; or
- (b) through the general conditions of a land use scheme servitudes are applicable along the boundaries of the properties to be consolidated; and
- (c) engineering services were installed within the servitude areas contemplated in paragraphs (a) and (b);

the services located within the servitude areas shall be relocated to the satisfaction of the Municipality if required and if it is necessary for the cancellation of any servitudes referred to in paragraphs (a) or (b), the servitudes shall be cancelled at the cost of the applicant.

(7) The division of a building as a consequence of an approval of a land development application shall be done to the satisfaction of the Municipality in terms of the National Building Regulations and Building Standards Act, 1977, at the cost of the owner.

(8) An owner of land may register a notarial tie to link two or more properties in order to comply with development controls which may be imposed by the land use scheme but may only do so if a consolidation of those properties is not possible.

72 Lodging copy of plan, diagram and general plan with Municipality

(1) The applicant shall, within a period of three months from the date upon which the Surveyor-General has approved a plan, diagram and general plan resulting from the approval of a land development application in terms of this By-law, lodge a certified copy or tracing of such plan, diagram and general plan with the Municipality.

(2) Where the applicant fails to comply with the provisions of subsection (1), the Municipality may obtain a copy or tracing contemplated in subsection (1) from the Surveyor-General and recover the costs from the applicant.

73 Approval of building plan and registration

(1) In addition to the requirements with regard to a provisional authorisation in terms of section 7(6) of the National Building Regulations and Building Standards Act, 1977, the Municipality shall consider when and whether the land use rights on the property to which the authorisation relates, will come into operation in terms of the provisions of this By-law and specifically the provisions relating to the lapsing of land development applications and land use rights and section 43(2) of the Act.

(2) The Municipality shall not approve the erection of any building in terms of the National Building Regulations and Building Standards Act, 1977 on land which is the subject of any land development application, save in accordance with such approval.

(3) The Registrar of Deeds shall not register any transaction in terms of the Deeds Registries Act or the Sectional Titles Act, 1986 (Act 95 of 1986), where such registration shall be authorised in terms of a land development application including the imposition of a condition of title imposed by the Municipality.

74 Land situated in dolomitic area

(1) Where a land development application is submitted for a property that is situated in a dolomitic area, the Municipality may require that the land development application be accompanied by any one or all of the following:

- (a) a dolomite stability report depending on the specific type of land development application or land use rights applied for;
- (b) comments from the Council of Geoscience established in terms of the Geoscience Act, 1993 (Act 100 of 1993) on the dolomite stability report or such other comments as the Municipality may require;
- (c) an audit report and a dolomite risk management program by an expert as required in the discretion of the Municipality,

provided that, the Municipality may determine at what time in the processing, consideration or decision on the application the requirements for the submission thereof shall be required.

(2) Nothing contained herein shall prevent the Municipality from requiring that a geotechnical report be submitted with the land development application relating to a property situated in a non-dolomitic area.

(3) Where the Municipality requires a geotechnical or dolomite stability report the report shall classify the soil types, indicate risk classifications and recommended type of development and the classification provided for in the standards determined under the National Building Regulations and Building Standards Act, 1977, for the design and construction of buildings, structures and infrastructure on dolomite land.

75 Notification of decision

The Municipality shall, within seven days from receipt of the decision to approve or refuse a land development application by the Municipal Planning Tribunal or authorised official, notify the applicant, any objector and any department of the Municipality that rendered comment on the application, in writing of that decision and deliver the notification by registered post, by hand or any other means.

76 Reference to Administrator, Premier, Townships Board and any other controlling authority

(1) Where in a condition of title, a condition of establishment of a township or an existing scheme the consent or approval of the Administrator, Premier, Townships Board or any other controlling authority is required, such consent may be granted by the Municipality and such reference to the Administrator, Premier, Townships Board or other controlling authority shall be deemed to be a reference to the Municipality.

(2) Where a condition of title, a condition of establishment of a township or an existing scheme provides for a condition, with the consent or approval of the township owner, and such township owner is no longer in existence or, in the case of a company, has been deregistered, as the case may be, such consent may be granted by the Municipality and such reference to the township owner shall be deemed to be a reference to the Municipality.

CHAPTER 7**ENGINEERING SERVICES, SOCIAL INFRASTRUCTURE AND OPEN SPACE REQUIREMENTS****77 Engineering services, social infrastructure and open space requirements**

(1) Every land development application in terms of this By-law or any other law shall be accompanied by such information as may be required by the Municipality for purposes of:

- (a) the consideration of the capacity, state and impact of engineering services, social infrastructure and open space requirements in terms of section 42(1)(c)(v) of the Act; and
- (b) imposing conditions with regard to the provision of engineering services and the payment of any development charges as contemplated in section 40(7)(b) of the Act and contributions.

(2) The Municipality shall, where possible, provide general information regarding the existing availability of municipal infrastructure services, to place the applicant in a position to provide more specific information on the capacity, state and impact of engineering services as required in terms of subsection (1)(a).

(3) Every land development area in terms of this By-law or any other law shall be provided with such engineering services, social infrastructure and open spaces as the Municipality may consider necessary for the proper and sustainable development of such land development area.

(4) The Municipality shall, for the purposes of a township establishment application, and may for the purpose of all land development applications, other than township development, enter into an engineering services agreement with the applicant of the land development application, in terms of this By-law or any other law.

(5) A land development application in terms of this By-law or any other relevant law shall not be approved by the municipal planning tribunal or authorised official unless and until the Municipality is

satisfied that engineering services, social infrastructure and open spaces can be provided and installed or that the required arrangements have been made for the provision and installation of engineering services, social infrastructure and open spaces.

78 Classification and definition of engineering services

Every engineering service to be provided and installed for a land development area shall be classified by the Municipality in accordance with such guidelines as may be determined and reflected in an agreement as contemplated in section 77(4) of this By-law.

79 Responsibility for installation and provision of engineering services

(1) The applicant of the land development application shall be responsible for the provision and installation of all internal engineering services whether such services shall be taken over by the Municipality or not.

(2) For purposes of this By-law access services, an access road, link services or a link road is considered to be internal engineering services if the land development area is dependent on such a service to operate to its full capacity, provided that if such access service or link services could potentially service another land development area, off-set of a relevant portion may be considered by the Municipality.

(3) Notwithstanding that access services or link services and access roads or link roads are considered as an internal engineering service, it could be situated outside the boundary of the land development area.

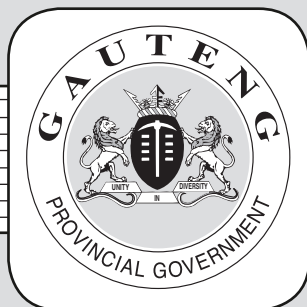
(4) The Municipality shall be responsible for the provision and installation of external engineering services unless otherwise provided for in an engineering services agreement as contemplated in section 77(4) of this By-law.

(5) For the purpose of this chapter –

- (a) “access road” means a Class 4 and 5 road and street at, on or outside the boundary of the land development area which is required for the exclusive use of the development and is considered to be an internal road and must be read with the definitions of external road, internal road and link road;
- (b) “access services” means a link service and excludes an access road;
- (c) “external road” means a Class 1, 2 and 3 road and includes a link road and must be read with the definitions of access road, internal road and link road;
- (d) “handover” means to hand over the engineering services for operational purposes only;
- (e) “internal road” means a Class 4 and 5 road –
 - (i) within the boundaries of the land development area; and
 - (ii) outside the boundary of the land development area but adjacent thereto,

CONTINUES ON PAGE 258 - PART 3

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

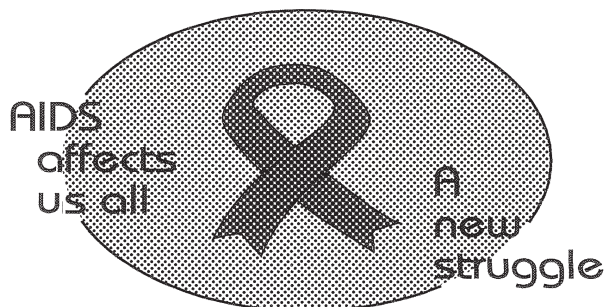
Vol. 25

PRETORIA
25 SEPTEMBER 2019
25 SEPTEMBER 2019

No. 294

PART 3 OF 3

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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

ISSN 1682-4525



9 771682 452005

00294



which may be required for access to the land development area but not exclusively for that area and includes an access road and must be read with the definitions of access road, external road and link road;

- (f) “link road” means a Class 1 to Class 5 road which links the land development area to an existing constructed public road and –
 - (i) for a Class 1, 2 and 3 roads, the link road is an external road whether the road reserve is within the boundaries of the land development area or not;
 - (ii) for a Class 4 and 5 roads, the link road ends at the boundary of the land development area,and must be read with the definitions of access road, external road and internal road;
- (g) “link service” means that portion of an external engineering service which links an internal engineering service to the applicable external engineering service and excludes a link road; and
- (h) “takeover” means to take over the engineering services by the Municipality after the handover certificates are signed and the maintenance period referred to in section 81(1) of this By-law has lapsed and in the case of electrical engineering services, 60 per cent of the electrical demand as envisaged at the time the demand was calculated, is reached.

(6) The Municipality is responsible to construct an external road and shall compensate the township owner for the land required for the road reserve.

(7) The classification of roads and streets in this section refers to the official requirement for road classification and access management of the South African road network by the national Department of Transport contained in TMH 15 South African Engineering Service Contribution Manual for Municipal Road Infrastructure.

80 Requirements for engineering services

- (1) Engineering services shall -
 - (a) be provided and installed in accordance with the engineering services agreement referred to in section 77(4) of this By-law and to the satisfaction of the Municipality, and for that purpose the applicant shall lodge with the Municipality such reports, diagrams and specifications as the Municipality may require;
 - (b) comply with the standards as the Municipality may determine for engineering services; and
 - (c) comply with the land use scheme with regard to the provision of engineering services, social infrastructure and open spaces.

(2) Where the Municipality is not the provider of an engineering service, the applicant shall satisfy the Municipality that adequate arrangements have been made with the relevant service provider for the provision of such services.

(3) An applicant who is under an obligation to or who may conclude an engineering services agreement as contemplated in section 77(4) of this By-law shall apply to the Municipality on the prescribed form.

(4) The application form referred to in subsection (3) shall be duly signed by the applicant and be accompanied by –

- (a) such documents, drawings and reports as may be prescribed;
- (b) the number of copies of the application form as may be prescribed; and
- (c) if the applicant is not the owner of the property, a special power of attorney granted by the owner to the applicant to sign the engineering services agreement.

(5) If the owner does not grant the applicant a special power of attorney as contemplated in subsection (4)(c), the engineering services agreement shall be signed by the Municipality, owner and applicant.

(6) The engineering services agreement contemplated in section 77(4) of this By-law shall:

- (a) contain full details of the parties to the agreement;
- (b) contain a description of land to which the services agreement relates;
- (c) contain a classification of the engineering services as contemplated in section 78 of this By-law;
- (d) indicate the nature and extent of the role and responsibilities of the applicant and the Municipality in so far as the provision and installation of engineering services are concerned, including the design, provision, installation, financing and maintenance of the engineering service;
- (e) provide for the applicable development charges;
- (f) contain particulars of the reports, diagrams, specifications and standards of installation required by the Municipality;
- (g) contain particulars of inspections as well as the handing over of engineering services to the Municipality;
- (h) stipulate the rights of the Municipality and penalties associated with a breach of the services agreement;
- (i) stipulate penalties, should the applicant use inferior material when providing engineering services, and also stipulate time frames in which the applicant shall repair the defects associated with poor design or incorrect material used or poor workmanship;

- (j) contain terms and conditions with regard to the provision of performance, defect liability or maintenance guarantees, if and when required by the Municipality; and
- (k) provide for any other matter which the Municipality may consider necessary.

