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GAUTENG**



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GAUTENG**

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13 JULIE 2022

No: 272

PART 1 OF 2

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Closing times for **ORDINARY WEEKLY** **2022** GAUTENG PROVINCIAL GAZETTE

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

- **22 December 2021**, Wednesday for the issue of Wednesday **05 January 2022**
- **29 December 2021**, Wednesday for the issue of Wednesday **12 January 2022**
- **05 January**, Wednesday for the issue of Wednesday **19 January 2022**
- **12 January**, Wednesday for the issue of Wednesday **26 January 2022**
- **19 January**, Wednesday for the issue of Wednesday **02 February 2022**
- **26 January**, Wednesday, for the issue of Wednesday **09 February 2022**
- **02 February**, Wednesday for the issue of Wednesday **16 February 2022**
- **09 February**, Wednesday for the issue of Wednesday **23 February 2022**
- **16 February**, Wednesday for the issue of Wednesday **02 March 2022**
- **23 February**, Wednesday for the issue of Wednesday **09 March 2022**
- **02 March**, Wednesday for the issue of Wednesday **16 March 2022**
- **09 March**, Wednesday for the issue of Wednesday **23 March 2022**
- **16 March**, Wednesday for the issue of Wednesday **30 March 2022**
- **23 March**, Wednesday for the issue of Wednesday **06 April 2022**
- **30 March**, Wednesday for the issue of Wednesday **13 April 2022**
- **06 April**, Wednesday for the issue of Wednesday **20 April 2022**
- **13 April**, Wednesday for the issue of Wednesday **27 April 2022**
- **20 April**, Wednesday for the issue of Wednesday **04 May 2022**
- **26 April**, Tuesday for the issue of Wednesday **11 May 2022**
- **04 May**, Wednesday for the issue of Wednesday **18 May 2022**
- **11 May**, Wednesday for the issue of Wednesday **25 May 2022**
- **18 May**, Wednesday for the issue of Wednesday **01 June 2022**
- **25 May**, Wednesday for the issue of Wednesday **08 June 2022**
- **01 June**, Wednesday for the issue of Wednesday **15 June 2022**
- **08 June**, Wednesday for the issue of Wednesday **22 June 2022**
- **15 June**, Wednesday for the issue of Wednesday **29 June 2022**
- **22 June**, Wednesday for the issue of Wednesday **06 July 2022**
- **29 June**, Wednesday for the issue of Wednesday **13 July 2022**
- **06 July**, Wednesday for the issue of Wednesday **20 July 2022**
- **13 July**, Wednesday for the issue of Wednesday **27 July 2022**
- **20 July**, Wednesday for the issue of Wednesday **03 August 2022**
- **27 July**, Wednesday for the issue of Wednesday **10 August 2022**
- **03 August**, Wednesday for the issue of Wednesday **17 August 2022**
- **10 August**, Wednesday for the issue of Wednesday **24 August 2022**
- **17 August**, Wednesday for the issue of Wednesday **31 August 2022**
- **24 August**, Wednesday for the issue of Wednesday **07 September 2022**
- **31 August**, Wednesday for the issue of Wednesday **14 September 2022**
- **07 September**, Wednesday for the issue of Wednesday **21 September 2022**
- **14 September**, Wednesday for the issue of Wednesday **28 September 2022**
- **21 September**, Wednesday for the issue of Wednesday **05 October 2022**
- **28 September**, Wednesday for the issue of Wednesday **12 October 2022**
- **05 October**, Wednesday for the issue of Wednesday **19 October 2022**
- **12 October**, Wednesday for the issue of Wednesday **26 October 2022**
- **19 October**, Wednesday for the issue of Wednesday **02 November 2022**
- **26 October**, Wednesday for the issue of Wednesday **09 November 2022**
- **02 November**, Wednesday for the issue of Wednesday **16 November 2022**
- **09 November**, Wednesday for the issue of Wednesday **23 November 2022**
- **16 November**, Wednesday for the issue of Wednesday **30 November 2022**
- **23 November**, Wednesday for the issue of Wednesday **07 December 2022**
- **30 November**, Wednesday for the issue of Wednesday **14 December 2022**
- **07 December**, Wednesday for the issue of Wednesday **21 December 2022**
- **14 December**, Wednesday for the issue of Wednesday **28 December 2022**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 867 OF 2022****NOTICE FOR THE REZONING APPLICATION IN TERMS OF SECTION 16(1) OF TSHWANE LAND USE
MANAGEMENT BYLAW, 2016 FOR APPROVAL
CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

I, Steven Polykarpou of Urban Vision Town and Regional Planning Consultant, 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 Rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law 2016 referred to in the Annexure hereto.

Any objection and/or comment, including the grounds for such objection and/or comments 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 Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za or Should any interested or affected party wish to view or obtain a copy of the Rezoning application: It can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za; or a copy can be requested from the applicant at the address indicated in the advertisement from 06 July 2022 until 02 August 2022. 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 advertisement in the Provincial Gazette, Beeld and Citizen Newspapers.

Closing date for any objections and/or comments: 02 August 2022

Address of applicant: No. 9 Stafford Road, Westdene, Johannesburg; PO Box 68 Westdene, 2142.

Telephone no: Cell: 011 767 6785/0827676785

Email: hcjoburg20@gmail.com

Dates on which notice will be published: 06 July 2022 and 13 July 2022

ANNEXURE

The rezoning is on portion 4, remainder of portion 5, portion 6, portion 7, and portion 8 of erf 1460, remainder and portion 1 of erf 1602, portion 1 of erf 1476, erf 1461 and erf 1603 Capital Park from "their current zonings" to "Special" for Institution and Laboratories. The intention of the applicant in this matter is to formalize the current uses of the properties and to accommodate future developments on site i.e. to allow alteration and additions to the Steve Biko Academic Hospital building to develop the Nuclear Medicine Research Infrastructure (NuMeRI).

Item No: 35904

6-13

ALGEMENE KENNISGEWING 867 VAN 2022**KENNISGEWING VIR DIE HERSONERING INGEVOLGE ARTIKEL 16 (1) VAN DIE STAD TSHWANE
GRONDGEBRUIK BESTUUR VERORDENING VAN 2016 VIR GOEDKEURING VAN DIE STAD TSHWANE
METROPOLITAANSE MUNISIPALITEIT**

Ek, Steven Polykarpou van Urban Vision Town and Regional Planning Consultant, die aansoeker, gee hiermee ingevolge artikel 16 (1) (f) van die Stad Tshwane Grondgebruik bestuur 2016 kennis dat ek aansoek gedoen het by die Stad Tshwane Metropolitan Munisipaliteit vir die hersonering ingevolge Artikel 16 (1) van die Stad Tshwane Grondgebruik bestuur verordening van 2016 waarna in die Bylae hierby verwys word.

Enige beswaar en / of kommentaar, met inbegrip van die gronde vir sodanige beswaar en / of kommentaar met volledige kontakbesonderhede, waarsonder die munisipaliteit nie met die persoon of liggaam wat die beswaar en / of kommentaar indien, korrespondeer nie, moet ingedien of skriftelik gerig word. Aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za of indien enige belanghebbende of geaffekteerde party 'n afskrif van die hersonering aansoek wil besigtig of bekom: dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of 'n afskrif van die munisipaliteit aangevra kan word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan sien gedurende die tydperk wat die aansoek ter insae beskikbaar is nie, by die onderskeie munisipale kantoor, omdat die munisipale kantoor gesluit is vir COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za; of 'n afskrif kan vanaf 06 Julie 2022 tot 02 Augustus 2022 by die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant, Beeld en Citizen koerant.

Sluitingsdatum vir besware en / of kommentaar: 02 Augustus 2022

Adres van applikant: No. 9 Stafford Road, Westdene, Johannesburg; PO Box 68 Westdene, 2142.

Telefoonnommer: Sel: 011 767 6785/0827676785

E-pos: hcjoburg20@gmail.com

Datums waarop kennisgewing gepubliseer word: 06 Julie 2022 en 13 Julie 2022

Bylaag

Die hersonering is op gedeelte 4, res van gedeelte 5, gedeelte 6, gedeelte 7, en gedeelte 8 van erf 1460, res en gedeelte 1 van erf 1602, gedeelte 1 van erf 1476, erf 1461 en erf 1603 Capital Park, vanaf "hul huidige sonerings" na "Spesiaal" vir Instelling en laboratoriums. Die intensie van aansoeker in hierdie verband is om die huidige grond gebruik te formaliseer en om die toekomstige ontwikkeling van hierdie terrein te akkommodeer bv. Om alterasies en veranderinge tot die Steve Biko Akademies Hospitaal gebou aan te bring om so doende die Infrastruktuur vir navorsing oor kerngeneeskunde te ontwikkel.

Item No: 35904

6-13

GENERAL NOTICE 875 OF 2022**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

We, SJA – Town and Regional Planners, being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality, Edenvale Care Centre, for the removal of certain conditions contained in the Title Deed No. T34699/1989 of **ERF 125 ST ANDREWS EXTENSION 4** which property is situated at **46 SAINT CHRISTOPHER ROAD, ST ANDREWS EXTENSION 4, 2007**.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Entrance Number 3, Room 248, Corner Van Riebeeck Avenue (Lungile Mtshali Avenue) and Hendrik Potgieter Street, Edenvale for a period of 28 days from 6 July 2022, being the date of the first publication of this notice. An electronic copy of the application can also be requested from the Authorised Agent.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Entrance Number 3, Room 248, Corner Van Riebeeck Avenue (Lungile Mtshali Avenue) and Hendrik Potgieter Street, Edenvale or P O Box 15, Edenvale, 1610 within a period of 28 days from 6 July 2022, being the date of the first publication of this notice.

Address of agent :SJA – Town and Regional Planners, 19 Orange Road, Orchards, 2192
P O Box 3281, Houghton, 2041. Tel No. : 011 728 0042, Email: kevin@sja.co.za

6-13

ALGEMENE KENNISGEWING 875 VAN 2022**KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 50 VAN DIE STAD VAN EKURHULENI BYWET OP RUIMTELIKE BEPLANNING- EN GRONDGEBRUIKSBESTUUR, 2019 VAN DIE STAD VAN EKURHULENI METROPOLITAANSE MUNISIPALITEIT**

Ons, SJA – Town and Regional Planners, synde die gemagtigde agent van die eienaar, gee hiermee ingevolge Artikel 10 van die Stad van Ekurhuleni Bywet op Ruimtelike Beplanning- en Grondgebruiksbestuur, 2019, kennis dat ons by die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Edenvale-diensleweringssentrum, aansoek gedoen het vir die opheffing van sekere voorwaardes wat vervat is in Titelaktenommer T34699/1989 van **ERF 125 ST ANDREWS-UITBREIDING 4**, geleë te **SAINT CHRISTOPHERWEG 46, ST ANDREWS-UITBREIDING 4, 2007**.

Verdere besonderhede van hierdie aansoek lê ter insae in die kantoor van die Area Bestuurder : Stedelike Beplanning, Edenvale-diensleweringssentrum van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Ingangnummer 3, Kamer 248, hoek van Van Riebeecklaan (Lungile Mtshalilaan) en Hendrik Potgieterstraat, Edenvale, vir 'n tydperk van 28 dae vanaf 6 Julie 2022, synde die datum van die eerste publikasie van hierdie kennisgewing. 'n Elektroniese afskrif van die aansoek kan ook van die gemagtigde agent aangevra word.

Enige persoon wat besware wil opper teen of vertoë wil rig in verband met die aansoek, moet binne 'n tydperk van 28 dae vanaf 6 Julie 2022, synde die datum van die eerste publikasie van hierdie kennisgewing, skriftelik en in duplikaat, by die Area Bestuurder : Stedelike Beplanning, Edenvale-diensleweringssentrum van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Ingangnummer 3, Kamer 248, hoek van Van Riebeecklaan (Lungile Mtshalilaan) en Hendrik Potgieterstraat, Edenvale, of Posbus 15, Edenvale, 1610, gerig word.

Adres van Agent : SJA – Town and Regional Planners, Onrangeweg 19, Orchards, 2192
Posbus 3281, Houghton, 2041 Tel (011) 728-0042, Epos : kevin@sja.co.za

6-13

GENERAL NOTICE 877 OF 2022**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
PROPOSED TOWNSHIP: MONTANA EXTENSION 217**

I/ We, Reinaldo Silverio Veiga of Craft Homes PTY LTD, being the authorised 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 Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **6 July 2022, until 3 August 2022**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, at 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. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may, upon submission of the application, either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of Municipal offices: Room F10, Centurion Municipal Offices, Cnr Basend and Rabie Streets, Die Hoewes /OR/ Room F12 or 8, 1st Floor, Akasia Municipal Complex, 485 Heinrich Avenue (entrance in Dale Road), Karenpark. Closing date for any objections and/or comments: **3 August 2022**. Physical address of applicant: 52 Grosvenor Road, Bryanston, 2191. Postal address of the applicant: Postnet Suite 266, Private Bag x51, Bryanston, 2021. Telephone No: 011 510 9714. Cell: 072 270 3824. E-Mail: reinaldo.veiga@crafthomes.co.za. Dates on which notice will be published: **6 July 2022 and 13 July 2022**.

ANNEXURE

Name of township: Montana Extension 217. Full name of applicant: Reinaldo Silverio Veiga of Craft Homes (Pty) Ltd. Township details: To establish a township consisting of two (2) erven that will be zoned Residential 3, for Duplex Dwellings and Dwelling-units, with a density of 90 du/ha, at a height of four (4) storeys, with a FAR of 1.0 and a 60% coverage. The two (2) erven are to be consolidated to allow the development of a single erf township. A total of 380 residential units will be developed within the township. Site description: The township is to be located on Holdings 58 & 59 Montana Agricultural Holdings, situated at 39 Rooibos Road and 349 Dr van der Merwe Road (respectively), Montana. Application ID: 985. Item No: 35593.