(7) If a land development application lapses in terms of this By-Law, the engineering services arrangement or engineering services agreement associated with the lapsed land development application lapses at the same time.

(8) An applicant whose land development application has lapsed in terms of this By-law has no claim whatsoever against the Municipality for any engineering services that he or she may have provided or installed before the lapsing of the land development application.

(9) There shall be no provisional authorisation in terms of section 7(6) or final approval of building plans in terms of the National Building Regulations and Building Standards Act, 1977 until the development charges have been paid in full and engineering services have been installed and signed off to the satisfaction of the Municipality.

81 Maintenance guarantee

(1) Where any installation of engineering services is required such services shall be maintained by the applicant for a period of 12 months from the date of the handover or for such longer period as the Municipality may require.

(2) The Municipality shall ensure that maintenance guarantees are submitted by the applicant for the purposes referred to in subsection (5), which guarantees shall be to the satisfaction of the Municipality.

(3) The applicant may pay an amount determined by the Municipality in lieu of a maintenance guarantee referred to in subsection (2).

(4) The applicant may request that a guarantee for purposes of the maintenance of the relevant engineering services installed by the applicant be released, provided that:

- (a) he or she may only do so after 12 months from the date of or as provided for in the engineering services agreement in section 77(4) of this By-law; and
- (b) nothing contained in this section shall oblige the Municipality to release the guarantee, unless and until it is satisfied that the applicant, owner or any other body or person has disposed of his, her or its obligations for the maintenance of engineering services contemplated in this chapter.

(5) Ownership of the engineering services that has been taken over by the Municipality shall, from the date of takeover, vest in the Municipality

(6) For the purposes of this section, maintenance means all maintenance associated with general development activities of the developer, including spillage of building material on a public road, as well as maintenance associated with defects as a result of poor design, incorrect material used or poor workmanship.

82 Development charge in respect of engineering services and contribution payable for provision of open space

(1) Where a land development application was approved, the Municipality may require that the applicant pay a development charge in respect of the provision of engineering services, and, if applicable, a contribution to the Municipality.

(2) The calculation of development charges for engineering services shall be done in accordance with the Municipal Fiscal Powers and Functions Act, 2007 (Act 12 of 2007) and the applicable approved policy of the Municipality and the Municipality shall apply the development charge for the purpose for which it was levied.

(3) The calculation of contributions shall be done as prescribed.

(4) The Municipality may determine a date until which a calculated charge and contribution referred to in subsection (2) would be valid and if the monies have not been paid by the validity date the Municipality shall have the right to recalculate the development charge and the contribution.

(5) In the instance that the development charge in respect of engineering services and the contribution has been paid before the validity date, but the Municipality has not within 12 months from the date of payment issued a certificate referred to in section 125 of this By-law, the Municipality shall recalculate the development charge and the contribution and the applicant of the land development area shall be liable for payment of the recalculated development charge or contribution.

(6) Where a rezoning or consent use application was approved subject to the payment of a development charge and the applicant wishes to install certain engineering services, the Municipality may request the applicant to enter into an agreement to provide for an offset.

83 Prohibition of refund of development charges and contribution

(1) No development charges, contribution, if applicable, or any portion thereof shall be refunded to an applicant, provided that the Municipality may on such terms and conditions as it may determine

-

- (a) refund the applicant where the applicant has made payment of the said development charges or contribution, if applicable, prior to the land use rights coming into operation and the application was cancelled; or
- (b) refund the applicant where the applicant has made payment of such development charges or contribution in terms of the land development application and the general plan of the township is cancelled.

(2) No refund shall be payable by the Municipality, to an applicant who has paid development charges and, if applicable, a contribution, resulting from an approved land development application where:

- (a) the land development application has lapsed for whatever reason in terms of this By-law; or

- (b) where a further land development application, request or other application, was made by the applicant on the same land development area to which the land development application in terms of which development charges and contribution, if applicable, are payable, is refused by the Municipality.

84 Offsetting of cost of external engineering services against payment of development charges

(1) If the applicant of a land development application is responsible for the provision of external engineering services as may be agreed in terms of an engineering services agreement referred to in section 77(4) of this By-law, the Municipality may agree to the offsetting of a relevant portion of the development charges against the cost of the provision of the external engineering services.

(2) The amount for purposes of offsetting development charges, shall be determined by the Municipality and for that purpose the Municipality may require documentary proof, to its satisfaction, to be submitted by the applicant, which documentary proof shall provide detail on the cost of the construction of the external engineering services.

(3) Nothing contained in this By-law shall oblige the Municipality to offset any costs incurred in the provision of external engineering services by the applicant, other than that which may have been agreed upon in the engineering services agreement referred to in section 77(4) of this By-law, but limited to the maximum offset of an amount which shall not exceed the development charges.

(4) Should the amount of offset exceed the amount of development charges for engineering services as determined by the Municipality, then the Municipality may in its sole discretion reimburse such excess amount to the applicant of the land development area, provided that:

- (a) the necessary funds are available on the Municipality's approved budget or will be made available on a future budget;
- (b) the project is in line with the relevant department's integrated development plan procedures; and
- (c) such engineering services is in compliance with the Municipality's relevant master plan.

(5) Offsetting of development charges for the provision of engineering services, payable by the applicant of a land development application, shall be offset per the type of municipal infrastructure service and shall not be interchangeable.

85 Payment of development charges and contribution

An applicant of a land development application who is required to pay development charges for the provision of engineering services and a contribution in lieu of providing open space in terms of this By-law, shall pay such charges and contribution before:

- (a) The submission of the site development plan, if applicable;
- (b) any construction in respect of water and sewer engineering services take place on the land development area;

- (c) the Municipality issues a certificate in terms of section 125 of this By-law to the Registrar of Deeds.
- (d) a building plan is finally approved in respect of -
 - (i) the proposed alteration of or addition to an existing building on the land;
 - (ii) the erection of a new building on the land where the building plan is for the erection of a building in terms of land use rights which gave rise to the monies in terms of this section;
- (e) the land is used in a manner or for a purpose which, were it not for the approval of the land use rights in terms of a land development application, would have been in conflict with the land use scheme in operation.

86 Provision of land for open space

- (1) The approval of a land development application which provides for the use of land for residential purposes is subject to the provision of land for open spaces by the applicant.
- (2) In its approval of an application contemplated in subsection (1), the Municipality may –
 - (a) determine that the requirement for land for open spaces is met by providing for:
 - (i) public open space;
 - (ii) private open space;
 - (iii) a conservation area;
 - (iv) a floodline area;
 - (v) a retention dam; or
 - (vi) any area for the benefit of the community or public as may be determined by the Municipality; and
 - (b) not require an area in excess of the area calculated in terms of subsection (5).
- (3) The extent of land required for open spaces shall be prescribed.
- (4) When a residential township is approved without the required provision of land for open space within the land development area or if the Municipality does not accept the land offered for open spaces and parks, the applicant shall be required to pay a contribution to the Municipality.
- (5) The amount of money contemplated in subsection (4) shall be calculated in accordance with the prescribed formula.
- (6) In the instance where the land to be provided is environmentally sensitive, the applicant shall submit to the Municipality a report contemplated in the National Environmental Management Act, 1998.
- (7) The report referred to in subsection (6) shall be approved by the Municipality and -
 - (a) all the actions, other than long term actions, to be taken in terms of the report referred to in subsection (6) shall first be complied with before such property is transferred to the Municipality;

- (b) if long term actions in respect of the maintenance of such open space is required to comply with the duty of care as contemplated in section 28 of the National Environmental Management Act, 1998, and such long term actions prove not to be sustainable for the Municipality in terms of maintenance cost, such property shall:
 - (i) not be transferred to the Municipality; and
 - (ii) the applicant or his or her successors in title shall:
 - (aa) remain responsible for the care of the property in accordance with the report referred to in subsection (6); or
 - (bb) transfer the property to a juristic person that will take over the applicant's duty of care in accordance with the report referred to in subsection (6).

87 Owner to permit access and register servitude

Where any engineering services traverse any property which is the subject of a land development application or a property created as a result of a land development application in terms of this By-law or any other law the applicant shall -

- (a) register at his or her cost, in respect of the existing municipal engineering services and municipal engineering services to be installed, a servitude for municipal services in favour of the council; and
- (b) ensure that all obligations in terms of environmental legislation are complied with.

88 Services arising from land development application

Subsequent to the approval of a land development application in terms of this By-law, the owner of any property originating from the development right shall:

- (a) allow, without compensation, that engineering services be conveyed across his or her land in respect of other properties originated from the land development application;
- (b) allow access to the property at any reasonable time for the purpose of constructing, altering, removing or inspecting any works; and
- (c) receive material or permit excavation on the property as may be required to allow use of the full width of an abutting street and to provide a safe and proper slope to its bank necessitated by differences between the level of the street as finally constructed and the level of the property unless the owner elects to build retaining walls to the satisfaction of and within a period to be determined by the Municipality.

89 Appeal relating to development charges

Where an applicant who has lodged a land development application in terms of this By-law and the amount payable for contributions or development charges as required is disputed, the applicant may lodge an appeal with the appeal authority after the land development application has been considered but before such application has been promulgated.

90 Water and sewer engineering services

(1) The Municipality shall not be responsible for or maintain internal water and sewer engineering services installed within a development with access control.

(2) If an existing external water and sewer engineering service is located within a development with access control, the Municipality shall maintain such services.

(3) An external water and sewer engineering service installed after date of commencement of this By-law may only traverse a development with access control if the Municipality considers it necessary due to scientific and engineering reasons and the Municipality shall maintain such service.

91 Standards for private roads and private engineering services to be incorporated into land development application

The Municipality shall where, as a result of the approval of a land development application, it allows any:

- (a) private roads, private open spaces or any other private facilities; and
- (b) engineering services to be installed or to be constructed for that purpose, set norms and standards for the construction, provision and time for completion thereof or any matter related thereto, to ensure sufficient access and provision of engineering services.

CHAPTER 8**DECISION MAKING FRAMEWORK****92 Authorised official**

(1) An authorised official may approve, in whole or in part, or refuse any application referred to him or her in accordance with this By-law.

(2) In the approval of any application, an authorised official may impose any condition, which includes:

- (a) a condition relating to the provision of engineering services, infrastructure services, community facilities and open spaces;
- (b) the payment of any development charges; and
- (c) permission or restriction associated with the use of land.

(3) An authorised official shall make an appropriate determination regarding all matters necessary or incidental to the performance of his or her functions in terms of this By-law, the Act and any Provincial legislation.

(4) An authorised official may conduct any necessary investigation.

(5) An authorised official may request additional information necessary to make an informed decision.

(6) An authorised official shall consider a land development application with due regard to the content of the application and information required for consideration of the application, all approved

policies, the integrated development plan and spatial development framework read with section 42 of the Act, and may for that purpose carry out an inspection or institute any investigation.

93 Classification of applications to be determined by authorised official

(1) An authorised official may consider and decide any land development application, including the amendment, alteration and cancellation of a general plan –

- (a) to which no objection is submitted; and
- (b) that is not supported from a town planning perspective and has received cautionary or negative comments from an external department or an internal department.

(2) An authorised official may –

- (a) refer any land development application to the municipal planning tribunal; and
- (b) verify any draft conditions referred to him or her by the municipal planning tribunal in terms of section 95(1)(c) of this By-law.

94 Municipal planning tribunal

(1) The municipal planning tribunal is established in terms of section 35 of the Act read together with the regulation 3 of the Regulations.

(2) All appointed members of the municipal planning tribunal shall sign the code of conduct and comply with operational procedures as contemplated in regulation 3(1)(k) and 12 of the Regulations.

(3) If a member of the municipal planning tribunal is a municipal official and he or she is found guilty of any misconduct under the collective agreement applicable to employees of the Municipality, he or she shall immediately be disqualified from serving as a member of the municipal planning tribunal.

(4) If a member of the municipal planning tribunal, other than a municipal official is found guilty of any misconduct under the agreement signed between the member and the Municipality, he or she shall immediately be disqualified from serving as a member of the municipal planning tribunal.

(5) The municipal planning tribunal may determine its schedule for hearing, setting time, dates and other necessary arrangements.

(6) The Municipality shall ensure that a dedicated venue and other related resources are provided to enable the municipal planning tribunal to exercise and perform its powers and duties.

(7) The municipal planning tribunal may conduct multiple hearings on the same day provided there is sufficient municipal planning tribunal members to serve and consider land development applications.

(8) The municipal planning tribunal shall, when determining a date for hearing a land development application, ensure that it is in a position to comply with the timeframes required in the Regulations.

(9) Subject to subsection (8), the municipal planning tribunal may expedite development applications submitted on behalf of the Municipality or any organ of state, provided that there is no SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

irrational delay on the adjudication of development applications submitted by any person other than the Municipality or organ of state.

(10) The municipal planning tribunal may, for the purpose of considering a land development application conduct a site inspection.

(11) Subject to subsection (10), where a site inspection is scheduled, all members of the municipal planning tribunal shall attend the site inspection as scheduled.

(12) The municipal planning tribunal proceedings shall be recorded and, where such records are required, shall be made available after the payment of the applicable fee.

(13) In-committee deliberations may not be recorded or made available to the public or any party to the hearing.

(14) A member of the municipal planning tribunal shall not discuss matters of the municipal planning tribunal with any person outside the municipal planning tribunal without the approval of the chairperson.

(15) No official or political representative may interfere and seek to unduly influence the municipal planning tribunal in any of its operations.

(16) No municipal official appointed to support the tribunal shall deliberate nor provide technical advice on a land development application before the tribunal for adjudication.

(17) Municipal officials appointed to support the tribunal do not form part of the composition of the tribunal as appointed by the municipality. Municipal official therefore must provide administrative support only and not technical advice on any land development application before the tribunal for adjudication.

(18) The municipal planning tribunal shall produce and submit a detailed report to the municipal manager quarterly and the municipal manager shall table the report to council at its next sitting.

(19) Subject to subsection (16) nothing precludes the Municipality to request a monthly report from the municipal planning tribunal.

95 Powers and functions of municipal planning tribunal

(1) The municipal planning tribunal may, in addition to the powers and duties granted to it in terms of section 40(7) of the Act,

- (a) in the approval of any land development application, impose a condition relating to –
 - (i) the provision of infrastructure services, social infrastructure and open spaces;
 - (ii) permission or restriction associated with the use of land;
- (b) request additional information necessary to make an informed decision;
- (c) refer draft conditions to the authorised official for verification, before conditions are imposed;
- (d) hear, consider and decide any land development application referred to it by the authorised official in terms of section 93(2)(a) of this By-law.

(2) The municipal planning tribunal shall determine its own procedure in accordance with the objectives of the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000).

(3) The municipal planning tribunal shall consider the applications with due regard to the content of the reports, all approved policies of the Municipality, the spatial development framework and supportive plans, land use scheme, all applicable by-laws and other laws subject to section 2(2) of the Act.

(4) Nothing contained in this By-law shall prevent the Municipality to authorise the municipal planning tribunal to determine and decide on a land development application lodged in terms of any other law, provided that:

- (a) the municipal planning tribunal has jurisdiction to hear the land development application;
- (b) section 2(2) of the Act is complied with; and
- (c) the processes and procedures contained in such a law regarding submission, administration and decision making with regard to the land development application shall be followed.

(5) The Municipal Planning Tribunal may, for the purpose of considering a land development application, subpoena any relevant official in the employ of the Municipality or in any organ of state to provide information or clarity relating to the land development application in question.

96 Classification of applications to be determined by the municipal planning tribunal

The municipal planning tribunal may hear, consider and decide any land development application

-

- (a) affecting national interest;
- (b) where objection has been received;
- (c) that deviates from spatial policies;
- (d) for the alteration, amendment or cancellation of a general plan, if an objection has been received;
- (e) where comments received from an external department have raised fundamental technical issues; and
- (f) where comments received from an internal department of the Municipality indicate that there are or could potentially be certain issues which could impact on the land development application.

97 Hearing of submissions, objections, comments or representations

(1) Where, in terms of any provision of this By-law, a land development application is referred to the municipal planning tribunal for a decision, the Municipality shall forthwith determine a day, time and place for such hearing.

(2) The applicant and any other person, who timeously submitted an objection, comment or representation in terms of any provision of this By-law, including an interested person who has been granted intervener status, shall receive 14 days' notice of such day, time and place of the hearing.

(3) At such hearing contemplated in subsection (1) the parties envisaged in subsection (2) may appear in person and set out their motivation in support of the application or their grounds of objection or representation, as the case may be, and adduce any evidence in support thereof or authorise any other person to do so on their behalf.

(4) A hearing contemplated in subsection (1) shall be open to the public unless otherwise directed by the chairperson of the municipal planning tribunal.

(5) Where an objection, comment or representation has been submitted in the form of a petition, the Municipality shall only be obliged to give notice of such hearing to the petitioner who was nominated to receive correspondence from the Municipality or in the case of a petition of more than 10 objectors, to the two nominated representatives contemplated in section 14(5) of this By-law.

(6) The hearing may be preceded by a site inspection at the discretion of the municipal planning tribunal.

(7) A member of the municipal planning tribunal who does not attend a site inspection as contemplated in subsection (6) shall not be permitted to participate in the hearing and may only be granted observer status.

98 Appeal authority

(1) The appeal authority of the Municipality is the executive authority in terms of section 51(2) of the Act but the council may elect to establish an appeals authority in terms of section 51(6) or section 56 of the Act read with Regulation 20 of the Regulations.

(2) Where the appeals authority of the Municipality is established in terms of section 56 of the Act and the appeals authority includes councillors, the appeals authority shall consist of at least 11 members. All appeals members must have extensive experience and knowledge on spatial planning and land use management. Qualifications in the built environment relevant to spatial planning and land use management plays a crucial consideration in appointment of the members of the appeal.

(3) Of the 11 members referred to in subsection (2), three persons not employed by an organ of state or the municipality, two officials employed by any organ of state in the national or provincial sphere of government, six councillors of the Municipality of which two shall be nominated as a chairperson and alternate chairperson. At any given sitting of the appeals hearing, the quorum shall always consist of 1 person not employed by an organ of state or municipality; and 1 person by any organ of state in the national or provincial sphere of government.

(4) A Chairperson of an appeal authority does not have a vote.

(5) All appointed members of the appeal authority shall sign the code of conduct and comply with operational procedures as provided by the Municipality.

(6) Where a member of the appeal authority, who is not an official of the Municipality is found guilty of any misconduct under the agreement signed between the member and his or her employee, she or he shall immediately be disqualified from serving as a member of the appeal authority.

(7) Where a member of the appeal authority, who is the council elect or a member of council, is found guilty of any misconduct, he or she shall immediately be disqualified from serving as a member of the appeal authority.

(8) The appeal authority may determine the date and time of its hearings and any other arrangements which may be necessary for such hearings.

(9) The Municipality shall ensure that a dedicated venue and other related resources are provided for use by the appeal authority.

(10) The appeals authority shall, when determining a date for a hearing, ensure that it is in a position to comply with the timeframes required in the Regulations.

(11) Subject to regulation (7), the appeal authority may expedite an appeal submitted on behalf of the Municipality or any organ of state, provided that there is no irrational delay on the adjudication of an appeal submitted by any person other than the Municipality or organ of state.

(12) The appeal authority shall record its proceedings and where required such records shall be made available after the payment of the applicable fee.

(13) In-committee deliberations may be recorded and made available to the public or any party to the hearing at the discretion of the appeal authority.

(14) A member of the appeal authority shall not discuss matters of the appeal authority with any person outside the appeal authority without approval from the chairperson to do so.

(15) No official or political representative may interfere and seek to unduly influence the appeal authority in any of its operations.

(16) The appeal authority shall produce and submit a detailed quarterly report to the municipal manager to compliment section 51 of the Act and the municipal manager shall table the report to council at its next sitting.

(17) Subject to subsection (16) nothing precludes the Municipality to request a monthly report from the appeal authority.

99 Appeal procedure

(1) Any person whose rights may be adversely affected by a decision taken by the municipal planning tribunal or the authorised official in terms of the provisions of this By-law may appeal against that decision to the municipal manager by giving written notice of the appeal, including comprehensive grounds of appeal, within 21 days of the date of delivery of the notification of that decision.

(2) Once the prescribed documents have been submitted to the municipal manager, the municipal manager shall within 30 days from the date of the submission of the appeal submit the appeal to the appeal authority for consideration.

(3) Within seven days from the date of receiving the notice of appeal, but before submitting the appeal to the appeal authority, the municipal manager shall notify the HOD: Municipality Planning Department of such notice of appeal and request the department to prepare and submit the information necessary for considering the appeal.

(4) If an owner of land lodges an appeal in terms of subsection (1), the owner of land shall give notice of the appeal to any person who validly opposed the application and who has been granted intervenor status.

(5) The notice referred to in subsection (4) shall be given in accordance with section 115 of the Municipal Systems Act and notice may be given by hand, by registered post or by any other means available.

(6) The appellant shall provide the Municipality with proof of notification, envisaged in subsection (4), within 14 days of the date of notification.

(7) If an objector or any person previously granted an intervenor status by the tribunal to a land development application lodges an appeal, the municipal manager shall give notice of the appeal to the applicant of such land development application and any other person who validly opposed the application, within 14 days of receipt thereof.

(8) Any person who has received notice of the appeal in terms of either subsection (4) or (7) may comment on or oppose the appeal within 21 days of date of delivery of such notice.

(9) If opposition to or comment on the appeal is not lodged with the Municipality within the time period envisaged in subsection (8), the objection or comment will be invalid and the appeal authority will be under no obligation to consider such opposition or comment.

(10) Any comment or objection received as envisaged in subsection (8) shall be forwarded to the appellant to reply thereto within 14 days from date of receipt thereof.

(11) The relevant municipal department shall draft a report in which it assesses the appeal and all comments, objections and replies received, if any, and submit it to the municipal manager to enable the municipal manager to comply with the time frame as envisaged in subsection (2).

(12) Where the appeal is submitted outside the stipulated time frame as contemplated in subsection (8), the municipal manager must in writing notify the appellant of such late submission and resolution taken thereof.

(13) The appeal authority shall decide on the appeal within 30 days from the date of receipt of the appeal documents from the municipal manager.

(14) The appeal authority may confirm, vary or revoke the decision appealed against.

(15) Parties to the appeal shall be notified, in writing, of the decision of the appeal authority within 21 days from the date of the decision as contemplated in subsection (13) by registered post or by any other means available.

(16) An appeal lodged under this section suspends any decision taken under the provisions of this By-law and any post-decision procedures, as the case may be, until the appeal has been finalised.

(17) The appellant shall submit the following documents together with the written notice referred to in subsection (1):

- (a) in case where the appellant is not the applicant -
 - (i) a copy of the decision taken by the authorised official or municipal planning tribunal;
 - (ii) a report containing the appellant's counter arguments;
 - (iii) a copy of the notice of appeal which contains the appellant's physical address and the property description relating to the appeal;
- (b) in case where the appellant is the applicant -
 - (i) objections received and replies to such objections; and
 - (ii) presentations made during the hearing.

(18) Any person who has lodged an appeal may withdraw such appeal by serving a notice to such effect on the municipal manager and he or she shall notify all parties involved about such withdrawal.

(19) A person submitting an appeals application as contemplated in section 99 (1) must be a person who has been recognized as an applicant or objector at the initial land development administrative process or was granted intervener status as contemplated in section 99(7) of this by-law.