6-13

ALGEMENE KENNISGEWING 877 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DIE WYSIGING VAN 'N DORPSTIGTING AANSOEK IN TERME VAN
ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016
VOORGESTELDE DORP: MONTANA UITBREIDING 217**

Ek/ Ons, Reinaldo Silverio Veiga van Craft Homes (Edms) Bpk, synde die gemagtigde agent gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuurs Verordening (Bywet), 2016 dat ek/ ons aansoek gedoen het aan die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp ingevolge Artikel 16(4) van die Stad van Tshwane Grondgebruik Bestuur Verordening (Bywet), 2016 in die bylae hierby genoem. Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontak informasie, waaronder 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: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf **6 Julie 2022 tot 3 Augustus 2022**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoor ure geïnspekteer word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van hierdie kennisgewing in die Provinsiale koerant, Beeld en The Citizen koerante. Indien enige geïnteresseerde of geïmpakteerde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif by die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies aanstuur óf die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die aansoeker moet verseker dat die afskrif wat gepubliseer of aan enige belanghebbende en geïmpakteerde party gestuur word, die afskrif is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die Munisipaliteit en die aansoeker moet voorsien van 'n e-posadres of ander manier om die genoemde kopie elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geïmpakteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien of te bekom nie, sal die versuim deur 'n belanghebbende en geïmpakteerde party om 'n afskrif van 'n aansoek te bekom, nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie. Adres van munisipale kantore: Kamer F10, Centurion Munisipale Kantore, hoek van Basden en Rabie Strate, Die Hoewes /OF/ Kamer F12 of 8, 1ste Vloer, Akasia Munisipale Geboue, Heinrichlaan 485 (Ingang Dalestraat), Karenpark. Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): **3 Augustus 2022**. Fisiese adres van agent: Abcon House, Fairway Kantoorpark, Grosvenorweg 52, Bryanston, 2191. Posadres van agent: Suite 266, Privaatsak X51, Bryanston, 2021. Telefoon no: 011 510 9714. Sel: 072 270 3824. E-pos: reinaldo.veiga@crafthomes.co.za. Datums wat die kennisgewing geplaas sal word: **6 Julie 2022** en **13 Julie 2022**.

BYLAE

Naam van dorp: Montana Uitbreiding 217. Volle naam van aansoeker: Reinaldo Silverio Veiga van Craft Homes (Pty) Ltd. Dorpsbesonderhede: Om 'n dorp te stig wat uit twee (2) erwe sal bestaan, elke erf sal Residensieel 3 gesoneer word vir Dupleks Wonings en Wooneenhede, met 'n digtheid van 90 eenhede/ha, met 'n hoogte van vier (4) verdiepings, met 'n VRV van 1.0 en 'n 60% dekking. Die twee (2) erwe sal gekonsolideer word om die ontwikkeling van 'n enkel erf dorp moontlik te maak. Die aansoek maak voorsiening vir 'n totaal van 380 eenhede in die dorp. Terreinbeskrywing: Die dorp sal geleë wees op Hoewes 58 & 59 Montana Landbouhoewes, geleë te Rooibosweg 39 en Dr van der Merweg 349 (onderskeidelik), Montana. Aansoek ID: 985. Item No: 35593.

6-13

GENERAL NOTICE 878 OF 2022**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 49 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Francois du Plooy, being authorized agent of the owner of Erf 31 Generaal Albertspark Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in Deed of Transfer T10502/2019 which property is situated at 18 Mopanie Avenue, Generaal Albertspark, Alberton, 1449.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton, for a period of 28 days from **6 July 2022**.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton, or P.O. Box 4, Alberton 1450, within a period of 28 days from **6 July 2022 up to 3 August 2022**.

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

GENERAL NOTICE 883 OF 2022**NOTICE OF APPLICATION IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Laurette Swarts Pr. Pln., of Korsman & Associates, being the authorized agent of the owner of the Remainder of Portion 18 of the Farm Spitskop 533, Registration Division J.R., Province of Gauteng hereby give notice in terms of Section 16(12)(a)(iii) of the Tshwane Land Use Management Bylaw, 2016, that I have applied to the City of Tshwane for the subdivision of the above mentioned property situated west of Balmoral Town and next to the N4 Freeway. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, Or To cityp_registration@tshwane.gov.za from 29 June 2022 until 27 July 2022. Full particulars and plans of the applications may be perused electronically during normal office hours at Akasia Offices Room F12, First Floor, Akasia Municipal Complex, 485 Heinrich Avenue Karenpark or Room E10, Cnr Of Basden And Rabie Streets, Centurion Municipal Offices By any interested and affected party for a period of 28 days from the date of publication of the notice in the provincial gazette, until such time as the Pretoria Office will occupy the new offices, which will be located at 252 Thabo Sehume, Pretoria.

Address of the Applicant: 14 Bethal Street, Modelpark, Emalahleni, 1035, Private Bag X7260, Suite 293, Witbank, 1035. Telephone no: 013 650 0408, Email: admin@korsman.co.za

Reference: SA31-AdvGazette

6-13

ALGEMENE KENNISGEWING 883 VAN 2022**KENNISGEWING VAN AANSOEK INGEVOLGE ARTIKEL (16)(12)(a)(iii) VAN DIE TSHWANE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Laurette Swarts PR. PLN. A/1457/2011 (ID nr.: 8312140079089), van die firma Korsman & Vennote. die gemagtigde agent van die eienaar van die restant van gedeelte 18 van die plaas Spitskop 533, Registrasie Afdeling J.R., Provinsie van Gauteng, gee hiermee ingevolge Artikel 16(12)(a)(iii) van die Tshwane Grondgebruiksbestuurs verordening, 2016, kennis dat ons by die stad Tshwane aansoek gedoen vir die onderverdeling van die bogenoemde eiendom, geleë wes van Balmoral dorp langs die N4 hoofweg. Besware teen of versoë, insluitend die redes vir die besware en/of versoë, met volledige kontakbesonderhede, moet skriftelik by of tot die Groefhoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gerig en ingedien word vanaf 29 Junie 2022 tot 27 Julie 2022. Volledige besonderhede en planne van die aansoeke kan elektronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant by Akasia Kantore Kamer F12, Eerste Vloer, Akasia Munisipale Kompleks, Heinrichlaan no. 485 Karenpark of by Kamer E10, h/v Basden- en Rabiestraat, Centurion Munisipale Kantore, tot tyd en wyl die Pretoria-kantoor die nuwe kantore, wat geleë sal wees te Thabo Sehumestraat 252, Pretoria, beset het. Adres van Applikant: Bethalstraat 14, Witbank, 1035, Privaatsak X7260, Suite 293, Witbank, 1035. Tel No: 013 650 0408, Email: admin@korsman.co.za

Verwysing: SA31-Gazette

6-13

GENERAL NOTICE 886 OF 2022**City of Tshwane Metropolitan Municipality (Municipality): Notice of Permission application in terms of Clause 15(2) of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) (TPS) and Removal of restrictive conditions in the Title Deed in terms of section 16(2) of City of Tshwane Land Use Management By-Law, 2016 (LUM By-law)**

I, Gerrit Hendrik De Graaff of Developlan Town and Regional Planners Incorporated, being the applicant of **Erven 407 and 431, Wierdapark, Registration Division J.R., Province of Gauteng** hereby give notice that I have applied to the Municipality for:

1. Permission to Clause 15(2) read with Schedule 26 of the TPS, 2014, and also read with Section 16(3) of the LUM By-law, for one Additional Dwelling-house on each of the mentioned properties, and
2. The Removal of restrictive conditions in the Title Deeds to section 16(2) of the LUM By-law as follows:
 - 2.1. Erf 407, Wierdapark, Title Deed T38566/2001, Restrictive Title Conditions: B(a), B(b), B(c), B(d), B(e), B(f), B(g), B(h), B(i), B(j), B(k), B(l), and B(p), and
 - 2.2. Erf 431, Wierdapark, Title Deed T89163/2002, Restrictive Title Conditions: B(a), B(b), B(c), B(d), B(e), B(f), B(g), B(h), B(i), B(j), B(k), B(l), and B(p).

The properties are situated at: 313 Friederiche Street (Erf 407) and 320 Susan Street (Erf 431), Wierdapark in Planning Region 4. The current zoning of both the properties are: "Residential 1". The intention of the applicant in this matter is to build an additional dwelling house on each of the properties.

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 and/or applicant 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, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 6 July until 3 August 2022.

Should any interested and affected party wish to view or obtain a copy of the land development applications, a copy can be requested from the Municipality, at the following contact details: newlanduseapplications@tshwane.gov.za, alternatively at the following contact details of the applicant: E-mail address: gerrit@developlan.co.za; Address: 54B Van Wouw Street, Groenkloof; Cell: 082 960 8336.

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the Offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette/Die Beeld/The Star newspapers or the first date of placard notice being displayed on site. The costs of any hard copies of the application will be for the account of the party requesting same.

Closing date for any objections and/or comments: 3 August 2022.

Dates on which notice will be displayed / published: 6 and 13 July 2022.

Reference: Additional dwelling: CPD/0762/00407 (Item 35663).

Removal of Title Conditions: CPD/0762/00407 (Item 35664).

ALGEMENE KENNISGEWING 886 VAN 2022**Stad van Tshwane Metropolitaanse Munisipaliteit (Munisipaliteit): Kennis van Toestemmingsaansoek in terme van Klousule 15(2) van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) (TPS) en Opheffing van Beperkende voorwaardes in die Titel Akte in terme van Artikel 16(2) van Stad van Tshwane Grondgebruiksbeheer Verordening, 2016 (LUM By-law)**

Ek, Gerrit Hendrik De Graaff van Developlan Stads- en Streekbeplanners Ingelyf, synde die applikant van **Erwe 407 en 431, Wierdapark, Registrasie Afdeling J.R., Provinsie van Gauteng** gee hiermee kennis dat ek by die Munisipaliteit aansoek gedoen het vir:

1. Toestemming itv Klousule 15(2) gelees met Skedule 26 van die TPS, en ook gelees met Artikel 16(3) van die LUM By-law, vir een Addisionele Woonhuis op elk van die vermelde eiendomme, en
2. Die Opheffing van beperkende voorwaardes in die Titel Aktes itv Artikel 16(2) van die LUM By-law, as volg:
 - 2.1. Erf 407, Wierdapark, Titel Akte T38566/2001, Beperkende voorwaardes: B(a), B(b), B(c), B(d), B(e), B(f), B(g), B(h), B(i), B(j), B(k), B(l), en B(p), en
 - 2.2. Erf 431, Wierdapark, Titel Akte T89163/2002, Beperkende voorwaardes: B(a), B(b), B(c), B(d), B(e), B(f), B(g), B(h), B(i), B(j), B(k), B(l), en B(p).

Die eiendomme is geleë te: Friederiche Straat 313 (Erf 407) en Susan Straat 320 (Erf 431), Wierdapark in Beplanningstreek 4. Die huidige sonering van beide die eiendomme is: "Residensieël 1". Die intensie van die applikant in hierdie geval is om 'n addisionele woonhuis op elk van die eiendomme te bou.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak details, waarsonder die Munisipaliteit en/of applikant nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, sal ingedien word, of skriftelik gerig word aan: Die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 6 Julie tot 3 Augustus 2022.

'n Kopie van die grondontwikkelingsaansoeke kan versoek word van die Munisipaliteit, sou enige geïntereeseerde of geaffekteerde party die grondontwikkelingsaansoeke wou besigtig of 'n kopie bekom, by die volgende kontak details: newlanduseapplications@tshwane.gov.za, alternatiewelik by die volgende kontak details van die applikant: E-pos adres: gerrit@developlan.co.za; Adres: Van Wouw Straat 54B, Groenkloof; Sel: 082 960 8336.

Volle besonderhede en planne (indien enige) kan besigtig word tydens normale kantoorure tussen 8h00 en 16h30 by die kantoor van die applikant soos hierbo aangedui, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette/Die Beeld/The Star koerante of die eerste datum waarop die kennisgewing op terrein verskyn het. Die koste vir enige harde kopieë van die aansoek is vir die rekening van die party wat dit aanvra.

Sluitingsdatum vir enige besware en/of kommentare: 3 Augustus 2022.

Publikasie datums van kennisgewing: 6 en 13 Julie 2022.

Verwysing: Addisionele Woonhuis: CPD/0762/00407 (Item 35663).

Opheffing van Titel Voorwaardes: CPD/0762/00407 (Item 35664).

GENERAL NOTICE 890 OF 2022**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
PROPOSED TOWNSHIP: MONTANA EXTENSION 217**

I/ We, Reinaldo Silverio Veiga of Craft Homes PTY LTD, being the authorised 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 Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **6 July 2022, until 3 August 2022**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, at 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. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may, upon submission of the application, either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of Municipal offices: Room F10, Centurion Municipal Offices, Cnr Basend and Rabie Streets, Die Hoewes /OR/ Room F12 or 8, 1st Floor, Akasia Municipal Complex, 485 Heinrich Avenue (entrance in Dale Road), Karenpark. Closing date for any objections and/or comments: **3 August 2022**. Physical address of applicant: 52 Grosvenor Road, Bryanston, 2191. Postal address of the applicant: Postnet Suite 266, Private Bag x51, Bryanston, 2021. Telephone No: 011 510 9714. Cell: 072 270 3824. E-Mail: reinaldo.veiga@crafthomes.co.za. Dates on which notice will be published: **6 July 2022 and 13 July 2022**.

ANNEXURE

Name of township: Montana Extension 217. Full name of applicant: Reinaldo Silverio Veiga of Craft Homes (Pty) Ltd. Township details: To establish a township consisting of two (2) erven that will be zoned Residential 3, for Duplex Dwellings and Dwelling-units, with a density of 90 du/ha, at a height of four (4) storeys, with a FAR of 1.0 and a 60% coverage. The two (2) erven are to be consolidated to allow the development of a single erf township. A total of 380 residential units will be developed within the township. Site description: The township is to be located on Holdings 58 & 59 Montana Agricultural Holdings, situated at 39 Rooibos Road and 349 Dr van der Merwe Road (respectively), Montana. Application ID: 985. Item No: 35593.