(20) Nothing contained in this By-law relating to land development shall prevent the Municipality to authorise the appeal authority to determine and decide on an appeal that is lodged in terms of any other law, provided that:

- (a) the appeal authority has jurisdiction to hear the appeal;
- (b) section 2(2) of the Act is complied with; and
- (c) the processes and procedures contained in such a law regarding submission, administration and decision making with regard to the appeals shall be followed.

(21) The Appeals Authority may only delegate administrative duties to officials or committee administrators except powers to hear, determine and decide on appeal matters.

100 Hearing by appeal authority

(1) An appeal shall be heard by the appeal authority by means of a hearing based only on the comprehensive written submissions received.

(2) Notwithstanding subsection (1), the appeal authority may decide that a formal oral hearing be conducted if it is of the opinion that the issues to be determined is of such a nature that it justifies the parties to the appeal to be heard in person.

(3) The appeal authority shall decide the appeal within 30 days of date of the formal oral hearing.

101 Record of decisions

The appeal authority shall keep proper record of all its decisions.

CHAPTER 9

PERMANENT CLOSURE OF PUBLIC PLACES

102 Permanent closing of public place

(1) The Municipality may, either of its own accord or upon a written application by any person, permanently close a public place.

(2) An applicant who wishes to have a public place closed shall apply in writing and such written application for the closing of a public place shall be accompanied by a plan showing the public place to be closed or, if the public place is a street, showing the boundaries of the street or portion of the street proposed to be closed.

(3) When the Municipality intends to exercise the power envisaged in subsection (1) or upon receipt of a written application, it shall comply with the following procedures:

- (a) Notice of the application shall be given in the prescribed format by giving notice in accordance with the provisions of section 10 of this By-law;
- (b) a site notice shall be displayed in accordance with the provisions of section 11 of this By-law;
- (c) notice shall be given to each adjoining owner of the adjoining properties in accordance with the provisions of section 12 of this By-law as well as to each reputed owner, lessee or reputed lessee and each occupier of the adjoining properties and such notice shall be given in the manner contemplated in section 12 of this By-law, with the necessary changes.

(4) No decision shall be taken on the application unless due regard has been given to each objection, comment and representation lodged timeously.

(5) A permanent closure of a public place as advertised in subsection (3), may be approved, subject to any conditions the Municipality may consider necessary, or it may be refused and all relevant parties shall be notified of the decision by registered post, by hand or by any other means available without delay.

(6) After the closure as contemplated in subsection (1) has been approved and has been carried out, the Municipality shall notify the Registrar of Deeds and the Surveyor-General in order for them to make the appropriate entries and endorsements on a relevant register, title deed, diagram or plan in

their respective offices as may be necessary to reflect the effect of the approval envisaged in subsection (5) and that it has been carried out properly in accordance with the provisions of this By-law.

(7) The notification envisaged in subsection (6) to the Registrar of Deeds and the Surveyor-General shall include a Land Surveyor's diagram to enable them to make such necessary entries and endorsements as envisaged in that subsection.

(8) For purposes of this section the word "street" includes a road, thoroughfare, footpath, sidewalk or lane.

(9) Where any public place or street or any portion thereof has been closed by virtue of an approval envisaged in subsection (5), the township owner shall, without any claim to compensation, be divested of all rights of ownership in the land comprising such public place, street or portion and such rights shall vest in the Municipality and the Registrar of Deeds shall do whatever is necessary to record such ownership in its registers.

(10) Notwithstanding the provisions of this section, the Municipality may, by giving written notice in a newspaper that circulates within the municipal area of the relevant public place:

- (a) temporarily close any public place; or
- (b) permanently or temporarily close any street, road or thoroughfare for any particular class of traffic, procession or gathering or temporarily for all traffic; or
- (c) divert temporarily any street, road or thoroughfare contemplated in paragraph (b), and any public place temporarily closed in terms of paragraph subsection (a) may be let temporarily or the use thereof may be granted temporarily to any person on such terms and conditions as the Municipality may consider necessary.

(11) The ownership of the land comprised in any public place or portion thereof that is permanently closed in terms of this By-law continues to vest in the Municipality, unless the Municipality determines otherwise.

CHAPTER 10

ENFORCEMENT

Part A: Introductory Provisions

103 Definitions for purpose of Chapter

In this Chapter, unless the context indicates otherwise –

'owner', in addition to the definition in section 1 of this By-law, is deemed to also include –

- (a) if the registered owner is deceased and if an executor has not been appointed – an heir; and if there is no heir or if the Municipality is unable to determine the identity of the heir, the person who is entitled to the benefit of the use of the land or building or who enjoys such benefit;

- (b) if the registered owner is a close corporation or company that is deregistered, a member of the close corporation or a director or shareholder of the company at the time of deregistration;
- (c) if the registered owner is absent from the Republic or their whereabouts are unknown, a person who, as agent or otherwise, undertakes the management, maintenance or collection of rentals or other moneys in respect of the land or building or who is responsible therefor; and
- (d) if the Municipality is unable to determine the identity of a person otherwise defined as owner, a person who is entitled to the benefit of the use of the land or building or who enjoys such benefit; and

“private dwelling” means a private dwelling contemplated in section 26 of the Criminal Procedure Act, 1977 (Act 51 of 1977).

104 Municipal planning compliance framework

- (1) The Municipality shall –
 - (a) within six months from the date of commencement of this By-law, adopt a municipal planning compliance framework in order to evaluate, monitor, comply and enforce this By-law and to ensure rational municipal planning processes and progressive service delivery; and
 - (b) develop a comprehensive assessment tool to be used to develop the municipal planning compliance framework.
- (2) The municipal planning compliance framework shall at least provide mechanisms to -
 - (a) assess the performance of the land use scheme;
 - (b) determine the relevance of the set strategies provided for in the spatial development framework over time in order to ensure that growth and development projection and direction remain realistic and practical in achieving the spatial, economic and social vision of the Municipality;
 - (c) ensure infrastructure provision is coordinated and systematically aligned with council approved policies, plans, frameworks adhering to required development process and applicable legislation relevant to municipal planning and cooperative governance;
 - (d) ensure quality of service rendered is of high standard, within reasonable time to promote efficiency;
 - (e) ensure that planning, monitoring and evaluation mechanisms are clearly defined in accordance with the planned targets and deliverables;
 - (f) ensure that monitoring and evaluation parameters have intelligence to coordinate various interrelated departmental initiatives in so far as municipal planning is concerned to avoid duplication and promote collaboration;

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

- (g) provide ways to realistically align with the system used to measure customer satisfaction where service delivery is concerned;
- (h) develop a comprehensive land use scheme enforcement framework; and
- (i) assess norms and standards.

105 Municipal compliance

- (1) The Municipality shall not hold any official gathering at any venue where the building or land use contravenes this By-law.
- (2) The Municipality shall keep a data base of venues which are complaint with the land use scheme and shall update the data base annually.
- (3) The Municipality shall, within two years from the date of commencement of this By-law, ensure that buildings and land development within the municipal area, owned by the national or provincial sphere of government and the Municipality comply with this By-law in so far as municipal planning processes are concerned.
- (4) The Municipality shall ensure that any performance management plan signed by an official duly mandated to do so, reflect a deliverable that ensures compliance with this By-law in order to achieve rational and effective service delivery outcomes.
- (5) The Municipality shall ensure that all qualified town and regional planners employed by it are registered and maintain their registration with the South African Council for Planners in terms of the Planning Profession Act, 2002 in order to promote and protect the interest of the public in relation to planning application; and cater for accountability and disciplinary mechanism as provided for part of the code of conduct where misconduct is found.

106 Choice of enforcement measure

The Municipality may take any one or more of the enforcement measures contemplated in this chapter, and may take them in any order or combination or with one as an alternative to another in the event of a failure to comply, or sequentially.

Part B: Development Compliance Officer

107 Appointment of development compliance officer

- (1) The Municipality may appoint or designate a person or employee who has a qualification and experience in urban and regional planning or any related qualification determined by the Municipality to serve as a development compliance officer for purposes of compliance and enforcement monitoring of this By-law.
- (2) A development compliance officer shall take all lawful, necessary and practicable measures to enforce the provisions of this By-law.

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

(3) The Municipality shall issue each development compliance officer with a written appointment letter stating that he or she has been appointed for purposes of this By-law or with an identification card that contains the municipal logo, department and name of the officer.

108 Powers and functions of a development compliance officer

(1) A development compliance officer may, subject to subsection (2) and (3), at any reasonable time, and without prior notice, enter any land property, building or premises for purposes of ensuring compliance with this By-law.

(2) An inspection of a private dwelling may only be carried out by a development compliance officer at a reasonable time and after reasonable notice has been given to the owner or occupier of the land or building and after obtaining the consent of the owner or lawful occupier or person in control of the building, or with a warrant issued in terms of the Criminal Procedure Act, 1977.

(3) The development compliance officer is not required to give any notice to enter land or a building, other than a private dwelling, and may conduct an inspection or take enforcement action without the consent of the owner or occupier of such land or building and without a warrant if -

- (a) he or she believes on reasonable grounds that a warrant would be issued to him or her on application; and
- (b) the delay in obtaining the warrant would defeat the object of the inspection and enforcement action.

(4) A development compliance officer shall show proof of his or her written appointment or identification card contemplated in section 107 (3) of this By-law when required to do so by any person affected by the exercising of a power or show proof that he or she is a law enforcement officer.

(5) A development compliance officer may not investigate a matter in which he or she has a direct or indirect personal interest.

(6) In ascertaining compliance with this By-law, a development compliance officer may:

- (a) be accompanied by an interpreter, a police official or any other person who may be able to assist with the inspection;
- (b) question any person who is or was on that property, who in the opinion of the development compliance officer, may be able to furnish information on a matter to which this By-law relates;
- (c) question any person about any act or omission in respect of which there is a reasonable suspicion that it might constitute:
 - (i) an offence in terms of this By-law; or
 - (ii) a breach of an approval or a term or condition of such approval
- (d) question a person about any structure, object, document, book or record or inspect any written or electronic information or object which may be relevant for the purpose of investigating any matter in connection with this By-law;

- (e) examine any book, record or other written or electronic information and make a copy thereof or an extract therefrom and remove such document, book, record or written or electronic information in order to make copies or extracts;
- (f) require a person to produce or to deliver to a place specified by him or her, any document, book, record, or any written or electronic information referred to in paragraph (e) for inspection;
- (g) require from such person an explanation of any entry in such document, book, record or written or electronic information;
- (h) inspect any article, substance, plant or machinery which is or was on the property, or any work performed on the property or any condition prevalent on the property, or remove for examination or analysis any article, substance, plant or machinery or a part or sample;
- (i) seize any book, record or other document, details or any article, substance, plant or machinery or a part or sample thereof which in his or her opinion may serve as evidence at the trial of any person charged with an offence under this By-law, provided that the user of the article, substance, plant or machinery concerned, as the case may be, may make copies of such book, record or document before such seizure;
- (j) direct any person to appear before him or her at such time and place as may be determined by him or her and question such person either alone or in the presence of any other person on any matter to which this By-law relates; and
- (k) take photographs or make audio visual recordings or tape recordings of any person or anything for the purposes of his or her investigation.

(7) When a development compliance officer removes or seizes any article, substance, plant or machinery, book, record or other document as contemplated above, he or she shall issue a receipt to the owner or person in control thereof and return it as soon as practicable after achieving the purpose for which it was removed or seized.

(8) Where a development compliance officer enters any land in terms of subsection (1), a person who controls or manages the land shall at all times provide such facilities as are reasonably required by the development compliance officer to enable him or her to perform his or her functions effectively and safely under this By-law.

(9) A development compliance officer who enters and searches any property or private dwelling under this section, shall conduct such search with strict regard for decency and order and with regard for each person's right to dignity, freedom, security and privacy.