6-13

ALGEMENE KENNISGEWING 890 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DIE WYSIGING VAN 'N DORPSTIGTING AANSOEK IN TERME VAN
ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016
VOORGESTELDE DORP: MONTANA UITBREIDING 217**

Ek/ Ons, Reinaldo Silverio Veiga van Craft Homes (Edms) Bpk, synde die gemagtigde agent gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuurs Verordening (Bywet), 2016 dat ek/ ons aansoek gedoen het aan die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp ingevolge Artikel 16(4) van die Stad van Tshwane Grondgebruik Bestuur Verordening (Bywet), 2016 in die bylae hierby genoem. Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontak informasie, waaronder 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: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf **6 Julie 2022 tot 3 Augustus 2022**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoor ure geïnspekteer word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van hierdie kennisgewing in die Provinsiale koerant, Beeld en The Citizen koerante. Indien enige geïnteresseerde of geïmpakteerde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif by die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies aanstuur óf die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die aansoeker moet verseker dat die afskrif wat gepubliseer of aan enige belanghebbende en geïmpakteerde party gestuur word, die afskrif is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die Munisipaliteit en die aansoeker moet voorsien van 'n e-posadres of ander manier om die genoemde kopie elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geïmpakteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien of te bekom nie, sal die versuim deur 'n belanghebbende en geïmpakteerde party om 'n afskrif van 'n aansoek te bekom, nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie. Adres van munisipale kantore: Kamer F10, Centurion Munisipale Kantore, hoek van Basden en Rabie Strate, Die Hoewes /OF/ Kamer F12 of 8, 1ste Vloer, Akasia Munisipale Geboue, Heinrichlaan 485 (Ingang Dalestraat), Karenpark. Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): **3 Augustus 2022**. Fisiese adres van agent: Abcon House, Fairway Kantoorpark, Grosvenorweg 52, Bryanston, 2191. Posadres van agent: Suite 266, Privaatsak X51, Bryanston, 2021. Telefoon no: 011 510 9714. Sel: 072 270 3824. E-pos: reinaldo.veiga@crafthomes.co.za. Datums wat die kennisgewing geplaas sal word: **6 Julie 2022** en **13 Julie 2022**.

BYLAE

Naam van dorp: Montana Uitbreiding 217. Volle naam van aansoeker: Reinaldo Silverio Veiga van Craft Homes (Pty) Ltd. Dorpsbesonderhede: Om 'n dorp te stig wat uit twee (2) erwe sal bestaan, elke erf sal Residensieel 3 gesoneer word vir Dupleks Wonings en Wooneenhede, met 'n digtheid van 90 eenhede/ha, met 'n hoogte van vier (4) verdiepings, met 'n VRV van 1.0 en 'n 60% dekking. Die twee (2) erwe sal gekonsolideer word om die ontwikkeling van 'n enkel erf dorp moontlik te maak. Die aansoek maak voorsiening vir 'n totaal van 380 eenhede in die dorp. Terreinbeskrywing: Die dorp sal geleë wees op Hoewes 58 & 59 Montana Landbouhoewes, geleë te Rooibosweg 39 en Dr van der Merweg 349 (onderskeidelik), Montana. Aansoek ID: 985. Item No: 35593.

6-13

GENERAL NOTICE 897 OF 2022**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 we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

Application type To rezone the properties from "Business 4", subject to conditions, to "Business 4", subject to amended conditions.

Application Purpose To ensure that both properties have the same zoning to enable their consolidation. This entails, inter alia, an increased height and coverage.

Site description **The Remaining Extent and Portion 2 of Erf 56 Rosebank**

Street address 42 Bath Avenue and 18A Baker Street, Rosebank, 2196

Particulars of the application will be open for inspection on the City's e-platform (www.joburg.org.za) and the Authorised Agent at the below mentioned address. An electronic copy of the application can also be requested from the Authorised Agent.

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 P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to ObjectionsPlanning@joburg.org.za by no later than 10 August 2022.

Should you wish to object, kindly quote the Council Reference Number **20-01-4111** on all correspondence to the Council.

AUTHORISED AGENT SJA – Town and Regional Planners, P O Box 3281, Houghton, 2041
19 Orange Road, Orchards, 2192

Tel (011) 728-0042, Cell : 082 448 4346, Email : kevin@sja.co.za

Date of Advertisement : 13 July 2022 Council Reference Number **20-01-4111**

GENERAL NOTICE 898 OF 2022

EKURHULENI AMENDMENT SCHEME K0809C

I, MARIO DI CICCIO, being the authorised agent of the owner of Erf 1726 Kempton Park Extension 4, hereby give notice in terms of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 read in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that I have applied to the Ekurhuleni Metropolitan Municipality (Edenvale) for the amendment of the Town Planning Scheme in operation known as the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 29 Lobata Street, Kempton Park Extension 4, from Residential 1 to Residential 3, subject to conditions in order to permit 5 dwelling units on the site.

Particulars of this application will lie for inspection during normal office hours at the offices of City Planning, CR Swart Avenue and Pretoria Road, Kempton Park for a period of 28 (twenty eight) days from 13 July 2022.

Objections to or representation in respect of the application must be lodged in writing in duplicate to City Planning at the above address or at P.O. Box 2300, Kempton Park, 1620, within a period of 28 days from 13 July 2022.

Name and address of Agent

Mario Di Cicco, P.O. Box 28741, Kensington, 2101

E-mail address: mariodc.projects@gmail.com

Mobile: 083 654 0180

GENERAL NOTICE 899 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATIONS FOR THE ESTABLISHMENT OF A TOWNSHIPS IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016: ERASMIA EXTENSION 23 AND 26**

I, Nicholas Johannes Smith of Plandev Town and Regional Planners, being the authorized 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 townships 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 13 July 2022 until 10 August 2022. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices Room E10, cnr Basden and Rabie Streets, Centurion, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette (13 July 2022).

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application

Address of Municipal offices: Room E10, Cnr Basden and Rabie Streets, Centurion.

Closing date for any objections and/or comments: 10 August 2022.

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: 082 789 7297, plandev@iafrica.com

Dates on which notice will be published: 13 and 20 July 2022

ANNEXURE

Name of township: **ERASMIA EXTENSION 23**

Full name of applicant: Plandev Town and Regional Planners on behalf of Assetgrow Investments 11 (Pty) Ltd.

Number of erven, proposed zoning and development control measures: 4 erven in total: 2 erven: "Residential 4" with a density of 160 units per hectare (532 units), coverage of 30%, FAR of 1.2 and height of 6 storeys; 2 erven: "Public Open Space". The intention of the applicant in this matter is to develop a high-density residential township with a maximum of 532 units. Locality and description of property on which township is to be established: The township is situated on a part of Portion 49 of the Farm Mooiplaats 355-JR. The township is situated north of Mainroad, south of Ladium and east of Erasmia. **Reference: Item No 35872**

Name of township: **ERASMIA EXTENSION 26**

Full name of applicant: Plandev Town and Regional Planners on behalf of Assetgrow Investments 11 (Pty) Ltd.

Number of erven, proposed zoning and development control measures: 24 Erven in total: 2 erven "Business 2" with a coverage of 30%, FAR of 0,3 and height of 2 storeys; 12 erven "Residential 4" with a density of 160 units per hectare (3175 units), coverage of 50%, FAR of 1.2 and height of 6 storeys; 2 Erven: "Educational" with a coverage of 50% FAR of 0.3/0.5 and height of 2 storeys; 8 Erven: "Public Open Space". The intention of the applicant in this matter is to develop a high-density residential development with a maximum of 3175 units. Locality and description of property on which township is to be established: The township is situated on a part of the Remainder of Portion 35 as well as parts of Portions 61, 62 and 49 of the farm Mooiplaats 355-JR. The township is situated south of Mian Road, west of Quagga Road and east of Erasmia. **Reference: Item No 35868**

13-20

ALGEMENE KENNISGEWING 899 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEKE VIR DIE STIGTING VAN 'N DORPE IN TERME VAN ARTIKEL 16(4) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016: ERASMIA UITBREIDINGS 23 EN 26**

Ek, Nicholas Johannes Smith van Plandev Stads en Streekbeplanners, synde die gemagtigde applikant gee hiermee kennis in terme van Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ek aansoeke gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorpe in terme van Artikel 16(4) van die City of Tshwane Land Use Management By-law, 2016 soos verwys in die bylae wat volg.

Enige beswaar/besware en/of kommentaar/kommentare, insluitende die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met volledige kontakbesonderhede, waaronder 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 13 Julie 2022 tot 10 Augustus 2022. 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 (13 Julie 2022).

Indien enige belangstellende of geaffekteerde party wens om 'n afskrif van die aansoek te bekom, kan 'n afskrif versoek word vanaf die Munisipaliteit, deur so 'n afskrif te versoek deur die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Bykomende mag die applikant tydens indiening van die aansoek of 'n elektroniese kopie aanstuur of die aansoek publiseer op hul webtuiste, indien enige, met die bevestiging van volledigheid vanaf die Munisipaliteit, wat die aandoek vergesel. Die applikant moet verseker dat die kopie van die aansoek gepubliseer of aangestuur aan enige belangstellende of geaffekteerde party sal die kopie wees soos ingedien by die Munisipaliteit na newlanduseapplications@tshwane.gov.za. Vir die bekoming van 'n kopie van die aansoek, moet dit genoteer word dat 'n belangstellende of geaffekteerde party moet die Munisipaliteit en die Applikant voorsien van 'n e-pos adres of 'n ander manier waardeur the elektroniese kopie voorsien kan word. Geen deel van die dokumente voorsien deur die Munisipaliteit of die applikant, mag gekopieër word, herkopieër word of in enige formaat gepubliseer of gebruik word op 'n wyse wat sal inbreek maak op die intellektuele eiendoms regte van die applikant. Indien enige belangstellende of geaffekteerde party nie enige stappe neem om die aansoek te besigtig of 'n kopie van die gond ontwikkelings aansoek te bekom nie, die versuim van 'n belangstellende of geaffekteerde party om 'n kopie van die aansoek te bekom, nie geag sal word as redes om die prosessering en oorweging van die aansoek te verhoed nie.

Adres van die Munisipale kantore: Kamer E10, h/v Basden and Rabie Strate, Centurion Munisipale kantore.

Die sluitingsdatum vir besware en/of kommentare is 10 August 2022.

Adres van die applikant: Plandev Stads en Streekbeplanners, Posbus 7710, CENTURION, 0046

9 Charles de Gaullesingel, Highveld Office Park, Highveld Uitbreiding 12, Telefoon Nr: 082 789 7297, plandev@iafrica.com

Datums waarop die kennisgewing gepubliseer word: 13 en 20 Julie 2022.

BYLAE

Naam van voorgestelde dorp: ERASMIA UITBREIDING 23

Volle name van applikant: Plandev Stads en Streekbeplanners namens Assetgrow Investments 11 (Pty) Ltd

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: 4 erwe in totaal: 2 erwe: "Residensieël 4" met 'n digtheid van 160 eenhede per hektaar (532 eenhede), dekking van 50%, VOV van 1.2 en hoogte van 6 verdiepings; 2 erwe "Publieke Oop Ruimte". Die doelwit van die applikant in hierdie geval is om 'n hoë digtheid residensiële ontwikkeling te onderneem met 'n maksimum van 532 wooneenhede. Ligging en beskrywing van die eiendom waarop dorp gestig word: Die dorp is geleë op 'n gedeelte van Gedeelte 49 van die plaas Mooiplaats 355-JR. Die dorp is geleë noord van Main Weg, suid van Laduim en oos van Erasmia. **Verwysing: Item nr 35872**

Naam van voorgestelde dorp: ERASMIA UITBREIDING 26

Volle name van applikant: Plandev Stads en Streekbeplanners namens Assetgrow Investments 11 (Pty) Ltd

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: 24 erwe in totaal: 2 Erwe "Besigheid 2" met 'n dekking van 30%, VOV van 0.3 en hoogte van 2 verdiepings; 12 erwe "Residensieël 4" met 'n digtheid van 160 eenhede per hektaar (3175 eenhede), dekking van 50%, VOV van 1.2 en hoogte van 6 verdiepings; 2 Erwe: "Opvoedkundig" met 'n dekking van 50%, VOV van 0.3/0.5 en hoogte van 2 verdiepings; 8 Erwe: "Publieke Oop Ruimte". Die doelwit van die applikant in hierdie geval is om 'n hoë digtheid residensiële ontwikkeling te onderneem met 'n maksimum van 3175 wooneenhede. Ligging en beskrywing van die eiendom waarop dorp gestig word: Die dorp is geleë op 'n gedeelte van die Restant van Gedeelte 35 asook gedeeltes van Gedeeltes 49, 61 en 62 van die plaas Mooiplaats 355-JR. Die dorp is geleë suid van Main Weg, wes van Quagga Weg en oos van Erasmia. **Verwysing: Item nr 35868**

13-20

GENERAL NOTICE 900 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND
REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 16(2) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Karl Jansen van Rensburg**, being the authorized agent of the owner of Erf 117, Maroelana Township, 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:

1. the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of Part B and Part C of Erf 117, Maroelana Township.
 - a. The rezoning is from "Special" (for Part B and Part C) to "Business 2"
2. 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 property described above. The removal is in respect of:
 - a. Condition B with all its subsections, Condition C with all its subsections and Condition D(a) and (b).

The property is situated on the corner of Maroelana Street and Pinaster Avenue with a street address of 27 Maroelana Street.

The intension of the applicant in this matter is to rezone Part B and Part C of the spilt zoning of Erf 117 to be the same as that of Part A of the Split Zoning for Erf 117, Part A being "Business 2" and to also redevelop and provide a facelift for the existing Maroelana Sentrum which has been in existence since the early 1970's.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of an email address, 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 13 July 2022 to 10 August 2022.

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 being 13 July 2022.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality, or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property right of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: Room E10, Town-Planning Office, cnr Basden and Rabie Streets, Centurion Municipal Office and/or Pretoria Office: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria and/or Akasia Municipal Complex: 485 Heinrich Avenue, (Entrance Dale Street), 1st Floor, Room F12, Karenpark, Akasia.

Closing date for any objections and/or comments: 10 August 2022.

Address of applicant: No.13, Oppidraai Complex, 72 Watent Crescent, Wapadrand, 0050; PO Box 317, Wapadrand, 0050; **E-mail:** KARL@LTS.CO.ZA **Cell phone:** 083 399 7172

Date on which notice will be published: 13 July and 20 July 2022

Application ID Rezoning: **462**

Application ID Removal of Restrictive Conditions: **1118**

Item No.: **35084**

Item No.: **35712**

13-20

ALGEMENE KENNISGEWING 900 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1)
EN OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2)
VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Karl Jansen van Rensburg, synde die gemagtige agent van die eienaar van Erf 117, Maroelana, gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 kennis, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

1. die wysiging van die Tshwane Dorsbeplanningskema, 2008 (Hersien 2014) deur die hersonering in terme van artikel 16(1) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van Deel B an Deel C van Erf 117, Maroelana.
 - a. Die hersonering is van "Spesiaal" (vir Deel B en Deel C) na "Besigheid 2"
2. Die opheffing van sekere voorwaardes in die titelakte in terme van artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die opheffing is ten aansien van:
 - a. Die opheffing van Voorwaarde B met al die onderafdelings, Voorwaarde D met al die onderafdelings, en Voorwaarde D(a) en D(b).

Die eiendomme is geleë op die hoek van Maroelanastraat en Pinasterlaan met straatadres Maroelanastraat 27.