Part C: Administrative Enforcement

109 Contravention and compliance notice

(1) The Municipality may serve a written contravention and compliance notice to an owner of land who uses or causes the land or building on the land to be used in a manner other than permitted by the land use scheme, amendment scheme or conditions of approval, to –

- (a) immediately discontinue such erection, alteration, additions or any other work; or
- (b) discontinue such erection, alteration, additions or any other work within a stipulated period from the date of the said notice; and
- (c) at his or her own expense -
 - (i) remove such building or alteration or addition or cause it to be removed, or
 - (ii) cause such building or alteration or addition to comply with the provisions of the land use scheme or amendment scheme.

(2) Where any person fails to comply with a contravention and compliance notice the Municipality may remove the building or other works or cause the building or other works executed to comply with the provision of its land use scheme and recover all expenses incurred in connection therewith from such person.

(3) If a contravention and compliance notice is served, and a land development application is submitted to the Municipality as a result of that contravention and compliance notice in order to legalise the unauthorised use of land, the unauthorised use shall cease immediately and may not continue to operate until such time as approval of that land development application, if any, is granted by the Municipality.

(4) The contravention and compliance notice served shall contain:

- (a) The contravention to which the contravention notice applies;
- (b) full name of the owner or occupier and property description to which the contravention notice relates;
- (c) current zoning and permissible uses;
- (d) remedial actions to be undertaken by the owner;
- (e) date to cease the unauthorised use or activity;
- (f) penalties relating to failure to comply by the owner;
- (g) offices where information may be obtained on how to rectify the misconduct;
- (h) signature, full names of the owner and the date of receipt of the contravention notice;
- (i) full names, signature of the area manager and the date;
- (j) full names of the development planning inspector; and
- (k) the date that the compliance notice is issued.

(5) The development compliance officer may explain the process relating to the zoning or obtaining the correct development control to the owner before serving him or her with the contravention notice.

(6) The owner of property who does not occupy such property, shall ensure the occupier of his or her property comply with the legislative requirements of the Municipality.

(7) The owner of a property shall provide a copy of the zoning certificate to the person managing or occupying his or her property to ensure that the party occupying the property is aware of the permissible uses on the property.

110 Administrative penalties

(1) Where an owner has been served with a contravention and compliance notice in terms of section 109 of this By-law but nevertheless continues the unauthorised use of the property, the Municipality may impose a daily administrative penalty of an amount contemplated in subsection (2) until such time as the contravention and compliance notice is complied with.

(2) The Municipality may, for purposes of subsection (1), categorise types of unauthorised uses and determine a minimum daily administrative penalty, depending on the nature and degree of the contravention and the impact it has on the environment and the community.

(3) The administrative penalty may vary from a daily penalty of R500.00 to R5000.00.

(4) The notification of the administrative penalty payable shall be in the prescribed format.

111 Repetition of offence by same owner

(1) Where a contravention and compliance notice contemplated in section 109 of this By-law has been served for unauthorised use or activity and later the same offender continues the contravention by operating a different unauthorised use or activity than the one for which the first contravention and compliance notice was served, or by resuming the original unauthorised use or activity, the Municipality shall regard such contravention as a persistent contravention and the administrative penalty shall be more severe than the administrative penalty previously imposed.

(2) The provisions of subsection (1) shall apply with the necessary changes if the same offender is, on more than one property of which he or she is the owner or occupier, using or causing the land or building on the land to be used in a manner other than permitted by the land use scheme or amendment scheme.

112 Attachment of goods

Where an owner of the property or such other offender has failed to pay any administrative penalty issued in terms of this By-law the Municipality may apply to the court to have the owner's goods or valuables attached to recover such outstanding penalty.

113 Withdrawal of consent

No provision in this chapter shall preclude the Municipality from withdrawing the consent granted in terms of this By-law where a land use is operated contrary to the right given or conditions in terms of the consent use application.

114 Caveat by Registrar of Deeds

In the event of an activity where the land is used in a manner that constitutes an illegal township as defined, the Municipality may request the Registrar of Deeds to place a caveat in the title deed of the property on which the offence is being committed to the effect that no registration transaction may be registered which shall have the purpose of disposing of the property, portion thereof or unit in a sectional title scheme to facilitate or permit the implementation and continuation of an illegal township in terms of this By-law.

115 Enforcement litigation

Notwithstanding the provisions of this chapter the Municipality may apply to the High Court for appropriate relief, including orders compelling the owner or other person to –

- (a) demolish, remove or alter any building, structure or work erected in contravention of this By-law, and rehabilitate the land concerned; and
- (b) cease or modify conduct in contravention of this By-law, to comply with this By-law, or to address another impact of the contravention.

Part D: Criminal Enforcement**116 Offences and penalties**

- (1) An owner or any other person commits an offence if such owner or person:
 - (a) Contravenes or fails to comply with:
 - (i) a decision taken or a condition imposed or deemed to have been taken or imposed by the Municipality in terms of the provisions of this By-law or any other law relating to land development;
 - (ii) a provision of the land use scheme or amendment scheme;
 - (iii) uses land or permits land to be used in a manner other than permitted by the land use scheme or amendment scheme or who does not cease such use or who permits a person to breach the provisions of the land use scheme or amendment scheme after receiving a contravention or compliance notice;
 - (iv) a contravention and compliance notice lawfully served in terms of section 109 of this By-law;
 - (v) uses land or permits land to be used in a manner that constitutes an illegal township as defined in terms of the provisions of this By-law;
 - (b) wilfully and with intent provides false or misleading information in connection with a land development application contemplated in this By-law;
 - (c) unlawfully prevents an authorised person entry to his or her premises or causes or permits any other person to prevent entry;

- (d) obstructs or hinders an authorised person in the performance of his or her duties or causes or permits any other person to so obstruct or hinder the authorised person;
- (e) refuses or fails to provide to an authorised person such information as is required to allow an authorised person to perform a function in terms of this By-law;
- (f) furnishes false or misleading information to an official of the Municipality when called upon to furnish information;
- (g) impersonates a development compliance officer;
- (h) fails to display a zoning certificate as required in section 120 of this By-law or displays a fraudulent zoning certificate;
- (i) prohibits the Municipality from conducting its land use survey contemplated in section 22 of this By-law;
- (j) wilfully destroys, damages, defaces, moves or otherwise interferes with a street name sign placed or set up in compliance with section 134 of this by-law;
- (k) supplies particulars, information or answers in a land development application, request or other application, hearing or in an appeal knowing it to be false, incorrect or misleading;
- (l) undertakes or proceeds with the erection or alteration or addition to a building or causes it to be undertaken in conflict with the land use scheme; or
- (m) contravenes or fails to comply with any provision of this By-law.
- (n) Permit the use of his/her property by a person who:
 - (i) is not legally permitted to be in the country; and
 - (ii) has no legal rights to operate a business or develop the land
- (o) Permit and or use any property, land or building for any of the following:
 - (i) preparing, selling, buying, storing or exchange of illegal drugs
 - (ii) human trafficking
 - (iii) prostitution
 - (iv) accommodation where the conditions of the property are violating human dignity

(2) Any person convicted of an offence in terms of this By-law, shall be liable upon conviction to a fine or imprisonment for a period not exceeding 20 years or to both fine and such imprisonment.

(3) A person convicted of an offence under this By-law who, after conviction, continues with the conduct in respect of which he or she was so convicted, is guilty of a continuing offence and upon conviction is liable to a fine or to imprisonment for a period not exceeding three months, or to both such fine and imprisonment, in respect of each day on which he or she so continues with that conduct.

117 Prosecution of corporate body and partnership

A partner in a partnership, a member of a board, executive committee or other managing body or a body corporate is personally guilty of an offence contemplated in terms of this By-law if such offence was committed by:

- (a) a corporate body established in terms of any law; or
- (b) a partnership; and

such person failed to take reasonable steps to prevent the offence.

118 Resistance of enforcement action

(1) When implementing an order of court or enforcement action provided for in this By-law, the development compliance officer may use such force as may be reasonably necessary to overcome any resistance against the implementation of the court order or other enforcement action or against the entry onto the premises, provided that the development compliance officer shall first audibly demand admission to the premises and deliver a notice concerning the purpose for which he or she seeks to enter such premises.

(2) Nothing contained herein shall prevent the development compliance officer from requesting assistance from the South African Police Service or the Metropolitan Police Department of the Municipality in enforcing an order of court.

(3) The Municipality is exempted from liability for any damage arising out of any actions contemplated in this chapter.

CHAPTER 11 GENERAL PROVISIONS

119 Exercising of land use rights

No land use right shall be exercised on any land or from any building situated on such land prior to:-

- (a) the approval of a land development application and, if required in terms of this By-law, the publication of a notice relating to that land development application in the *Provincial Gazette*;
- (b) compliance with all relevant conditions which the approval was made subject to;
- (c) payment of all development charges;
- (d) the approval of building plans; and
- (e) the issuing by the Municipality of a certificate referred to in section 125 of this By-law.

120 Display of zoning certificate by owner of non-residential property

(1) Once a land development application has been approved and rights have come into operation in terms of this By-law, an owner of a non-residential property shall display a signed zoning certificate issued by the Municipality in a conspicuous place.

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

(2) Such certificate shall be placed together with the certificate of compliance issued in terms of the Health By-law and the liquor license issued in terms of the Gauteng Liquor Act, 2003 (Act 2 of 2003) where applicable.

121 Sectional title may not be contradictory to land use scheme

(1) An owner of:

- (a) land who intends opening a sectional title scheme;
- (b) a unit, section, exclusive use area or a right of extension within a sectional title scheme;

in terms of the Sectional Titles Act, 1986, shall comply with the land use rights in terms of the land use scheme applicable to the property to which the sectional title scheme relates.

(2) The Municipality shall not approve a site development plan or a building plan on a property or for any individual section thereof, including common property, on which a sectional title scheme has been opened -

- (a) where the approval of such plan and erection of such building will result in the contravention of the land use scheme applicable to the property; or
- (b) shall create an area on the property to which the land use scheme relates which will limit the development of a section in accordance with the land use scheme or renders it undevelopable.

122 Prohibition on registration of sectional title scheme

Notwithstanding the provisions of this By-law, the Registrar of Deeds shall not register a sectional title scheme on any property unless the Municipality has confirmed in writing that there has been compliance with this By-law, the land use scheme and any other existing planning legislation applicable to the property in question.

123 Time frames for land development application

The timeframes prescribed in the Regulations promulgated in terms of the Act applies to any land development application submitted in terms of this By-law.

124 Excision from agricultural holding register

(1) The applicant shall be responsible for the excision of land from an agricultural holding register if required to do so either of his or her own accord or by the Municipality.

(2) If the excision of an agricultural holding is required as a result of a township establishment application, such excision shall be a pre-proclamation condition as referred to in this By-law.

(3) The endorsement of the agricultural holding title by the Registrar of Deeds, to the effect that it is excised and known as a farm portion for the purpose of a township establishment application, may be done simultaneously with the endorsement of the title deed of the farm portion and the opening of a township register.

(4) The applicant for the excision of land from an agricultural holding register shall apply to the Municipality on the prescribed form.

(5) The application form referred to in subsection (4) shall be duly signed by the applicant and be accompanied by –

- (a) such documents, drawings and reports as may be prescribed;
- (b) the number of copies of the application form as may be prescribed; and
- (c) the applicable fee.

(6) The Municipality shall consider the application submitted in terms of subsection (4) and may make a recommendation on whether it is in a position to grant the application for excision of an agricultural holding and may do so subject to such condition as the Municipality may consider necessary or refuse the application.

(7) The applicant shall upon receipt from the Municipality of a recommendation for granting the application contemplated in subsection (6) for excision without delay submit the recommendation to the Surveyor-General, with a request for a new property description of the farm into which the agricultural holding will be incorporated.

(8) The applicant shall upon receipt of a new farm description as contemplated in subsection (7) from the Surveyor-General submit, proof to the satisfaction of the Municipality of:

- (a) the new farm description;
 - (b) a draft surveyed diagram,
- and confirm that he or she wishes to proceed with the excision, quoting the new farm portion number contemplated in subsection (7).

(9) The Municipality shall consider the information provided and may grant the permission for the application contemplated in subsections (4) and (8) and may impose any condition it considers necessary and for purposes of granting the excision application shall issue a certificate that excision of the agricultural holding has been approved.

(10) The Municipality shall deliver a notice to the applicant of its decision in terms of subsection (9) and the applicant shall deliver to the Surveyor-General and the Registrar of Deeds a copy of the excision certificate contemplated in subsection (9).

(11) An application for excision submitted in terms of this section is deemed not to be a land development application for purposes of this By-law.

125 Certificate of confirmation issued by Municipality

(1) An applicant who requires a certificate of confirmation shall apply to the Municipality on the prescribed form.

(2) The application form referred to in subsection (1) shall be duly signed by the applicant and be accompanied by –

- (a) such documents, plans and diagrams as may be prescribed; and

- (b) the applicable fee.
- (3) The Municipality shall issue a certificate of confirmation to an applicant if -
 - (a) all conditions of the land development application have been satisfactorily complied with;
 - (b) the Municipality is prepared to consider an application for the approval of a building plan in respect of the erf or erven;
 - (c) that all the properties which in terms of the conditions of establishment is to be transferred to the Municipality or an organ of state, if applicable, or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme;
 - (d) all development charges and amounts relating to open spaces or parks in relation to the land has been paid in full;
 - (e) engineering services have been designed, provided and installed in a manner that is satisfactory to the Municipality; and
 - (f) all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes; and if applicable, such servitudes shall be surveyed and registered at the cost of the applicant.
- (4) The Registrar of Deeds shall not register or transfer any portion of land to any person without a certificate of confirmation issued by the Municipality in terms of this section.

126 Consent to certain contracts and options

- (1) An applicant shall not enter into a contract for the sale, exchange, alienation or disposal in any other manner of an erf in the proposed township or to grant an option to purchase or otherwise acquire an erf in the proposed township if the Municipality has not consented to such contract.
- (2) After a township establishment application has been approved but prior to the land use rights coming into operation in terms of this By-law the applicant may apply to the Municipality for consent to enter into any contract or to grant any option and the Municipality may consent to the entering into of such a contract or the granting of such option.
- (3) Any contract entered into or option granted without the consent of the Municipality as contemplated in subsection (1) shall be of no force and effect and any person who alienates or disposes of property and who enters into a contract or grants an option that has not been consented to by the Municipality shall be guilty of an offence.
- (4) Should the Municipality consent to a contract or option contemplated in subsection (2), the consent shall be subject thereto that the Municipality shall enter into a contract with the applicant relating to the provision of engineering services and further subject that all development charges have been paid and services have been installed.

(5) A contract referred to in subsection (4) shall be in writing and shall contain provisions detailing the nature of the agreement, parties to the agreement, the role and responsibilities of each party, the period in which the contract will remain in force and other matters that the Municipality may in its discretion consider necessary.

(6) Where the Municipality has consented to the entering into of a contract or the granting of an option, the contract or option shall contain a clause stating that the rights have not yet come into operation.

(7) Where a contract or option contemplated in subsection (6) does not contain the clause contemplated in that subsection, the contract or option shall at any time before the land use rights comes into operation, be voidable at the instance of any party to the contract or option, other than the person who alienates or disposes of the property or who grants the option.

(8) The Municipality shall not be held responsible for any cost or loss incurred due to the non-compliance of this section by an applicant.

(9) Any person who alienates or disposes of property and who enters into a contract or grants an option contemplated in subsection (1) that does not contain the clause contemplated in subsection (6) shall be guilty of an offence.

(10) The Municipality may impose penalties appropriate to suit the offence, which may include nullifying the entire township establishment application or that no building plans shall be approved and an application in terms of section 7(6) of the National Building Regulations and Building Standard Act, 1977 shall not apply.

127 Matters to be prescribed by Municipality

(1) The council may, by council resolution, prescribe any matter contemplated, required or permitted to be prescribed by the Municipality in terms of this By-law and generally regarding the form and manner of application for a land development, and in any other respect for the effective administration or the achievement of the objects of this By-law, and in particular, but without derogating from the generality of this subsection, regarding –

- (a) norms and standards, policies and guidelines necessary for managing and regulating land development and land uses;
- (b) public participation processes required for the spatial development framework and the land use scheme and their amendment and review;
- (c) the format of a site notice;
- (d) the format of a sworn affidavit;
- (e) notice of a land development application and application to permanently close a public place;
- (f) adjoining properties and adjoining dwellings;

- (g) land development application forms for the different types of land development applications and an application for engineering services agreement, the excision of an agricultural holding, the certificate of confirmation, to continue with an application as the new owner and any other application which may be required in terms of this By-law;
 - (h) the types of land development applications which may be submitted simultaneously or the types of land development applications which may be combined;
 - (i) documents, drawings, diagrams, plans and reports and any additional documents that shall accompany a land development application;
 - (j) the number of copies of a land development application and other application that shall accompany that application;
 - (k) the format of a special power of attorney;
 - (l) the procedure to be followed for the submission of a land development application submitted on behalf of the Municipality;
 - (m) a public notice relating to a land development application;
 - (n) format of the notice of approval, proclamation notice and amendment scheme relating to a land development application;
 - (o) documents to be submitted for an appeal;
 - (p) notification of the administrative penalty;
 - (q) notice of cancellation of an application;
 - (r) the position where a number allocated to a property is displayed.
- (2) The council may, by notice in the *Provincial Gazette*, determine -
- (a) the formula for the calculation of contributions;
 - (b) the extent and type of and requirements for land required for open spaces and land that is considered not to be open spaces;
 - (c) the establishment and conditions for entities providing engineering services and management purposes; and
 - (d) any other matter, whether prescribed in terms of subsection (1) or not, that the council considers necessary.
- (3) Any matter prescribed by council may not be inconsistent with this By-law.
- (4) Notwithstanding subsection (1), the municipal manager may approve a procedure or guideline relating to any matter which may be prescribed by the council.
- (5) The Municipality shall make available on the Municipality's website any matter which is prescribed as contemplated in subsections (1) and (2) and may make available on the Municipality's website any procedure or guideline contemplated in subsection (4).

(6) An applicable prescription, policy, standard, requirement, procedure and guideline apply to any land development application in terms of this By-Law.

(7) If any matter prescribed by the council is held invalid by a court with competent jurisdiction, such invalidity shall not affect any section of this By-law or other matter prescribed by the council, which can be given effect to without the invalid provision or application thereof.

128 Application and other fees

(1) The Municipality shall determine fees for the purposes of this By-law.

(2) Any fees paid to the Municipality are non-refundable.

(3) Any fees determined in terms of this section shall be dealt with as part of the tariffs published by the Municipality in terms of the Municipal Systems Act.

129 Corrections of errors or omissions

(1) Where the Municipality is of the opinion that an error or omission has occurred in an approved land development application, such error or omission may be corrected without the necessity for a new application to be submitted, by:

(a) referring to the original approval and quoting in the amended approval the error or omission that occurred and the manner in which it is corrected; or

(b) publishing a notice in the *Provincial Gazette*, to correct such error or omission as the case may be, where in this By-law, land use scheme, or other legislation it is required that the original notice is to be placed in the *Provincial Gazette*,

but an amendment or notice as contemplated in paragraphs (a) and (b) shall not amend the date of the approval or coming into operation of the land development application.

(2) Where an amendment of a land development application constitutes a minor administrative amendment for the proper implementation of the land development application, which administrative amendment in the opinion of the Municipality does not constitute a material change, the Municipality may make such an amendment after consultation with the applicant.

130 Cancellation of land development application

(1) An applicant may, at any time before a decision regarding the land development application is made, withdraw an application on written notice to the Municipality.

(2) An applicant who does not wish to proceed with the implementation or development of such land based on an approved land development application may within a period of 60 days from the date of having been notified of the approval of the land development application, but prior to the coming into operation of any land use rights granted in terms of a land development application or prior to the registration of any transaction arising out of the approval of a land development application, request that the application be cancelled by the Municipality by:

- (a) Submitting a written request for cancellation, abandonment, or repeal to the Municipality and to any interested person who submitted an objection, or made a representation on the application; and
- (b) providing proof, to the satisfaction of the Municipality, that all interested persons have been notified.

(3) The Municipality may allow the cancellation of the application and impose any condition relating to the cancellation it considers necessary, provided that where the Municipality allows the cancellation it shall -

- (a) record the cancellation in its records,
- (b) deliver a prescribed notice to the applicant that the application is cancelled;
- (c) regard the land development application as cancelled from the date of the recording thereof in the records of the Municipality.

131 Entities established for provision of engineering services and management purposes

(1) If in terms of the provisions of this By-law, any condition of approval of a land development application or any other law, a non-profit company, body or person, as may be approved by the Municipality, is to be created or established in respect of a land development application then:

- (a) such an entity shall be established or registered prior to the proclamation of a township in the case of a township, but prior to the registration of any property as contemplated in section 46 of the By-law; and
- (b) in the case of a subdivision or any other land development application, prior to the registration of any newly created portions or the exercising of any land use rights granted in terms of any land development application.

(2) Any entity established in terms of subsection (1) shall:

- (a) be established as prescribed and;
- (b) the documentation required for the proper establishment of such an entity shall at least contain the prescribed conditions, unless otherwise directed by the Municipality; and
- (c) no variation or amendment of the prescribed conditions may be done without the consent of the Municipality first being obtained.

(3) A non-profit company, body or person whether established in terms of subsection (1) or of its or as may be determined in terms of any relevant legislation, shall not encroach into the powers, functions and duties of the Municipality to perform its municipal planning functions as contemplated in the Constitution.

(4) The Municipality shall not be bound by the articles, constitution, rules or regulations of a non-profit company, body or person of which it is not a member.

(5) An entity established in terms of subsection (1) shall have the duty to ensure that all its members are made aware, know and understand the purpose for which the entity has been

established, and the Municipality shall not be liable or take any responsibility for any decision, action or failure to take action by an entity, outside of the purpose for which the entity has been established.

132 Applications affecting national and provincial interest

(1) The Municipality shall forward a land development application to the relevant national or provincial department for comment where such application will materially affect an exclusive functional area of the national or provincial sphere as per Schedules 4 and 5 Part A of the Constitution.

(2) Subject to section 52(6) of the Act, the relevant national or provincial department, as the case may be, may submit its comments on the application to the Municipality within 60 days from date of receipt of the application, failing which, it shall be deemed that such government department has no comment to make.

133 Limitation of liability

Neither the Municipality nor any other person in the employ of the Municipality or acting on behalf of the Municipality, is liable for any damage or loss caused by:

- (a) the exercise of any power or the performance of any duty under this By-law; or
- (b) the failure to exercise any power, or perform any duty under this By-law, unless such failure was unlawful, negligent or in bad faith.

134 Naming and numbering of streets

(1) If, as a result of the approval of a land development application, streets or roads are created, whether public or private, the Municipality shall approve the naming of streets and shall allocate a street number for each of the properties located in such street or road.

(2) The proposed names of the streets shall be submitted as part of an application for subdivision and township establishment.

(3) In considering the naming of streets, the Municipality shall take into account the relevant policies relating to street naming.

(4) The Municipality shall inform the Surveyor-General in writing of the approval of new street names as a result of the approval or amendment of subdivision plans as envisaged in subsection (1).

(5) The applicant shall erect the street name signs according to municipal specifications.

(6) No person may alter or amend a street name as approved in terms of subsection (1) without the approval of the Municipality.

(7) The Municipality as the sole custodian of street addresses shall allocate a street number for each property located in public and private streets.