Die intensie van die applikant is die hersonering van Dele B en C van die verdeelde sonering van Erf 117 om dieselfde te wees as die van Deel A, met Deel A se sonering "Besigheid 2", asook die herontwikkeling en opknapping van die bestaande Maroelana Sentrum wat reeds bestaan sedert die vroeë 1970's.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), 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: Strategic Executive Director: City Planning and Development, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 13 Julie 2022 tot 10 Augustus 2022.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant op 13 Julie 2022. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria kantore: LG004, Isivuno House, Lilly Ngoyistraat 143, Pretoria en/of Akasia Munisipale Kompleks, Heinrichstraat 485 (Ingang Dalestraat), 1ste Vloer, Kamer F12, Karenpark, Akasia.

Laaste datum vir besware/kommentare: 10 Augustus 2022.

Adres van Applikant: Oppidraai Kompleks No.13, Watent Singel 72, Wapadrand, 0050; Posbus 317, Wapadrand, 0050; **E-pos:** KARL@LTS.CO.ZA; **Sellulêre foon:** 083 399 7172
Datum wat kennisgewing geplaas sal word: 13 Julie en 20 Julie 2022

Aansoek ID Hersonering: **462**

Item No.: **35084**

Aansoek ID Opheffing van Beperkende Voorwaardes: **1118**

Item No.: **35712**

13-20

GENERAL NOTICE 901 OF 2022**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, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): A part of Erf 3545
Township (Suburb) Name: Jukskei View Extension 78
Street Address: 1 Tugela Lane, Jukskei View Extension 78

APPLICATION TYPE:

Application is hereby made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, for the rezoning of a part of Erf 3545 Jukskei View Extension 78 from "Special" permitting offices, and commercial uses and ancillary retail and uses defined in the Annexure B of the Greater Pretoria Guide Plan 1984, subject to certain conditions, to "Special" permitting offices, commercial uses and ancillary retail, motor showrooms, motor workshop and services, uses defined in the Annexure B of the Greater Pretoria Guide Plan 1984, and ancillary and related uses, subject to certain conditions.

APPLICATION PURPOSES:

The effect of the application will facilitate the inclusion of a motor showroom, and a motor workshop and services within the site's current scheme.

The above application will be available for inspection from 08:00 to 15:30 at the office of Tinie Bezuidenhout and Associates, located at 4 Sanda Close, Morningside from 13 July 2022. Copies of the application documents may be requested to be emailed or hand delivered to interested parties by contacting the applicant on 011 467-1004 or tiniebez@iafrica.com.

The application will also be open for inspection on the e-platform of the City of Johannesburg's website: www.joburg.org.za for a period of 28 days from 13 July 2022. The City of Johannesburg application reference number is 20-07-4040.

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 P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000 or an email sent to both the applicant and objectionsplanning@joburg.org.za by not later than 10 August 2022. Please quote City of Johannesburg Reference 20-07-4040 in your objection.

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.

GENERAL NOTICE 902 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF THE REZONING FOR THE AMENDMENT OF THE TSHWANE TOWNPLANNING SCHEME, 2008 IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

I/We, **Linzelle Terblanche of Thandiwe Townplanners**, being the authorised agent of the owner **Portion 10 of Erf 202 East Lynne** hereby gives notice in terms of Section 16(1)(f) and Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality, - Administrative Unit: Pretoria for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised in 2014) for the Rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above, situated at 10 Stapelberg Avenue, Est Lynne. The rezoning is from: **“Residential 1” to “Special” for warehouses, and offices**. The intension of the applicant in this matter is to utilise the erf for warehouses and 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 **13 July 2022** (*the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above*), until **11 August 2022** (*not less than 28 days after the date of first publication of the notice*). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality accompanying the electronic copy on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land use development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. 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 Business Day newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality - Administration: Pretoria, Middestad Building, Plaza East, 252 Thabo Sehume street, Pretoria

Closing date for any objections and/or comments: **11 August 2022**

Address of applicant: Wapadrand Ave 833, Wapadrand, PO Box 885 Wapadrand, 0050, Tel: (012) 807 0589, Email: thandiweplanners@gmail.com. Telephone No: 082 333 7568

Dates on which notice will be published: **13 July 2022 and 20 July 2022**

Reference: CPD/9/2/4/2-6562T. Item No: 35911

13-20

ALGEMENE KENNISGEWING 902 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR DIE HERSONERING AANSOEK IN TERME VAN DIE GEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKBEHEERVERODERINGE, 2016.**

Ek, **Linzelle Terblanche van Thandiwe Stads-en-Streekbeplanners**, synde die applikant van **Gedeelte 10 van Erf 202 East Lynne**, gee hiermee in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurverordeninge, 2016, kennis dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaans Munisipaliteit vir die wysiging van die Dorpsbeplanningskema bekend as die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014) deur die hersonering van die eiendom hierbo beskryf, in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbeheerverordeninge, 2016. Die eiendom is geleë te 10 Stapelberg Laan, Eat Lynne. Die hersonering is vanaf **“Residensieël 1” na “Spesiaal” vir Pakhuise en kantore**. Die intensie van die applikant in hierdie geval is om die erf te gebruik vir pakhuisse, en kantore.

Enige beswaar(e) en/ of kommentare, insluitend die grond van sulke beswaar(e) en/of kommentare met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentare ingedien het kan kommunikeer nie, moet ingedien word of skriftelik gerig word aan van Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, en Ontwikkeling by Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf **13 Julie 2022** (eerste datum van kennisgewing soos uiteengesit in Artikel 16(1) (f) van die Stad van Tshwane Grondgebruikbeheerverordeninge, 2016) tot **11 Augustus 2022** (nie minder as 28 dae na die eerste datum van publikasie van kennisgewing). As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: **newlanduseapplications@tshwane.gov.za**. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif gepubliseer is, of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselde afskrif as wat ingedien is by die Munisipaliteit by **newlanduseapplications@tshwane.gov.za**. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of aansoeker voorsien is mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur die belanghebbende of geaffekteerde party om 'n aansoek te bekom nia as redes beskou om die verwerking en oorweging te verhoed nie. Volledige besonderhede en planne (as daar beskikbaar 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 kennisgewing in die Provinsiale Gazette/Business Day/ Die Beeld koerante.

Adres van Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit – Administrasie: Pretoria, Middestad Gebou, Plaza Oos, 252 Thabo Sehume straat, Pretoria,

Sluitingsdatum vir enige beswaar(e) en of kommentaar(e): **11 Augustus 2022**

Adres van applikant: Wapadransweg 833, Wapadrans of Posbus 885 Wapadrans, 0050

Epos: thandiweplanners@gmail.com, Tel no: 082 333 7568

Publikasiedatums van kennisgewing: **13 Julie 2022 en 20 Julie 2022**

Verwysing: CPD/9/2/4/2-6562T, Item no:35911.

GENERAL NOTICE 903 OF 2022**CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
NOTICE OF AN APPLICATION FOR THE SUBDIVISION OF LAND IN TERMS OF SECTION 16(12) (a)(iii) OF THE
CITY OF TSHWANE LAND USE MANAGEMENT BY LAW, 2016**

I, PJ Steyn of Futurescope Stads en Streekbeplanners BK, being the authorised agent of the owner, 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 property described below in terms of section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016.

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 13 July until 11 August 2022. 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. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected must provide the Municipality and the applicant with an e-mail address or other means by which to provide said copy electronically. No part of the documentation provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of the application shall not be regarded as grounds to prohibit the processing and considerations of the application.

Address of municipal offices: 7th Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria

Closing date for any objections and/or comments: 11 August 2022

Address of applicant: 146 Carol Road, Silverfields; e-mail: petrus@futurescope.co.za; telno: 011-955-5537; cell no: 082-821-9138. Dates on which notice will be published: 13 and 20 July 2022

Description of property to be subdivided: Remaining Extent of the farm Hondspoort 625-JR, ±42.0173ha in extent.
Number and area of proposed portions: Proposed Remainder: 40.5173±ha and Portion 'A': ±1.5000±ha. **The intention of the applicant in this matter is to:** Subdivide the Remaining Extent of the farm Hondspoort 625-JR into two portions.
Reference Item No: 35820

13-20

ALGEMENE KENNISGEWING 903 VAN 2022**STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016
KENNISGEWING VAN AANSOEK VIR DIE ONDERVERDEELING VAN GROND IN TERME VAN ARTIKEL
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ek, PJ Steyn van Futurescope Stads en Streekbeplanners, die gevolmagtigde agent van die eienaar, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van grond genoem hieronder in terme van artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruiksbestuurverordening 2016.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of komentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif 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 13 Julie tot 11 Augustus 2022. Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en Citizen nuusblaai, by die Munisipale kantore soos hieronder bevestig. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za. Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat enige belangstellende en geaffekteerde partye die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet verskaf om elektroniese afskrifte te ontvang. Geen deel van die dokumentasie wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorwegings van die aansoek te verhoed nie.

Adres van munisipale kantore: 7de Vloer, Middestadgebou, Thabo Sehumestraat 252, Pretoria

Sluitingsdatum vir enige beswaar(e) en/of komentaar(e): 11 Augustus 2022.

Adres van applikant: Carolweg 146, Silverfields; e-pos: petrus@futurescope.co.za; telno: 011-955-5537; selno: 082-821-9138. Datums van publikasie: 13 en 20 Julie 2022.

Beskrywing van eiendomme wat onderverdeel moet word: Resterende Gedeelte van die plaas Hondspoort 625-JR, ±42,0173ha groot. **Getal en oppervlakte van voorgestelde gedeeltes:** Voorgestelde Resterende Gedeelte - 40.5173±ha en Voorgestelde Gedeelte 'A' - ±1.5000±ha. **Die voorneme van die applikant met die aansoek is:** om die Resterende Gedeelte van die plaas Hondspoort 625-JR in twee te verdeel.

Verwysing Item No: 35820

13-20

GENERAL NOTICE 904 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF THE REZONING FOR THE AMENDMENT OF THE TSHWANE TOWNPLANNING SCHEME, 2008 IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

I/We, **Linzelle Terblanche of Thandiwe Townplanners**, being the authorised agent of the owner **Portion 10 of Erf 202 East Lynne** hereby gives notice in terms of Section 16(1)(f) and Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality, - Administrative Unit: Pretoria for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised in 2014) for the Rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above, situated at 10 Stapelberg Avenue, Est Lynne. The rezoning is from: **“Residential 1” to “Special” for warehouses, and offices**. The intension of the applicant in this matter is to utilise the erf for warehouses and 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 **13 July 2022** (*the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above*), until **11 August 2022** (*not less than 28 days after the date of first publication of the notice*). *In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality accompanying the electronic copy on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land use development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.* 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 Business Day newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality - Administration: Pretoria, Middestad Building, Plaza East, 252 Thabo Sehume street, Pretoria

Closing date for any objections and/or comments: **11 August 2022**

Address of applicant: Wapadrand Ave 833, Wapadrand, PO Box 885 Wapadrand, 0050, Tel: (012) 807 0589, Email: thandiweplanners@gmail.com. Telephone No: 082 333 7568

Dates on which notice will be published: **13 July 2022 and 20 July 2022**

Reference: CPD/9/2/4/2-6562T. Item No: 35911

13-20

ALGEMENE KENNISGEWING 904 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR DIE HERSONERING AANSOEK IN TERME VAN DIE GEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKBEHEERVERODERINGE, 2016.**

Ek, **Linzelle Terblanche van Thandiwe Stads-en-Streekbeplanners**, synde die applikant van **Gedeelte 10 van Erf 202 East Lynne**, gee hiermee in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurverordeninge, 2016, kennis dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaans Munisipaliteit vir die wysiging van die Dorpsbeplanningskema bekend as die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014) deur die hersonering van die eiendom hierbo beskryf, in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbeheerverordeninge, 2016. Die eiendom is geleë te 10 Stapelberg Laan, Eat Lynne. Die hersonering is vanaf **“Residensieël 1” na “Spesiaal” vir Pakhuise en kantore**. Die intensie van die applikant in hierdie geval is om die erf te gebruik vir pakhuisse, en kantore.

Enige beswaar(e) en/ of kommentare, insluitend die grond van sulke beswaar(e) en/of kommentare met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentare ingedien het kan kommunikeer nie, moet ingedien word of skriftelik gerig word aan van Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, en Ontwikkeling by Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf **13 Julie 2022** (eerste datum van kennisgewing soos uiteengesit in Artikel 16(1) (f) van die Stad van Tshwane Grongebruikbeheerverordeninge, 2016) tot **11 Augustus 2022** (nie minder as 28 dae na die eerste datum van publikasie van kennisgewing). As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: **newlanduseapplications@tshwane.gov.za**. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif gepubliseer is, of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselde afskrif as wat ingedien is by die Munisipaliteit by **newlanduseapplications@tshwane.gov.za**. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of aansoeker voorsien is mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur die belanghebbende of geaffekteerde party om 'n aansoek te bekom nia as redes beskou om die verwerking en oorweging te verhoed nie. Volledige besonderhede en planne (as daar beskikbaar 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 kennisgewing in die Provinsiale Gazette/Business Day/ Die Beeld koerante.

Adres van Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit – Administrasie: Pretoria, Middestad Gebou, Plaza Oos, 252 Thabo Sehume straat, Pretoria,

Sluitingsdatum vir enige beswaar(e) en of kommentaar(e): **11 Augustus 2022**

Adres van applikant: Wapadrand weg 833, Wapadrand of Posbus 885 Wapadrand, 0050

Epos: thandiweplanners@gmail.com, Tel no: 082 333 7568

Publikasiedatums van kennisgewing: **13 Julie 2022 en 20 Julie 2022**

Verwysing: CPD/9/2/4/2-6562T, Item no:35911.

GENERAL NOTICE 905 OF 2022**NOTICE OF APPLICATION FOR REZONING & REMOVAL OF RESTRICTIVE OR OBSOLETE CONDITIONS IN TERMS OF SECTION 21 & 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

APPLICABLE SCHEME: The City of Johannesburg Land Use Scheme, 2018

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for the Rezoning and Removal of Restrictive and Obsolete Conditions.

SITE DESCRIPTION:

Erf /Erven (stand) No(s): **Portion 6 of Erf 547**
Street Address: **65 South Road**

Township (Suburb) Name: **Linden Extension**
Code: **2195**

APPLICATION TYPE: Application in terms of Section 21 and 41 for the Removal of Restrictive and obsolete conditions of title in the deed of transfer T57189/2018.