(8) An owner of land to which a street number has been allocated as envisaged in subsection (1) shall ensure that the number as approved for that land unit is displayed and remains displayed in accordance with municipal policy.

(9) The Municipality may, by written notice and in accordance with policy direct the owner of a land unit to display the number allocated to the property and may also, in exceptional circumstances, prescribe the position where it is to be displayed, and the owner or occupier of such property shall, within 30 days of the date of such notice, affix the allotted number on the premises in accordance with such notice.

(10) The Municipality may in accordance with policy direct any owner to replace or repaint any digit of such number which has become illegible, obliterated or defaced.

135 Public places that vest in the Municipality

After the approval of a land development application by the Municipality and the subsequent approval by the Surveyor-General of a general plan of a township or a subdivision diagram, the roads, streets, thoroughfares, bridges, overhead bridges, subways, including foot pavements, footpaths, side-walks and lanes, parks, open spaces, culverts, and ferries, dams, canals, reservoirs, water-courses and water furrows, which appear on such a general plan or diagram, shall, if the land application area is situated within the municipal area, vest with the Municipality: Provided that such public place was not created, with the approval of the Municipality, for the exclusive use thereof by members of a certain legal entity created or to be created for the land development area.

136 Transitional provisions

(1) All applications, appeals or other matters pending before the Municipality at the commencement of this By-law, that have not been decided or otherwise disposed of, shall be continued and disposed of in terms of the provisions of this By-law.

(2) Any tariff adopted, approved and published by the Municipality in terms of any other legislation dealing with municipal planning prior to this By-law coming into operation, shall remain in force and shall apply, with the necessary changes, to the provisions of this By-law until new tariffs have been approved by the Municipality.

(3) Any land use or development application or other matter in terms of any provision of national or provincial legislation dealing with land development applications that are pending before the Municipality on the date of the coming into operation of this By-law, shall be dealt with in terms of that legislation but:

- (a) if that legislation is repealed;
- (b) in the absence of any transitional provisions in that legislation or any other law; or
- (c) if that legislation is inconsistent with the Act as a result of the enactment of this By-law, the application shall be dealt with in terms of this By-law, read with section 2(2) of the Act.

(4) Any land development application submitted after commencement of this By-law but before the adoption of the spatial development framework in terms of this By-law shall be finalised in terms of the spatial development framework approved before commencement of this By-law.

(5) If a land development application is submitted after commencement of this By-law but before the adoption of the spatial development framework in terms of this By-law, and that application is inconsistent with the spatial development framework approved before commencement of this By-law, but it complies with the spatial development framework adopted in terms of this By-law, the Municipality may consider finalising that land development application in accordance with the spatial development framework adopted in terms of this By-law.

(6) Pending applications and land use with the adoption of a new land use scheme:

- (a) Where on the date of the coming into operation of an approved land use scheme in terms of section 26(1) and 27 of the Act:
 - (i) any land or building is being used; or
 - (ii) within one month immediately prior to that date, was used;for a purpose, which is not a purpose for which the land concerned has been zoned in terms the land use scheme, but-
 - (aa) which is otherwise lawful; and
 - (bb) not subject to any prohibition in terms of this By-law;the use may, subject to the provisions of paragraph (b), be continued after that date;
- (b) the right to continue using any land or building by virtue of the provisions of paragraph (a) shall:
 - (i) where the right is not exercised in the opinion of the Municipality for a continuous period of 15 months, lapse at the expiry of that period;
 - (ii) lapse at the expiry of a period of 15 years calculated from the date contemplated in paragraph (a) or such further period as the Municipality may allow;
 - (iii) where on the date of the coming into operation of a land use scheme in terms of paragraph (a):
 - (aa) a building, erected in accordance with an approved building plan, exists on land to which the land use scheme relates;
 - (bb) the erection of a building in accordance with an approved building plan has commenced on land and the building does not comply with a provision of the land use scheme, the building shall for a period of 15 years from that date be deemed to comply with that provision.
- (c) Where a period of 15 years, in terms of paragraph (b), has commenced in the opinion of the Municipality to run from a particular date in respect of any land or building, no regard shall, for the purposes of that paragraph, be had to an approved scheme which comes into operation after that date;
- (d) Within one year from the date of the coming into operation of an approved land use scheme:

- (i) the holder of a right contemplated in paragraph (a) may deliver a notice to the Municipality in writing that he or she is prepared to forfeit that right;
- (ii) the owner of a building contemplated in paragraph (b) may deliver a notice to the Municipality in writing that he or she is prepared to forfeit any right acquired by virtue of the provisions of that paragraph;
- (e) Where at any proceedings in terms of this By-law it is alleged that a right has lapsed in terms of paragraph (a), such allegation shall be deemed to be correct until the contrary is proved;
- (f) Where any land use provisions are contained in any title deed, deed of grant or ninety-nine-year leasehold, which did not form part of a land use scheme, such land use provisions shall apply as contemplated in paragraph (a);
- (g) If the geographic area of the Municipality is demarcated to incorporate land from another municipality then the land use scheme applicable to that land shall prevail until the Municipality amends, repeals or replaces such land use scheme.

137 Obligation to disclose change of ownership

(1) If a property is the subject of a land development application submitted to the Municipality, in terms of the provisions of this By-law, excluding a removal of restrictive conditions and that land is transferred to any other person before:

- (a) the approval of the land development application, which approval has the purpose of bringing the land use rights into operation; or
- (b) before the coming into operation of the land use rights in terms of a notice required in terms of this By-law or other legislation,

the transferor of the property forming the subject of the land development application shall have an obligation to disclose to the transferee that an application has been submitted in terms of this By-law or any other law administered by the Municipality dealing with land development applications and he or she shall for that purpose include the following:

- (i) proof that the transferee is aware of all the obligations arising out of the application on the owner of the property, including any agreements that may have been entered into with the Municipality or any other parties as a result of the land development application;
- (ii) particulars of any financial implications and payment of monies, including development charges or contributions for the provision of parks and open space to the Municipality that may result out of the submission of the land development application or the potential approval of the land development application; and

- (iii) particulars of any land that may be required to be transferred to the Municipality or person that may arise out of the potential approval of the land development application.

(2) The transferee shall, without delay after the registration of the property, apply in writing to the Municipality in the prescribed format to continue with the application as the new owner and shall provide to the Municipality -

- (a) proof of registration and a copy of the registered title deed and or any registered notarial deed against the property;
- (b) special power of attorney as may be required;
- (c) any other information as may be required by the Municipality to consider his or her application for change of ownership; and
- (d) if a bond is registered against the property, the bondholder's consent.

(3) If the land development application has lapsed prior to the application for change of ownership having been submitted, the Municipality shall not approve the change ownership contemplated in subsection (2).

(4) If the Municipality approves the application for change of ownership, it may impose any condition it considers necessary and all rights and obligations on the applicant in terms of this By-law or relevant law applicable to the land development application shall be regarded as rights and obligations on the new owner.

(5) For purposes of any agreements that have been signed with regard to the land development application, the Municipality reserves the right to continue with the new owner as the applicant, provided that the previous owner and the new owner signs a cession and delegation agreement, wherein the new owner takes over all the rights and obligations of the previous owner with regard to the land development application within four months of the date of registration of the property in his or her name or such further period as the Municipality may allow in terms this By-law; and, if the applicant fails to comply with this subsection the application shall lapse.

(6) Having granted the approval for the continuation of the land development application subject to any conditions the Municipality may consider necessary, the new owner in terms of subsection (4) and subject to subsection (5), shall be deemed to be the applicant for purposes of this By-law.

138 Powers of local authority in respect of land transferred to it

(1) Where any land has been transferred to the municipality in accordance with any relevant law, the Municipality may sell, donate such land or any portion thereof or exchange it for other land.

(2) Where any land is sold, donated or exchanges in terms of subsection (1), the municipality shall ensure that such land transaction:

- (a) is beneficial to the community

- (b) promote efficient land development;
- (c) promote economic growth; and
- (d) strategically contribute towards the achievement of its developmental objectives.

139 Prohibition of works on and use of certain land to be acquired by Municipality

(1) Where the Municipality intends to acquire land it may prohibit -

- (a) The proposed erection or alteration of or addition to any building on the land;
- (b) Any other proposed work on the land;
- (c) Any particular use of the land.

(2) Where the Municipality fails within a period of six months from the date of a prohibition imposed in terms of subsection (1), to take possession of the land concerned, the prohibition shall lapse and in such a case no further prohibition shall be so imposed in respect of that land.

(3) The owner of land affected by a prohibition imposed in terms of subsection (1), may, in addition to any other right which he or she may have in terms of this By-law, claim compensation from the Municipality for any loss suffered by him or her on account of the prohibition.

(4) If the parties cannot mutually agree to the amount of compensation to be paid by the Municipality, the parties shall agree on and appoint an arbitrator under the Arbitration Act, 1965 (Act 42 of 1965) and the determination of compensation by that arbitrator shall be final.

(5) Where any person has erected, altered or added to a building or other work in contravention of a prohibition imposed in terms of subsection (1), the Municipality may remove the building or other work and recover all expenses incurred in connection therewith from such person.

140 Determination of restriction of access

The Municipality, when deciding to approve an application for the restriction of access to a public place or not, shall –

- (a) apply the development principles contemplated in chapter 2 of the Act;
- (b) be consistent with the provisions of the Constitution; and
- (c) ensure the end results does not negatively impact on mobility, connectivity, integration, social inclusion, safety and functionality of the area concerned and its surroundings.

141 Delegations

Any power conferred in this By-law on the Municipality or the municipal manager may be delegated by the Municipality or the municipal manager subject to section 56 of the Act and section 59 of the Local Government: Municipal Systems Act.

142 Short title and commencement

This By-law shall be known as City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 and takes effect on the date of publication in the *Provincial Gazette*.

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

For Office Use

File:

Council Resolution: A-CP (04-2019) dated 25 July 2019

Gauteng Provincial Gazette Number - dated 25 September 2019

Local Authority Notice Number -

SPATIAL PLANNING AND LAND USE MANAGEMENT SPLUM BY-LAW

LOCAL AUTHORITY NOTICE 1799 OF 2019**JOHANNESBURG TOWN PLANNING SCHEME 1979**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I Keletso Mmakola, have applied to the City of Johannesburg for an amendment to the land use scheme.

The property is situated at ERF 215 Hurst Hill and the address is 18 Threadneedle Street, Hurst Hill, Johannesburg, 2092.

I have applied for Consent to establish a Residential Building (Student Commune), allowing for 10 Students.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile send to (011) 339 400, or an email to benp@joburg.org.za and to Keletso Mmakola at 0760278152 or kelem09@gmail.com by not later than 18 October 2019.

LOCAL AUTHORITY NOTICE 1800 OF 2019**JOHANNESBURG TOWN PLANNING SCHEME 1979**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I Keletso Mmakola, have applied to the City of Johannesburg for an amendment to the land use scheme.

The property is situated at ERF 624 Brixton and the address is 4 Collins Street, Brixton, Johannesburg, 2092.

I have applied for a rezoning of the property from Residential 1 to Residential 3 with a density of 160 units per hectare.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile send to (011) 339 400, or an email to benp@joburg.org.za and to Keletso Mmakola at 0760278152 or kelem09@gmail.com by not later than 25 October 2019.