APPLICATION PURPOSES: The applicants intend to rezone the Portion 6 of Erf 547 Linden Extension from "Residential 1" to "Residential 3" in order to allow the development of 8 double storey dwelling units on the property. Application is also made to remove the restrictive conditions (c), (d), (e), (g) and (h) and obsolete conditions from the Deed of Transfer T57189/2018.

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, on the Joburg E-Services or at Rinus Brits Town Planning Solutions (31 7th Street, Linden).

Any objection or representation with regard to the application must be submitted to both the 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 to objectionsplanning@joburg.org.za, and admin@rbtps.co.za, by not later than **10 August 2022**.

AUTHORISED AGENT: M. Brits of Rinus Brits Town Planning Solutions, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195) Tel: 011 888 2232, Cell: 082 456 4229, email: admin@rbtps.co.za. **Date of advert: 13 July 2022.**

GENERAL NOTICE 906 OF 2022**NOTICE OF APPLICATION FOR AMENDMENT OF THE LAND USE SCHEMES IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAWS, 2016.**

Notice is hereby given, in terms of Section 21 and Section 41 of the City of Johannesburg Municipal Planning By-Laws, 2016 that I the undersigned, intend to apply to the City of Johannesburg for the amendment of the Land Use Scheme and the Removal of Restrictive and obsolete conditions.

APPLICABLE SCHEME : City of Johannesburg Land Use Scheme, 2018.

ERF NO : Erf 247

TOWNSHIP : Horison Park

STREET ADDRESS : 1 Kingfisher Street (corner Pheasant Street), Horison Park

APPLICATION TYPE: Application in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016 read with SPLUMA 2013 for the Amendment of the Johannesburg Land Use Scheme, 2018 and Removal of Restrictions.

APPLICATION PURPOSES: The intention is to rezone the property described above from "Business 4" for offices to "Business 4" for offices and/or a place of instruction as well as a dwelling unit in order to allow the development of a combined school or offices, subject to conditions, as well as the removal of restrictive and outdated conditions. The intention is to convert the existing offices into a place of instruction and to develop a dwelling unit for a caretaker/staff member.

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 (twenty-eight).

Any objection or representation regarding 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 Email to Objectionsplanning@joburg.org.za, and admin@rbtps.co.za by not later than **10 August 2022** (28 days from the date on which the application notice was first placed).

Any objections not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Laws, 2016 (Validity of objections) may be deemed invalid and may be disregarded during the assessment of the application.

AUTHORISED AGENT: Name: M. Brits of Rinus Brits Town Planning Solutions, Postal address: P. O Box 1133, Fontainebleau, 2032, Physical address: 31 Seventh Street, Linden, 2195, Tel: (011) 888-2232, Cell no: 082 456 4229,

E-mail: admin@rbtps.co.za. (COJ Ref: 20-05-4117 & 20/13/2161/2022)

Date of advert: 13 July 2022

GENERAL NOTICE 907 OF 2022**NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME
IN TERMS OF SECTIONS 21(2) OF THE CITY OF JOHANNESBURG
MUNICIPAL PLANNING BY-LAW, 2016**

CITY OF JOHANNESBURG AMENDMENT SCHEME 20-01-4101

I, **Hendrik Raven**, being the authorized agent of the owner of **Erf 2541 and Portion 3 of Erf 2323 Houghton Estate** do hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the town-planning scheme known as the **City of Johannesburg Land Use Scheme, 2018** by the rezoning of the properties described above, situated at **63 St. Patrick Road, Houghton Estate**, from "**Residential 1**" including a residential building (guest house/boutique hotel) in terms of Amendment Scheme No: 1446 to "**Residential 1**", subject to certain amended conditions.

The nature and purpose of the application is to zone all properties "Residential 1" in order to consolidate them for the development of a dwelling house and a cottage. No additional rights are proposed.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3rd Floor, Bergild House, 54 Andries Street, Wynberg and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **13 July 2022**. Copies of application documents are available from www.joburg.org.za and will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail objectionsplanning@joburg.org.za and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

10 August 2022

Contact details of applicant (authorised agent):

RAVEN Town Planners

Town and Regional Planners

P O Box 522359

SAXONWOLD

2132

(PH) 011 882 4035

(FAX) 011 887 9830

E-mail : rick@raventp.co.za

GENERAL NOTICE 908 OF 2022**NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME
IN TERMS OF SECTIONS 21(2) OF THE CITY OF JOHANNESBURG
MUNICIPAL PLANNING BY-LAW, 2016**CITY OF JOHANNESBURG AMENDMENT SCHEME **20-01-4097**

I, **Hendrik Raven**, being the authorized agent of the owner of **Portion 1 of Erf 616 Parktown North** hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the town-planning scheme known as the **City of Johannesburg Land Use Scheme, 2018** by the rezoning of the property described above, situated at **61A Seventh Avenue, Parktown North**, from **“Residential 1”** to **“Residential 3”** permitting a density of 80 dwelling units, subject to certain conditions.

The nature and general purpose of the application is to permit the construction of 12 dwelling units on the site.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3rd Floor, Bergild House, 54 Andries Street, Wynberg and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **13 July 2022** Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail objectionsplanning@joburg.org.za and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

10 August 2022

Contact details of applicant (authorised agent):

RAVEN Town Planners

Town and Regional Planners

P O Box 522359

SAXONWOLD

2132

(PH) 011 882 4035

(FAX) 011 887 9830

E-mail : rick@raventp.co.za

GENERAL NOTICE 909 OF 2022**NOTICE OF APPLICATION IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Laurette Swarts Pr. Pln., of Korsman & Associates, being the authorized agent of the owner of the Remainder of Portion 18 of the Farm Spitskop 533, Registration Division J.R., Province of Gauteng hereby give notice in terms of Section 16(12)(a)(iii) of the Tshwane Land Use Management Bylaw, 2016, that I have applied to the City of Tshwane for the subdivision of the above mentioned property situated west of Balmoral Town and next to the N4 Freeway. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, Or To cityp_registration@tshwane.gov.za from 13 July 2022 until 10 August 2022. Full particulars and plans of the applications may be perused electronically during normal office hours at Akasia Offices Room F12, First Floor, Akasia Municipal Complex, 485 Heinrich Avenue Karenpark or Room E10, Cnr Of Basden And Rabie Streets, Centurion Municipal Offices By any interested and affected party for a period of 28 days from the date of publication of the notice in the provincial gazette, until such time as the Pretoria Office will occupy the new offices, which will be located at 252 Thabo Sehume, Pretoria.

Address of the Applicant: 14 Bethal Street, Modelpark, Emalahleni, 1035, Private Bag X7260, Suite 293, Witbank, 1035. Telephone no: 013 650 0408, Email: admin@korsman.co.za

Reference: SA31-AdvGazette

13-20

ALGEMENE KENNISGEWING 909 VAN 2022**KENNISGEWING VAN AANSOEK INGEVOLGE ARTIKEL (16)(12)(a)(iii) VAN DIE TSHWANE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Laurette Swarts PR. PLN. A/1457/2011 (ID nr.: 8312140079089), van die firma Korsman & Vennote. die gemagtigde agent van die eienaar van die restant van gedeelte 18 van die plaas Spitskop 533, Registrasie Afdeling J.R., Provinsie van Gauteng, gee hiermee ingevolge Artikel 16(12)(a)(iii) van die Tshwane Grondgebruiksbestuurs verordening, 2016, kennis dat ons by die stad Tshwane aansoek gedoen vir die onderverdeling van die bogenoemde eiendom, geleë wes van Balmoral dorp langs die N4 hoofweg. Besware teen of verhoë, insluitend die redes vir die besware en/of verhoë, met volledige kontakbesonderhede, moet skriftelik by of tot die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gerig en ingedien word vanaf 13 July 2022 until 10 August 2022. Volledige besonderhede en planne van die aansoeke kan eletronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant by Akasia Kantore Kamer F12, Eerste Vloer, Akasia Munisipale Kompleks, Heinrichlaan no. 485 Karenpark of by Kamer E10, h/v Basden- en Rabiestraat, Centurion Munisipale Kantore, tot tyd en wyl die Pretoria-kantoor die nuwe kantore, wat geleë sal wees te Thabo Sehumestraat 252, Pretoria, beset het. Adres van Applikant: Bethalstraat 14, Witbank, 1035, Privaatsak X7260, Suite 293, Witbank, 1035. Tel No: 013 650 0408, Email: admin@korsman.co.za

Verwysing: SA31-Gazette

13-20

GENERAL NOTICE 910 OF 2022

EKURHULENI AMENDMENT SCHEME K0809C

I, MARIO DI CICCIO, being the authorised agent of the owner of Erf 1726 Kempton Park Extension 4, hereby give notice in terms of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 read in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that I have applied to the Ekurhuleni Metropolitan Municipality (Edenvale) for the amendment of the Town Planning Scheme in operation known as the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 29 Lobata Street, Kempton Park Extension 4, from Residential 1 to Residential 3, subject to conditions in order to permit 5 dwelling units on the site.

Particulars of this application will lie for inspection during normal office hours at the offices of City Planning, CR Swart Avenue and Pretoria Road, Kempton Park for a period of 28 (twenty eight) days from 13 July 2022.

Objections to or representation in respect of the application must be lodged in writing in duplicate to City Planning at the above address or at P.O. Box 2300, Kempton Park, 1620, within a period of 28 days from 13 July 2022.

Name and address of Agent
Mario Di Cicco, P.O. Box 28741, Kensington, 2101
E-mail address: mariodc.projects@gmail.com
Mobile: 083 654 0180

GENERAL NOTICE 911 OF 2022

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:

APPLICATION TYPE:

The rezoning of the erf from "Residential 1" to "Residential 4" with a density of 15 dwelling units.

APPLICATION PURPOSES:

To allow the owners to redevelop the site with a new building to accommodate the 15 dwelling units.

SITE DESCRIPTION:

Erf 389 Delarey, located at 11 Tenth Street.

COUNCIL REFERENCE NUMBER:

20-05-4064

An electronic copy of the application will be available free of any costs on request from the agent, being Schalk Botes Town Planners, for a period of 28 (twenty-eight) days from **13 July 2022**.

Any objection or representation with regard to the application must be submitted to both the **Agent and the Registration Section** of the Department of Development Planning of the City of Johannesburg by e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za **by no later than 10 August 2022. Please indicate the Council reference number and site description on all communication.**

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding **Code:** 2162
7 Retief Road, Northwold, Randburg
Tel No: 082-569-1955
E-mail address: sbtp@mweb.co.za

GENERAL NOTICE 912 OF 2022**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 SCHEDULE 23 THERETO**

I, Jacobus Johannes Barnard the authorized agent of the owner of the Remaining Extent of Erf 171 Parktown Estates Township also known as 111 Louis Trichardt Street Parktown Estates hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a "Boarding House." The property is situated on the southern side of Louis Trichardt Street and approximately midblock between Lambert Lee Avenue and Morgan Avenue in a "Residential 1" zone. The intention of the applicant in the matter is to legalize the existing Boarding House with 11 bedrooms and a floor area of 772 m².

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant 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, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane. The abovementioned can be lodged electronically and may be copied to the applicant to barnard@btplan.co.za. Dates on which notice will be published: 13 July 2022. Closing date for any objections and/or comments: 10 August 2022.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party: E-mail address: barnard@btplan.co.za, Postal Address: Postnet Suite 95, Privaatbag X13, Elarduspark 0047, Physical Address of offices of applicant: Boureche's Shop, Winmore Village, Cnr. De Villebois Mareuil and Hesketh Drive Moreleta Park, Contact Telephone Number: 0834002852.

The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically.

No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 13 July 2022. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD/0516/00171/R (Item no: 34507)

ALGEMENE KENNISGEWING 912 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET SKEDULE 23**

Hiermee aan alle belanghebbendes kennis gegee dat ek, Jacobus Johannes Barnard die gevolmagdigde agent van die geregistreerde eienaar van die Resterende Gedeelte van Erf 171 Parktown Estates Dorpsgebied ook bekend as Louis Trichardt Straat 111 Parktown Estates gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir Toestemminggebruik vir 'n "Losieshuis". Die eiendom is geleë aan die suidekant van Louis Trichardt Straat en ongeveer midblok tussen Lambert Lee Laan en Morgan Laan 'n "Residensiele 1" zone. Die intensie van die applikant is om Toestemminggebruik is die wettiging van die bestaande Losieshuis van 11 slaapkamers en 'n vloeroppervlakte en 'n vloeroppervlakte van 772 m².

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette. Bogenoemde kan elektronies ingedien word en die aansoeker mag ingekopie word aan barnard@btplan.co.za Datums waarop kennisgewing gepubliseer word: 13 Julie 2022. Sluitingsdatum vir enige besware/ kommentare: 10 Augustus 2022.

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word: Eposadres:barnard@btplan.co.za Posadres: Postnet Suite 95, Privaatsak X13, Elarduspark 0047, Fisiese adres van die kantoor van die applikant: Boureche's Winkel, Winmore Village, Cnr. De Villebois Mareuil and Hesketh Rylaan Moreleta Park, Kontak telefoonnommer: 0834002852.

Die aansoeker sal toesien dat die afskrif aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam aan die Munisipaliteit voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 13 Julie 2022. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD/0516/00171/R (Item no: 34507)

GENERAL NOTICE 913 OF 2022

APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Sections 21 & 41 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 of the land use scheme and simultaneous removal of restrictive conditions.

SITE DESCRIPTION: Erf 1150, Florida Extension, 1709 situated at 73 Rose Street.

APPLICATION TYPE: Rezoning application in terms of the Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016

APPLICATION PURPOSES: Application is for the rezoning of Erf 1150, Florida Extension from "Residential 1" to "Residential 3", subject to a height of 3 storeys, coverage of 60%, floor area ratio of 0,8 and a density of 80 units per hectare (maximum 16 dwelling units).

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018 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 and at the offices of Terraplan Gauteng Pty Ltd.

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 mentioned 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 10/08/2022.

OWNER / AUTHORISED AGENT:

Full name: Terraplan Gauteng Pty Ltd

Postal address: P.O. Box 1903, Kempton Park, 1620

Residential address: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park

Tel No. (w): (011) 394 1418/9, Fax No: (011) 975 3716, E-mail address: jhb@terraplan.co.za

SIGNED: P le Roux

DATE: 13/07/2022

GENERAL NOTICE 914 OF 2022**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 SCHEDULE 23 THERETO**

I, Jacobus Johannes Barnard the authorized agent of the owner of the Portion 1 of Erf 155 Parktown Estates Township also known as 41 Louis Trichardt Street Parktown Estates hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a "Boarding House." The property is situated to the southern side of Louis Trichardt Street and approximately midblock between Kensington Avenue and the border of the township at the Apies River to the west in a "Residential 1" zone. The intention of the applicant in the matter is to legalize the existing Boarding House with 9 bedrooms and a floor area of 405 m².

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant 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, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane. The abovementioned can be lodged electronically and may be copied to the applicant to barnard@btplan.co.za. Dates on which notice will be published: 13 July 2022. Closing date for any objections and/or comments: 10 August 2022.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party: E-mail address: barnard@btplan.co.za, Postal Address: Postnet Suite 95, Privaatbag X13, Elarduspark 0047, Physical Address of offices of applicant: Boureche's Shop, Winmore Village, Cnr. De Villebois Mareuil and Hesketh Drive Moreleta Park, Contact Telephone Number: 0834002852.

The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically.

No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 13 July 2022. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD/0516/00155/1 (Item no: 34454)

ALGEMENE KENNISGEWING 914 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET SKEDULE 23**

Hiermee aan alle belanghebbendes kennis gegee dat ek, Jacobus Johannes Barnard die gevolmagdigde agent van die geregistreerde eienaar van die Gedeelte 1 van Erf 155 Parktown Estates Dorpsgebied ook bekend as Louis Trichardt Straat 41 Parktown Estates gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir Toestemminggebruik vir 'n "Losieshuis". Die eiendom is geleë aan die suidekant van Louis Trichardt Straat en ongeveer midblok tussen Kensington Laan en die grens van die dorpsgebied by die Apies Rivier aan die weste in 'n "Residensiele 1" zone. Die intensie van die applikant is om Toestemminggebruik is die wettiging van die bestaande Losieshuis van 9 slaapkamers en 'n vloeroppervlakte en 'n vloeroppervlakte van 405 m².

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnummer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette. Bogenoemde kan elektronies ingedien word en die aansoeker mag ingekopie word aan barnard@btplan.co.za Datums waarop kennisgewing gepubliseer word: 13 Julie 2022. Sluitingsdatum vir enige besware/ kommentare: 10 Augustus 2022.

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word: Eposadres:barnard@btplan.co.za Posadres: Postnet Suite 95, Privaatsak X13, Elarduspark 0047, Fisiese adres van die kantoor van die applikant: Boureche's Winkel, Winmore Village, Cnr. De Villebois Mareuil and Hesketh Rylaan Moreleta Park, Kontak telefoonnummer: 0834002852.

Die aansoeker sal toesien dat die afskrif aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam aan die Munisipaliteit voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 13 Julie 2022. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD/0516/00155/1 (Item no: 34454)

GENERAL NOTICE 915 OF 2022**NOTICE OF APPLICATION FOR THE SUBDIVISION OF
THE REMAINDER OF PORTION 123 FARM ELANDSFONTEIN 308IQ**

Applicable Scheme: City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of Section 35 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, have applied to the City of Johannesburg for the subdivision of the property described hereunder.

Site Description: The Remainder of Portion 123 Farm Elandsfontein 308IQ, situated on Walter Road (D1520), immediately to the west of Lawley Ext 1.

Application Type: Subdivision in terms of Section 35 of the City of Johannesburg Municipal Planning By-Law, 2016.

Application Purpose: The intention is to subdivide the Remainder of Portion 123 of the Farm Elandsfontein 308IQ into 2 portions known as proposed Portion 1 measuring 6,245m² and proposed Remainder measuring 6,2880ha, so as to facilitate the transfer of Portion 1 to a private owner.

Should you wish to view the application, please contact the agent VBH Town Planning (details provided below) and we will email a copy of the application. Alternatively, the application can be viewed at our offices at the address indicated below. Any objection or representation with regard to the application must be emailed to both the agent at susie@vbhplan.com and Development Planning, City of Joburg at objectionsplanning@joburg.org.za, or delivered to Room 8100, 8th floor, A block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or posted to PO Box 30733, Braamfontein 2017, or a facsimile sent to 011 339 4000, by not later than 10 August 2022. CoJ reference number 20/17/1634/2022

Authorised Agent: VBH Town Planning; Postal Address: P O Box 3645 Halfway House, 1685
Physical Address: Thandanani Office Park, Invicta Road, Halfway Gardens, Midrand
Tel No (w): 011 315 9908; Cell: 083 289 1893; Email address: susie@vbhplan.com
Date: 13 July 2022

GENERAL NOTICE 916 OF 2022**Form E3D-Newspaper rezoning****NOTICE OF APPLICATION FOR TOWNSHIP ESTABLISHMENT : PROPOSED UMTHOMBO EXTENSION
63 TOWNSHIP**APPLICABLE SCHEME:**City of Johannesburg Land Use Scheme, 2018**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By- Law, 2016, that I/We, the undersigned, intend to apply to the City of Johannesburg for township establishment.

APPLICATION PURPOSES:

It is the applicant's intention to establish a township over Holdings 546 and 547 Glen Austin AH in terms of Section 26 of the City of Johannesburg Municipal Planning By- Law, 2016 to develop 3 Industrial 3 erven and a private road zoned "Special" for access and access control purposes in terms of the City of Johannesburg Land Use Scheme of 2018.

SITE DESCRIPTION:

Erf/Erven (Stand) No(s) : Holdings 546 and 547
Township (Suburb) Name : Glen Austin Extension 3 Agricultural Holdings
Street Address : No 3 and 9 Setter Road Glen Austin AH
Code : 1685

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 21 Van Bergen Street, Brackenhurst, 1448 and at Thuso House, 61 Jorisson Street, Braamfontein for a period of for a period of 28 days from 13 July 2022. Copies of the application documents are available from www.joburg.org.za and will also be made available electronically within 24 hours from a request by e-mail to the e-mail address below during the same period. **COJ Ref No: 20-07-4049.**

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 on (011) 339 4000, or email sent to ObjectionsPlanning@joburg.org.za no later than 10 August 2022. (28 days from the date on which the application notice was first displayed.)

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.

OWNER / AUTHORISED AGENT

Full name : Torben Richard Troup
Business Address : 21 Van Bergen Street, Brackenhurst, Alberton, Code 1448
Tel No 082-904-3317, Cell 082-904-3317
E-mail address : torben@troup.co.za

SIGNED: DATE: 22 June 2022



PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 528 OF 2022****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, Multiprof Property Intelligence (Pty) Ltd, being the applicant on behalf of the owner of Erf 829, Karenpark Extension 15, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 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 no. 53 Swarhout Street, Karenpark Extension 15.

The rezoning is from "Residential 1" subject to one (1) dwelling house per erf to " Residential 1" with a maximum erf size of 450m² to enable subdivision of the erf.

The intension of the applicant in this matter is to obtain land use rights to subdivide the property into two (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 6 July 2022 until 3 August 2022.

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 6 July 2022 (the date of first publication of the notice) in the Provincial Gazette, the Beeld and the Citizen newspapers.

Address of Municipal offices: Registry Office, No. 252 Thabo Sehumo Street, Pretoria.

Closing date for any objections and/or comments: 03 August 2022

Address of applicant: Unit 25 Garsfontein Office Park, 645 Jacqueline Drive, Garsfontein / P.O. Box 1285, Garsfontein, 0042. Tel: (012) 361 5095 / Cell: 082 556 0944 / E-mail: info@mpdp.co.za

Dates on which notice will be published: 6 July 2022 and 13 July 2022.

Reference: CPD9/2/4/2 5974T

Item no: 33373

6-13

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT – KENNISGEWING VAN 'N HERSONERING AANSOEK IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016

Ons, Multiprof Property Intelligence (Pty) Ltd, synde die gemagtigde agent van die eienaars van Erf 829, Karenpark Uitbreiding 15, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Bywet, 2016, kennis dat ons 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 Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë te Swarthout Straat 53, Karenpark Uitbreiding 15.

Die hersonering is vanaf "Residensieël 1" onderhewig aan een (1) woonhuis per erf na " Residensieël 1" met 'n maksimum erfgrötte van 450m² per erf om die onderverdeling van die erf te akkommodeer.

Die bedoeling van die applikant is om regte te bekom om die erf in twee (2) gedeeltes te verdeel.

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, of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 6 Julie 2022 tot 3 Augustus 2022.

Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 6 Julie 2022 (die datum van die eerste publikasie van hierdie kennisgewing) in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante.

Adres van die Munisipale kantore: Registrasie Kantoor, 252 Thabo Sehume Straat, Pretoria.

Sluitingsdatum vir enige beswaar(e): 3 Augustus 2022.

Naam en Adres van gemagtigde agent: Eenheid 25 Garsfontein Kantoorpark, 645 Jacqueline Rylaan, Garsfontein / Posbus 1285, Garsfontein, 0042. Tel: (012) 361 5095 / Sel: 082 556 0944 / Epos: info@mpdp.co.za

Datum van publikasie van die kennisgewing: 6 Julie 2022 en 3 Augustus 2022

Verwysing: CPD9/2/4/2 5974T

Item no: 33373

6-13

PROVINCIAL NOTICE 529 OF 2022**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 (ERF 430 LAMBTON EXTENSION 1)**

I, Isidore Kalenga being authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Germiston) for the removal of certain conditions contained in the Title Deed T25720/2020 of **Erf 430 Lambton Extension 1** which property is situated at 23 Eight Avenue and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from "Residential 1" to "Residential 3", subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th floor, Golden Heights Building, Cnr. Victoria & Odendaal Streets, Germiston, 1401, for a period of 28 days from 6 July 2022 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th floor, Golden Heights Building, Cnr. Victoria & Odendaal Streets, Germiston, 1401 or P O Box 145, Germiston, 1400 or by email to Itumeleng.Nkoane@ekurhuleni.gov.za, within a period of 28 days from 6 July 2022

Address of the authorised agent: Mr Isidore Kalenga, 10 Thurso Close, Blue Valley Golf Estate, Centurion, 0096; Cell: 0614370989; Email: raoul2kalenga@yahoo.com.

6-13

PROVINCIAL NOTICE 530 OF 2022

Constantia Kloof Ext 3, Erf 288

NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME REGULATION IN TERMS SECTION 21 THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW 2016 AND SPATIAL PLANNING AND LAND USE MANAGEMENT ACT OF 2013

I, Isidore Kalenga being authorized agent of the owner hereby gives notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law of 2016 read with the Spatial Planning and Land Use Management Act of 2013 to allow a place of worship on Erf 288 Constantia Kloof Ext 3. I have applied to the Area Manager: City Planning Department, City Council of Johannesburg, 8th floor, Customer Care Centre, 158 Civic Boulevard, Braamfontein for Amendment of Land Use Scheme in terms of the Section 21 of the City of Johannesburg Municipal Planning By-Law of 2016 read with the Spatial Planning and Land Use Management Act of 2013 to allow a Place of Worship. Particulars of the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning Department, City Council of Johannesburg, 8th floor, Customer Care Centre, 158 Civic Boulevard, Braamfontein, for the period of 28 days from 6 July 2022 (the date of the 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, City Council of Johannesburg, 8th floor, Customer Care Centre, 158 Civic Boulevard, Braamfontein, for the period of 28 days from 6 July 2022. Address of the authorized agent: Mr Isidore Kalenga: 10 Thurso Close, Blue Valley Golf Estate, Centurion, 0096; Cell: 0614370989; raoul2kalenga@yahoo.com

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PROVINCIAL NOTICE 534 OF 2022**ERF 432 MABOPANE TOWNSHIP****TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

Notice is hereby given to all whom it may concern that 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, Grand Gaming Gauteng have submitted to the City of Tshwane for consent for a Place of Amusement to permit additional 3 limited pay-out machines, on ERF 432 MABOPANE Township, along Bultekant Street, Mabopane.

Any objection, with the grounds therefore, shall be lodged with or made in writing to: The Strategic Executive Director: City Planning and Development, P.O Box 3242, Pretoria, 0001 or Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st Floor, Room F12, Karenpark, Akasia or Room 8, Municipal Offices. Objections can also be emailed to Cityregistration@tshwane.gov.za within 28 days of the publication of the advertisement from 15 June 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the publication.

Closing date for any objections: 25 July 2022.

Name and Address of applicant:

Grand Gaming Hot Slots, 21 Friesland Drive, Longmeadow Business Estate (South), Westfield, Modderfontein, Edenvale, 1609 AND Postnet Box X1 Edenglen, 1613

Reference: CPD/0637/00432**Item No: 34416**

6-13

PROVINSIALE KENNISGEWING 534 VAN 2022**ERF 432 MABOPANE DORPSGEBIED****TSHWANE DORPSBEPLANNINGKEMA, 2008 (HERSIEN 2014)**

Ingevolge klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) gelees met artikel 16 (3) van die Stad Tshwane Grondgebruiksverordening, 2016, dat ons Grand Gaming Gauteng van voornemens is om by die Stad Tshwane vir toestemming vir 'n Plek van Vermaak om bykomende 3 beperkte uitbetalingsmasjiene toe te laat op ERF 432 MABOPANE Dorpsgebied, ook bekend as Bultekant Street, Mabopane.

Enige beswaar, met die redes daarvoor, moet binne 28 dae na publikasie van die advertensie in die Provincial Koerant, n1 19 April 2022, skriftelik by tot: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, P.O. Box 3242, Pretoria, 0001 of Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st Floor, Room F12, Karenpark, Akasia or Room 8, Municipal Offices. Objections can be emailed to Cityregistration@tshwane.gov.za within

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir n periode van 28 dae na publikasie.

Sluitingsdatum vir enige besware: 25 July 2022.