LOCAL AUTHORITY NOTICE 1801 OF 2019**AMENDMENT SCHEME 02-18941**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Sandton Town Planning Scheme, 1980, by the rezoning of Erf 38 Wynberg from "Business 1 and Industrial 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 02-18941

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 02-18941 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1802 OF 2019**AMENDMENT SCHEME 01-13121**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 470 Cyrildene from "Special" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 01-13121

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 01-13121 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1803 OF 2019**AMENDMENT SCHEME 02-19204**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Halfway House and Clayville Town Planning Scheme, 1976, by the rezoning of Erf 637 Gallo Manor from "Residential 1" to "Residential 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 02-19204

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 02-19204 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1804 OF 2019**AMENDMENT SCHEME 04-18588**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Randburg Town Planning Scheme, 1976, by the rezoning of Erf 927 Randparkrif from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment 04-18588

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at a reasonable times. Amendment scheme 04-18588 will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality

LOCAL AUTHORITY NOTICE 1805 OF 2019**AMENDMENT SCHEME 05-16280**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Roodepoort Town Planning Scheme, 1987 by the rezoning of Erf 3727 Weltevredenpark Extension 45 from "Residential 1" to "Business 4" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 05-16280.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 05-16280 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.679/2019

LOCAL AUTHORITY NOTICE 1806 OF 2019**PRESIDENT PARK EXTENSION 71**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares President Park extension 71 to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY KERVAN DEVELOPMENT PROPRIETARY LIMITED REGISTRATION NUMBER 2006/034365/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 185 OF THE FARM ALLANDALE 10 IR, GAUTENG PROVINCE, HAS BEEN APPROVED.

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

The name of the township is President Park extension 71

(2) DESIGN

The township consists of erven and roads as indicated on General Plan SG No. 135/2019.

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) ELECTRICITY

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

(5) ACCESS

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township

(c) No access to or egress from the township shall be permitted via West Road

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

(7) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(8) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(9) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(10) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority in lieu of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(11) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 3 above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 3 above. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

(12) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

(13) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 208 and 209, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any.

3. CONDITIONS OF TITLE.**(A) Conditions of Title imposed in by the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.****(1) ALL ERVEN**

(a) The erf lies in an area with soil conditions that can cause serious damage to the buildings and structures. In order to limit such damage foundations and other structural elements of buildings and structures must be designed by a competent professional engineer, unless it can be proved to the local authority, that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC classification for foundations is considered S/2B

(2) ALL ERVEN

(a) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

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

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

4. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Halfway House and Clayville Town Planning Scheme, 1976 comprising the same land as included in the township of President Park extension 71. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 07-17306.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T074/2019
25 September 2019

LOCAL AUTHORITY NOTICE 1807 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T66125/97, with reference to the following property: The Remainder of Erf 770, Lynnwood Glen.

The following conditions and/or phrases are hereby removed: Conditions 4.(c), 4.(G), 4.(h), 5.(a), 5.(c), 5.(c)(ii) and 5.(e).

This removal will come into effect on the date of publication of this notice.

(CPD LWG/0384/770/R (Item 30223))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 641/2019)

LOCAL AUTHORITY NOTICE 1808 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T97893/2016, with reference to the following properties: Erven 408 and 482, Lynnwood Ridge.

The following conditions and/or phrases are hereby removed:

Erf 408 - Conditions I(a), (b), (d), (e), II(a), (b), (c), (d), V(ii) and (iii) and VI; and
Erf 482 - Conditions A1(a), (b), (c), (e), (f), (g) and 3(ii) and B(a), (b), (c) and (d).

This removal will come into effect on the date of publication of this notice.

(CPD LWR/0389/408 (Item 26946))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 642/2019)

LOCAL AUTHORITY NOTICE 1809 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T21899/2016, T72882/2018 and T85065/2015, with reference to the following properties: The Remaining Extent (a portion of Portion 1) and Portion 2 (a portion of Portion 1) of Erf 1499 and Portion 2 of Erf 1500, Pretoria.

The following conditions and/or phrases are hereby removed: Erf 1499/R/1 – Title Deed T21899/2016 “The said property is entitled to a right of way to CHRISTOFFEL STREET 1,89 metres wide over Portion 1 of Portion A of the said Erf 1499 as shown on the diagram thereof attached to Deed of Transfer T6307/1933 and entitled to a right of way to CHRISTOFFEL STREET 1,89 metres wide over Portion B of Erf 1500 CHRISTOFFEL STREET, as shown on the diagram thereof attached to Deed of Transfer T23714/1937”.

The following conditions and/or phrases are hereby removed: Erf 1499/2 – Title Deed T72882/2015 “SPECIALLY SUBJECT to a right of way, 1,89 metres broad along the Eastern Boundary of the property hereby transferred as indicated on the Diagram No A815/1933 in favour of the owner of the Remaining Extent of the said portion “A” measuring as such 714 square metres, and the Remaining Extent of Erf 1500, situate on Christoffel Street, Pretoria measuring as such 1 428 square metres held by George Alexander Aitchinson by virtue of Deed of Transfer No T5640/1933”.

The following conditions and/or phrases are hereby removed: Erf 1500/2 – Title Deed T85065/2015. “Subject to a right of way six (6) feet wide, along the Western boundary of the said Portion “B” as shown on the said diagram thereon, in favour of the owner of the remaining extent of the said Erf no1500, measuring as such seven thousand two hundred (7 200) square feet, and the owner of the remaining extent of portion “A” of Erf no 1499, Pretoria, measuring as such Seven Thousand Two Hundred (7 200) square feet, both held by GEORGE ALEXANDER AITCHISON by virtue of Deed of Transfer No T5640/1933”.

This removal will come into effect on the date of publication of this notice.

(CPD PTA/0536/1499/1/R etc (Item 25342))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 644/2019)

LOCAL AUTHORITY NOTICE 1810 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T99403/2015, with reference to the following property: Erf 614, Erasmia.

The following conditions and/or phrases are hereby removed: Conditions 3.(a), 3.(c), 3.(f), 3.(g), 3.(i), 4.(a), 4.(c)(i), 4.(c)(ii) and 4.(d).

This removal will come into effect on the date of publication of this notice.

(CPD ERS/0216/614 (Item 29988))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 648/2019)

LOCAL AUTHORITY NOTICE 1811 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T055758/2010, with reference to the following property: Erf 890, Queenswood.

The following conditions and/or phrases are hereby removed: Conditions 5, 7 and 15.

This removal will come into effect on the date of publication of this notice.

(CPD QWD/0568/890 (Item 28761))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 643/2019)

LOCAL AUTHORITY NOTICE 1812 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T93773/2012, with reference to the following property: Erf 1679, Silverton Extension 9.

The following conditions and/or phrases are hereby removed: Conditions A(g), 3(a), 3(b), 3(c), 3(d), 3(e).

This removal will come into effect on the date of publication of this notice.

(CPD SVNx9/0628/1679 (Item 30178))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 647/2019)

LOCAL AUTHORITY NOTICE 1813 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T76391/2018, T95172/2017, T95173/2017 and T95174/2017, with reference to the following properties: Portion 48 (a portion of Portion 17), the Remaining Extent of Portion 76 (a portion of Portion 17), the Remaining Extent of Portion 77 (a portion of Portion 17) and Portion 169 (a portion of Portion 76) of the farm Zandfontein 317JR.

The following conditions and/or phrases are hereby removed:

Portion 48 - T76391/2018: Conditions 1 and 2;
Portion 76/R - T95172/2017: Conditions (a), (b) and (c), C(i) and (ii);
Portion 77/R - T95173/2017: Conditions A (a) and (b); and
Portion 169 - T95174/2017: Conditions A (a), (b) and (c), D (i), (ii) and (iii).

This removal will come into effect on the date of publication of this notice.

(CPD 317-JR/0804/48 etc (Item 30181))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 646/2019)

LOCAL AUTHORITY NOTICE 1814 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4606T**

It is hereby notified in terms of the provisions of section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **4606T**, being the rezoning of Erf 343, Waterkloof, from "Residential 1", to "Residential 2", Dwelling-units, with a density of 17 dwelling-units per hectare (maximum of 3 dwelling-units on the erf), subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **4606T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4606T (Item 28154))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 320/2019)

LOCAL AUTHORITY NOTICE 1815 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 3779T**

It is hereby notified in terms of the provisions of section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **3779T**, being the rezoning of Erf 2173, Erasmia Extension 3, from "Residential 1", to "Residential 2", Table B, Column 3, with a density of 40 dwelling-units per hectare (maximum of 4 duplex dwellings), subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **3779T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-3779T (Item 25238))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 319/2019)

LOCAL AUTHORITY NOTICE 1816 OF 2019**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 6(8) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT NO 3 OF 1996)**

It is hereby notified in terms of the provisions of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act No 3 of 1996), that the City of Tshwane has approved the application for the removal and amendment of certain conditions contained in Title Deed T86153/2015 and T61216/2015, with reference to the following properties: Erven 92 and 93, Lynnwood.

The following conditions and/or phrases are hereby removed:

Erf 92 – T86153/2015: Conditions A(b), A(c), A(d), A(e), A(f), A(g), B(a), B(b), B(c), B(c)(i), B(c)(ii), B(c)(iii), B(d) and B(e); and

Erf 93 – T61216/2015: Conditions 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 2(a), 2(b), 2(c), 2(c)(i), 2(c)(ii), 2(c)(iii), 2(d) and 2(e).

This removal will come into effect on the date of publication of this notice.

AND/AS WELL AS

that the City of Tshwane has approved the application for the amendment of the Tshwane Town-planning Scheme, 2008, being the rezoning of Erf 1085 (previously known as Erven 92 and 93), Lynnwood, from "Residential 1", with a minimum erf size of 1 250m², to "Residential 3", Table B, Column 3, with a density of 80 dwelling-units per hectare (maximum of 34 dwelling-units) subject to certain further conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Head of Department: Department of Economic Development, Gauteng Provincial Government and the Group Head: Economic Development and Spatial Planning, City of Tshwane, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 3567T and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-3567T (Item 24449))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 322/2019)

LOCAL AUTHORITY NOTICE 1817 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4943T**

It is hereby notified in terms of the provisions of section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **4943T**, being the rezoning of Erf 122, Doornpoort, from "Residential 1", to "Special", Beauty/Health Spa, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **4943T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4943T (Item 29341))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 321/2019)

LOCAL AUTHORITY NOTICE 1818 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T0047106/2012, with reference to the following property: The Remainder of Portion 115 (a portion of Portion 2) of the farm Zwavelpoort 373JR.

The following conditions and/or phrases are hereby removed: Conditions B1, B2, B3, B4.

This removal will come into effect on the date of publication of this notice.

(CPD 373-JR/0879/115 (Item 29770))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 SEPTEMBER 2019
(Notice 645/2019)

LOCAL AUTHORITY NOTICE 1819 OF 2019**HONEYDEW GROVE EXTENSION 14**

- A. In terms of section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Honeydew Grove 14 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CHARTER COLLEGE INTERNATIONAL HIGH SCHOOL (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREIN REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 759 (A PORTION OF PORTION 757) OF THE FARM WILGESPRUIT NO. 190 - I.Q.

CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Honeydew Grove Extension 14.

(2) DESIGN

The township shall consist of erven as indicated on General No. S.G. No. 2292/2015.

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with before 4 November 2013, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 12 May 2018 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(6) ACCESS

Access to or egress from the township shall be to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.

(7) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(8) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

Should it, by reason of the establishment of the township, become necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, the cost thereof shall be borne by the township owner.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES.

The township owner shall at its own cost cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(11) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(12) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(13) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

(14) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarially tie Erven 115, 116 and 117 to the local authority for approval.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any.

4. CONDITIONS OF TITLE

A. Conditions of Title imposed by the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law

(1) ALL ERVEN

Each erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other Municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

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

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority

ALL ERVEN

The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must indicate the measures to be taken, in accordance with the recommendations contained in the Engineering-Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other, more effective means. The NHBRC coding for foundations is classified as S, Soil Zone II.

ERF 117

The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes in favour of the local authority.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54 of the By-Law of the City of Johannesburg, in addition to the provisions of the Roodepoort Town Planning Scheme, 1987, declares that it has approved an amendment scheme being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of Honeydew Grove Extension 14. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning, City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 05-8792.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T066/2019

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065