NAAM EN ADRES VAN AANSOEKER:

Grand Gaming Hot Slots, 21 Frieslandrylaan, Longmeadow Business Estate (Suid), Westfield, Modderfontein, Edenvale, 1609 EN Postnet Box X1, Edenglen, 1613

Reference: CPD/0637/00432**Item No: 34416**

6-13

PROVINCIAL NOTICE 535 OF 2022**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-LAWS, 2016:**

We, Cosmopolitan Consult (Pty) Ltd, being the applicant and authorised agent of the registered owners of Erf 226 and Erf 227, Willow Park Manor Ext. 5, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 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)(f) of the City of Tshwane Land Use Management By-law, 2016 of the properties described above. The properties are located at numbers, 476 and 486, Bush Road, Willow Park Manor, respectively. The application is for the rezoning of Erf 226 and Erf 227 Willow Park Manor Ext. 5 from "Special" for shops and offices and "Residential 3" (Duplex Residential) (as per Amendment Scheme 13230P), respectively to "Residential 3" with a density of 72 dwelling units per hectare (maximum 138 units on both erven), FAR 0.5, Height 3 storeys and coverage of 40%, subject to specific and certain conditions. The intention of this application is to obtain land use rights to afford the landowner the opportunity to develop 138 dwelling units, subject to specific and certain conditions as applied for. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or Applicant's 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, and Citizen newspapers. Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or alternatively by requesting such copy from the applicant. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced, or in any form published or used in a manner that will infringe on the intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. 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 Group Head: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 6 July 2022 until 3 August 2022. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality, Middestad Building, 252 Thabo Sehume Street, Pretoria. **Closing date for any objections and/or comments:** 3 August 2022. **Address of applicant:** Building F, Hertford Office Park, 90 Bekker Road and Midrand, Cosmopolitan Consult (Pty) Ltd, P.O. Box 754, Auckland Park, 2006; **Tel:** (011) 541 3800; **Email:** antonm@cosmopro.co.za (Anton Mathey). **The date on which the application will be published:** 6 and 13 July 2022. **Rezoning Ref:** Item Number. 35923.

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PROVINSIALE KENNISGEWING 535 VAN 2022**DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016:**

Ons, Cosmopolitan Consult (Edms) Bpk, synde die magtigde applikant en agent van die geregistreerde eienaars van Erf 226 and Erf 227, Willow Park Manor Ext. 5, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 en Skedule 23 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 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendom soos hierbo beskryf. Die eiendomme is geleë te Bush Straat, Ns. 476 en 486, Willow Park Manor, onderskeidelik. Die aansoek om hersonering van Erf 226 and Erf 227, Willow Park Manor Ext. 5, is vanaf "Spesiaal" vir winkels en kantore en "Residential 3" (Dupleks Residensieel) (soos per Wysigingskema 13230P), onderskeidelik na "Residensieel 3" met 'n digtheid van 72 eenhede per hektaar (maksimum 138 eenhede op beide erwe), VRV van 0.5, Hoogte 3 verdiepings en Dekking van 40%, onderhewig aan spesifieke en seker voorwaardes. Die doel van hierdie aansoek is om vir die eenaar van die grond die geleentheid te gee om 138 eenhede te kan oprig, onderhewig aan spesifieke en seker voorwaardes soos voor aansoek gedoen. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale en applikant se kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en Citizen koerante. Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: newlanduseapplications@tshwane.gov.za of alternatiewelik deur sodanige afskrif van die applikant te versoek. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte benadeel nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te verkry nie, word die versuim om 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party te bekom nie beskou as 'n rede om die verwerking en oorweging van die aansoek te verbied nie. 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 Groephef, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf 6 Julie 2022 tot 3 Augustus 2022. **Adres van die Munisipale kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit, Middestad Gebou, Thabo Sehume Straat 252, Pretoria. **Sluitingsdatum vir enige beswaar (e):** 3 Augustus 2022. **Adres van gemagtigde agent:** Gebou F, Hertford Kantoorpark, Bekker Straat 90, Midrand en Cosmopolitan Consult (Pty) Ltd, Posbus 754, Auckland Park, 2006; **Tel:** (011) 541 3800; **Epos:** antonm@cosmopro.co.za (Anton Mathey). **Datum van publikasie van die kennisgewing:** 6 en 13 Julie 2022. **Hersonering Verwysing:** Item Nummer: 35923.

PROVINCIAL NOTICE 537 OF 2022**NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME REGULATION IN TERMS SECTION 21 THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW 2016 AND SPATIAL PLANNING AND LAND USE MANAGEMENT ACT OF 2013**

I, Isidore Kalenga being authorized agent of the owner hereby gives notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law of 2016 read with the Spatial Planning and Land Use Management Act of 2013, that I have applied to the Area Manager: City Planning Department, City Council of Johannesburg, 8th floor, Customer Care Centre, 158 Civic Boulevard, Braamfontein for Amendment of Land Use Scheme in terms of the Section 21 of the City of Johannesburg Municipal Planning By-Law of 2016 read with the Spatial Planning and Land Use Management Act of 2013 to allow a Place of Worship. Particulars of the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning Department, City Council of Johannesburg, 8th floor, Customer Care Centre, 158 Civic Boulevard, Braamfontein, for the period of 28 days from 6 July 2022 (the date of the first publication of this notice). O b j e c t i o n s t o o r representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, City Council of Johannesburg, 8th floor, Customer Care Centre, 158 Civic Boulevard, Braamfontein, for the period of 28 days from 6 July 2022. Address of the authorized agent: Mr Isidore Kalenga: 10 Thurso Close, Blue Valley Golf Estate, Centurion, 0096; Cell: 0614370989; raoul2kalenga@yahoo.com

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PROVINCIAL NOTICE 541 OF 2022



GAUTENG PROVINCE

**CO-OPERATIVE GOVERNANCE AND
TRADITIONAL AFFAIRS
REPUBLIC OF SOUTH AFRICA**

CONSOLIDATED ANNUAL MUNICIPAL PERFORMANCE REPORT FOR 2020/21 FINANCIAL YEAR

(SECTION 47 REPORT OF THE MSA)

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ABBREVIATIONS AND ACRONYMS

AG	Auditor General	ISDG	Infrastructure Skills Development Grant
CDW	Community Development Workers	KPA	Key Performance Area
CFO	Chief Financial Officer	KPI	Key Performance Indicator
CoGTA:	Co-operative Governance and Traditional Affairs	LED	Local Economic Development
CRDP	Comprehensive Rural Development Programme	MBRR	Municipal Budgets and Reporting Regulations
CWP	Community Works Programme	MDG	Millennium Development Goals
DMC	Debt Management Committee (DMC)	MEC	Member of the Executive Council
EPWP	Expanded Public Works Programme	MFMA	Municipal Finance Management Act
EXCO	Executive Council	MIG	Municipal Infrastructure Grant
FBS	Free Basic Services	MM	Municipal Manager
FMG	Financial Management Grant	MPAC	Municipal Public Accounts Committee
GDARD	Gauteng Department of Agricultural Rural Development	MPRA	Municipal Property Rates Act
GDED	Gauteng Department of Economic Development	MSA (A)	Municipal Systems Act as Amended
GEP	Gauteng Economic Propeller	MSIG	Municipal Systems Improvement Grant
GPT	Gauteng Provincial Treasury	NCOP	National Council of Provinces
GRAP	Generally Recognised Accounting Practices	NDMC	National Disaster Management Centre
HR	Human Resource	NDPG	Neighbourhood Development Partnership Grant
HRDS	Human Resources Development Strategy	NGO	Non-Governmental Organisation
ICDG	Integrated City Development Grant	NSDP	National Spatial Development Perspective
IDP	Integrated Development Plan	NTCF	National Training Competency Framework
IDT	Independent Development Trust	OPCA	Operation Clean Audit
IGR	Intergovernmental Relations	PDMC	Provincial Disaster Management Centre
IGRFA	Intergovernmental Relations Framework Act	PMS	Performance Management System
POA	Programme of Action	SDBIP	Service Delivery Budget Implementation Plan
PPP	Public Private Partnerships	SDF	Spatial Development Framework
PTISG:	Public Transport Infrastructure and Systems Grant	SEDA	Small Enterprise Development Agency
PTNOG	Public Transport Network Operations Grant	SMME	Small and Medium Enterprises
PWC	Provincial Working Committee	SOE	State Owned Enterprises
SALGA	South African Local Government Association	STATSSA	Statistics South Africa
WRDM	West Rand District Municipality	PDMC	Provincial Disaster Management Centre

LEGISLATIVE MANDATES

The below sections are extracted from the constitution and other policies and strategies which have direct bearing on both province and municipalities in terms of the delivery of their constitutional mandates

Section 152 (1)	Provides for democratic and accountable government for local communities; ensures the provision of services to communities in a sustainable manner; promotes social and economic development; promotes a safe and healthy environment and encourages the involvement of communities and community organisations in the matters of local government.
Section 152(2)	Stipulates that a municipality must strive, within its financial and administrative capacity, to achieve the objects as set out in subsection (1). It requires municipalities to provide a democratic and accountable local government. Councillors must be elected through a democratic process and must report back to their constituencies on decisions taken by the council.
Section 154(1)	Provides for support and strengthening the capacity of municipalities to manage their own affairs, exercise their powers and perform their functions.
Municipal Systems Act (No. 32 of 2000) –Amended Systems Act (July 2011)	Provides for the core principles, mechanisms and processes that are necessary to enable municipalities to move progressively towards the social and economic upliftment of local communities and ensure universal access to essential services that are affordable to all.
Municipal Finance Management Act (No. 56 of 2003)	Provides for the secure, sound and sustainable management of the fiscal and financial affairs of municipalities and municipal entities by establishing norms and standards and other requirements for ensuring transparency, accountability and appropriate lines of responsibility in the fiscal and financial affairs of municipalities and municipal entities.
Municipal Property Rates Act (No. 6 of 2004)	Regulates the power of a municipality to impose rates on property and to exclude certain properties from rating in the national interest and makes provision for municipalities to implement a transparent and fair system of exemptions, reductions and rebates through their rating policies.
Disaster Management Act (No. 57 of 2002)	Provides for an integrated and coordinated disaster management policy that focuses on preventing or reducing the risk of disasters, mitigating the severity of disasters, emergency preparedness, and rapid and effective responses to disaster and post-disaster recovery.

Traditional Leadership and Governance Framework Act (No. 41 of 2003)	Provides for the recognition of traditional communities as well as the establishment and recognition of Traditional Councils and the establishment of the Commission on Traditional Leadership Disputes and Claims.
Public Finance Management Act (No. 01 of 1999 as amended)	Enables public sector managers to manage and improve accountability in terms of eliminating waste and corruption in the use of public funds.
Intergovernmental Relations Framework Act (No. 13 of 2005)	Establishes a framework for national, provincial and local government to promote and facilitate intergovernmental relations and to provide a mechanism and procedure to facilitate the settlement of intergovernmental disputes.
National House of Traditional Leadership Act (No. 22 of 2009)	Paves the way for the establishment of the National House of Traditional Leaders.
Employment Equity Act (No. 55 of 1998)	Serves as a mechanism to redress the effects of unfair discrimination and to assist in the transformation of workplaces, so as to reflect a diverse and broadly representative workforce.
National Development Plan 2030	The National Development Plan (NDP) is a long-term South African Development plan, developed by National Planning Commission in collaboration and consultation with South Africans from all walks of life
Skills Development Act (No 98 of 1998)	To develop the skills of South African workers – to improve the quality of life of workers, their prospects of work and labour mobility, to improve productivity in the work-place and the competitiveness of employers, to promote self-employment, and to improve the delivery of social services.
Section 46 of MSA, (No. 32 of 2000 (1))	Provides that a municipality must prepare for each financial year a performance report reflecting: The performance of the municipality and of each external service provider during that financial year; comparison of the performances referred to in paragraph (a) with targets set for and performances in the previous financial year; Measures taken to improve performance
Section 47 of MSA, (No. 32 of 2000)	Provides that “the MEC for local government must annually compile and submit to the provincial legislatures and the Minister responsible for local government, a consolidated report on the performance of municipalities in the province., The report must: identify municipalities that under-performed during the year, propose remedial action to be taken; and be published in the Provincial Gazette. The MEC for local government must submit a copy of the report to the National Council of Provinces.

FOREWORD BY THE MEC

Despite the unique challenges that arose because of Covid-19, with municipalities under the greatest pressure to deliver on their basic mandate whilst collecting less revenue, this report provides certain indicators that show that municipalities are indeed taking significant strides forward in helping us as a city region make good on the promise of, “a better life for all.”

Within the changing landscape in which our municipalities are forced to operate, making transformative changes in the institutional design and organizational culture of the local government sphere to bring about institutional stability and enhance service delivery remains a priority of ours, hence the importance of implementing the key recommendations of the Committee of Inquiry into the state of local government in Gauteng, that we had commissioned.

Strengthening our Section 154 support to municipalities and improving our capacity to give oversight to municipalities remains a key focus area, hence the deployment of our regional teams to support municipalities to address service delivery challenges

Through the work we have been doing in supporting municipalities as we focus on Back to Basics pillars, certain areas of improvement have been identified, which we believe are critical to making a significant dent in addressing service delivery backlogs in our city region: lowering the vacancy rates in critical management and technical areas of expertise as this has a direct bearing on capacity to deliver services within our municipalities, stimulating local economic development through attracting more foreign and domestic direct investment at a local government level as we implement the district development model, improvements in the delivery of basic infrastructure at a local government level etc.

These are but a few of the areas of improvement that have been identified in order to improve local government service delivery as the report will clearly outline. We are of the firm conviction that in order to take a giant leap towards providing a better quality of life and improved living

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conditions for the people of our province, it is most important that we make inroads in improving the local government sphere. To end off with the words of former President Thabo Mbeki, "[I come back to what I had said earlier: the policies might be there but are people benefiting from the policies? You do find that in many instances, though the policies exist, they are not having the necessary impact. That is a particular challenge in local government, because that is where all the services get delivered.](#)"



MR. LEBOGANG MAILE, MPL
MEC: HUMAN SETTLEMENTS, URBAN PLANNING AND COGTA
DATE: 28/04/2022

MESSAGE FROM THE ACTING HEAD OF DEPARTMENT

The Department of Cooperative Governance and Traditional Affairs (COGTA) is mandated by the Constitution of the Republic of South Africa (1996) to support and strengthen the capacity of municipalities and Traditional Leadership Institutions to be able to manage their own affairs, exercise their powers and perform their functions.

Section 47 of the Municipal Systems Act, 32 of 2000 gives an account of a consolidated performance of the municipalities in the 2020/21 municipal financial year. The report is presented as a high-level summary of the accomplishments and challenges by the municipalities. The overall performance was measured on five (5) Key Performance Areas (KPA) including cross cutting issues.

The increasing number of service delivery protests in the last financial year indicate the need for strengthened citizen engagement. In support of substantive community engagement and participation, a total number of 268 (64%) out of 422 ward committees established are functional.

During the year under review, the Department established Regional Support Teams to support municipalities with identified challenges. A team of experts was deployed to provide hands-on support along service deliver and financial management areas. The support teams include sector departments and other stakeholders.

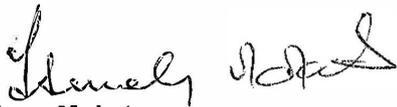
Local Government has overtime been engulfed with poverty and inequalities due to poor economic base which affected municipal abilities to service its debts. Going forward, we will double the support efforts towards Local Economic Development by means of capacity and entrepreneurial development.

Municipalities need to have financial stability for them to deliver critical services to citizens. The Department intends to continue providing support through data cleansing, government debt, and OPCA Provincial Coordinating Committee and GRAP 17. The achievement of clean audits remains the primary ambition of the Department. The achievement of clean audits by some

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municipalities in 2020/21 financial year is a motivation to the Department, however, it does call for a need to do more in pursuit of this target. Importantly, the Department will continue to support municipalities in addressing issues raised by the Auditor-General.

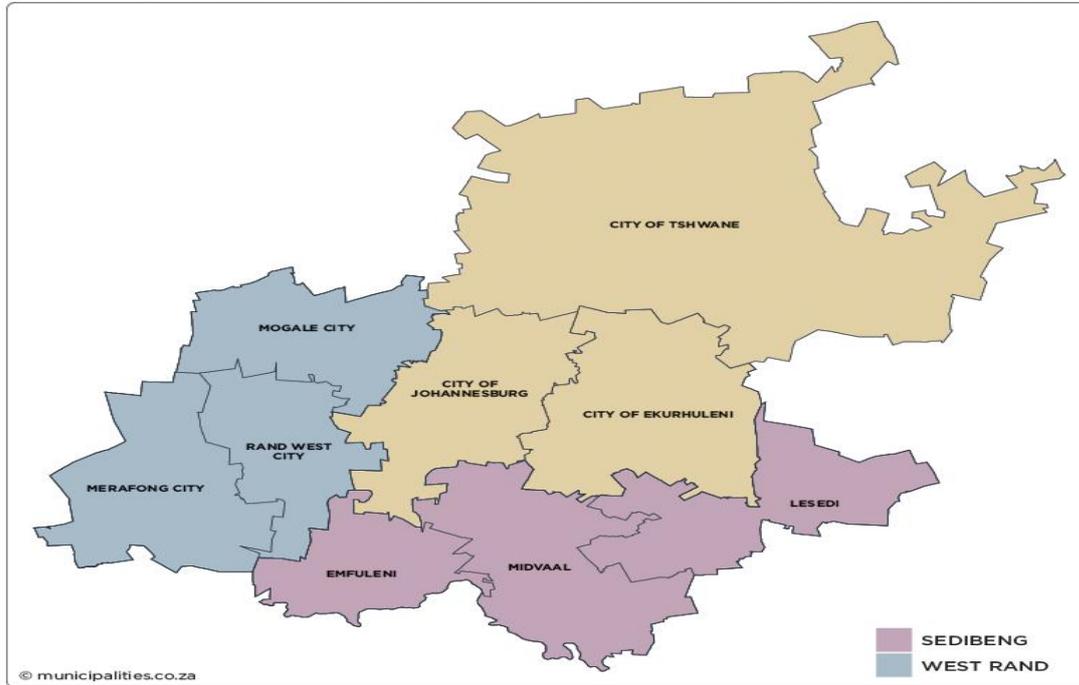


Ms Itumeleng Mokate

**ACTING HEAD OF DEPARTMENT: URBAN PLANNING, CO-OPERATIVE GOVERNANCE
AND TRADITIONAL AFFAIRS**

Date: 21/4/2022

GAUTENG OVERVIEW AND DEMOGRAPHICS



Gauteng is the smallest yet the most populous province in South Africa, its population grew by 2.0% between 2011 and 2016 (Census 2011 and Community Survey 2016), which is a growth from 12 272 263 to 13 399 725. Gauteng makes up 24.1% of 57.78 million of South African/national population. The provincial landscape is approximately 18 178km² or 1.4% of the total surface area of South Africa. Gauteng is bordered by Free State, North West, Limpopo and Mpumalanga provinces. The province consists of three Metropolitan (Ekurhuleni, City of Johannesburg and City of Tshwane), two districts (Sedibeng and West Rand DM) and six local municipalities.

Gauteng is an economic engine of the country, contributing over 34.8% of the overall country's GDP with an unemployment rate of 33%. The most important sectors contributing to its GDP includes finance, real estate and business services, manufacturing, and general government services. The province hosts over 70 foreign banks including stockbrokers and insurance giants.

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Distribution of Gauteng Population by District, Municipality and Broad Age

District and local municipality	0-14		15-64		65+		Total
	N	%	N	%	N	%	
Sedibeng	243 632	25,4	620 265	64,8	93 631	9,8	957 528
Midvaal	25 761	23,1	72 956	65,4	12 895	11,6	111 612
Emfuleni	188 801	25,7	474 865	64,7	69 779	9,5	733 445
Lesedi	29 070	25,8	72 445	64,4	10 957	9,7	112 472
West Rand	193 656	23,1	574 128	68,5	70 810	8,4	838 594
Mogale City	86 669	22,6	262 117	68,3	35 078	9,1	383 864
Merafong City	44 006	23,3	130 850	69,3	13 987	7,4	188 843
Rand West City	62 981	23,7	181 161	68,1	21 745	8,2	265 887
Ekurhuleni	766 795	22,7	2 304 287	68,2	308 022	9,1	3 379 104
City of Johannesburg	1 271 255	25,7	3 259 108	65,8	418 984	8,5	4 949 347
City of Tshwane	840 870	25,7	2 158 662	65,9	275 620	8,4	3 275 152
Gauteng	3 316 209	24,7	8 916 447	66,5	1 167 068	8,7	13 399 724

Table 1: Gauteng population by district, municipality and broad age groups, CS 2016

According to the above table, 8 916 447 or 66.5% of the economically active which is the 15-64-year-old, makes-up the provincial population. According to the Community Survey of 2016, the city of Johannesburg hosts 4 949 347 which is 37% of the provincial population.

EXECUTIVE SUMMARY

Institutional Transformation and Organisational Development

Staff establishment: municipalities reported high vacancies within basic service delivery units, the water, electricity, sanitation and waste management, leading to increased water and electricity losses. This is as municipalities could not respond adequately to emergencies which include burst pipelines, etc.

Approved, filled and vacant Section 54 and 56 senior management positions: City of Ekurhuleni, City of Tshwane and Mogale City filled over 90% of these positions. Comparing 2019/20 and 2020/21 FYs, the vacancy rate at this category increased from 19% to 34%. Sedibeng DM, Merafong LM and City of Joburg are still dominating with high vacancies at this level.

Appointment of women at S 54 and 56 management: there remains a struggle to attain gender balance in terms of appointment of women at Section 54 and 56 senior management categories. Only 28 or 33% against 84 filled positions are occupied by women. Municipalities further remain silent about appointment of people living with disabilities at senior management level.

Basic Service Delivery

Water provision: municipalities reported to have on aggregate achieved 100% and 95% at formal and informal households against the set targets, respectively. However, there were interruptions in the provision of the service. The City of Joburg had interruptions in South Hills, Linmeyer, Risana, Tulisa Park, Rosettenville, and Klipfontein view for weeks. The interruptions were due to power supply issue at Zuikerbosch purification works, which affected Palmiet pump station that feeds Meyer Hills reservoir. The Hammanskraal community in Tshwane were served through water tankers as SAHRC declared the water unhealthy for human consumption.

Reduction of water and electricity losses: Emfuleni LM recorded the highest water loss of 57% when compared to other municipalities. This is despite having installed smart meters for loss reduction and accurate billing. None of municipalities are closer to maintaining electricity loss within the 12% acceptable standard set by national energy regulator of South Africa (NERSA). This is despite municipalities, installations of automatic meter management systems at large and

small power users, removed illegal connections, and replaced faulty conventional and pre-paid meters.

Local Economic Development

Municipal Plans to Stimulate Second Economy: City of Joburg, City of Ekurhuleni, City of Tshwane and Lesedi municipalities attracted investment to the value of R 27,029 billion, R 1,933 billion, R4.4 billion and R2.5 billion respectively. Midvaal LM created formal employment opportunities in the first economy along the R59- corridor where new commercial and industrial developments are being established, and Gauteng Department of Agriculture and Rural Development (GDARD) sponsored Midvaal LM with two tractors. These tractors have been used by local farmers' clusters in the eastern and western parts of Meyerton.

Financial Viability and Managements

Operating revenue performance: the revenue performance for the 2019/20 financial year was recorded at R146,4 billion (91%) against the adjusted budget of 160,7 billion. In the 2020/21 financial year, the revenue performance improved to R156,4 billion (100%) against the adjusted budget of R156.3 billion. The City of Ekurhuleni MM, City of Tshwane MM, Rand West City LM and Emfuleni LM below the 95% norm.

Bulk purchases performance: municipalities spent R38 billion (24%) on bulk purchases against the total actual operating budget of R156,5 billion for the year ended 30 June 2021. The expenditure decreased by R10, 9 billion (22%) from the R49, 02 billion (32%) spent at the end of 30 June 2020. Lesedi LM and City of Tshwane MM spent the highest on bulk purchases at 30% and Merafong City LM is the lowest at 18%.

Repairs and Maintenance: The aggregated actual performance on repairs and maintenance (R&M) expenditure for the year ended 30 June 2021 is at R6, 6 billion (6%) against the actual operating expenditure of R156,5 billion compared to the R5, 8 billion (4%) performance for 30 June 2020. The performance is below the NT norm of 8% expenditure on R&M. Mogale City LM and Midvaal LM recorded performance that is above the NT norm and Midvaal LM has been consistent for both financial years.

Good Governance and Public Participation

Ward committee functionality: comparing 2019/20 and 2020/21 FY, there was ward committee functionality improvement. However, the functionality declined between 2018/19 and 2019/20 was due to the declared National Disaster Management Lockdown which was introduced to curb the spread of Covid 19 pandemic. As the country is moved to lowest levels of lockdown, ward committees resumed its duties, thereby improved in terms of functionality status.

Implementation of anti-corruption strategies: all Gauteng metropolitan municipalities reported to have had standard operating procedures (SOPs) in place to monitor performance along the implementation of anti-corruption strategies. Midvaal reported to have established Section 79-ethics and disciplinary committee which is responsible for investigating misconduct of councilors and enforcing the code of conduct.

INTRODUCTION

Purpose of the Report

The main purpose of this report is to account to the Gauteng Provincial Legislature, National Council of Provinces (NCOP), Minister of Co-operative Governance and Traditional Affairs (CoGTA), National Treasury, Auditor-General and to the citizens of South Africa on progress being made by Gauteng municipalities towards achieving the overall goal of “a better life for all”. In keeping with the principles of transparency and accountability to the citizens, this report would be published on department’s website for public consumption. It subscribes to the South African developmental nature of participatory democracy and co-operative governance and responds to the principles of the Constitution, Batho Pele, White Paper on Local Government, the Municipal Systems Amendment Act and the Municipal Financial Management Act.

Limitations of the Report

All municipalities with the exception of the City of Tshwane and Emfuleni LM, have tabled their section 46 performance reports to their councils, and have shared the reports with the department for assessment. Whilst municipalities submitted the reports to the department without the oversight reports, the department have assessed the reports and identified gaps that needs to be addressed during oversight process.

Importantly, at the time of consolidating the MSA Section 47 municipal annual performance report, the department considered the reports tabled in council by the respective municipalities, which are inclusive of the annual financial statements, audited by the Auditor General with audit outcomes. Additionally, the quarterly performance information sourced from municipalities, monthly municipal infrastructure grant reports, and reports from independent sources such as Gauteng Economic Development Agency and general publications from municipal IQ, were used as the primary sources of information for this purpose.

Analysis Approach

The Analysis of municipal performance is structured according the below five (5) Key Performance Areas (KPA) of local government:

1. Institutional Transformation and Organisational Development;
2. Service Delivery and Infrastructure Development;
3. Local Economic Development (LED);
4. Financial Viability and Management; and
5. Good Governance and Intergovernmental Relations.

Furthermore, the report also includes the sections on Cross Cutting Issues which include the Integrated Development Planning (IDP), Spatial Development Frameworks (SDF's), Disaster Management and a Summary of Findings and Recommendations.

**KEY PERFORMANCE AREA ONE:
1. INSTITUTIONAL TRANSFORMATION AND ORGANISATIONAL
DEVELOPMENT
BACK TO BASICS PILLAR: BUILDING INSTITUTIONAL AND ADMINISTRATIVE
CAPABILITIES (PILLAR 5)**

The transformation of the institutional outlook, design and development of municipalities remains a priority considering the evolving nature of the environment under which municipalities operate. Municipalities are characterized as key role players in the consolidation of the South African democracy and its core values. In making this a living reality, the administrative and political leadership are required to harness the resources at their disposal, the skills and capacity of their personnel, the creation of necessary and appropriate structures, capacities and capabilities to provide the basic services to communities in a sustainable manner. To this end, municipalities are expected to continue to develop strategies for change, which respond to community needs.

Given the scale of needs in local communities and several challenges it is essential that municipalities build their skills base, create the necessary institutional capacity and develop the necessary policies and systems and mobilise its resources behind the vision of a developmental state. Municipal performance in this KPA was assessed in the following focus areas:

- i) Overall Vacancy Rates with Respect to Staff Establishment,
- ii) Number of approved, filled, and vacant Section 54 and 56 posts per municipality,
- iii) Filling of Senior Management - Critical Positions (Section 54 and 56 Managers)
- iv) Employment Equity,
- v) Implementation of the Performance Management Systems (PMS) Framework,
- vi) Human Resource Development Strategies,
- vii) Development and Implementation of Specific HR Policies and Systems, and
- viii) Workplace Skills Plans Submitted by Municipalities,

1.1 Overall Vacancy Rates with Respect to Staff Establishment

Municipality	2018/19				2019/20				2020/21			
	Approved posts No.	Employees	Vacancies	% Vacancy rate	Approved posts No.	Employees	Vacancies	% Vacancy rate	Approved posts No.	Employees	Vacancies	% Vacancy rate
City of Joburg MM	34741	32316	2425	68%	40442	38024	2 418	6%	39875	37609	2266	6%
City of Tshwane MM	26599	19829	6770	25%	26599	18169	8430	32%	26783	19285	7498	28%
Ekurhuleni MM	15076	8772	2420	27%	21194	17327	3867	18%	20802	16824	3978	19%
Sedibeng DM	622	575	32	4%	628	609	19	8%	628	609	19	8%
Lesedi LM	677	640	99	13%	785	678	107	16%	955	828	123	13%
Emfuleni LM	6323	2260	4005	64%	6265	2260	4005	64%	6265	2242	4023	64%
Midvaal LM	852	745	107	42%	769	769	121	12%	926	782	144	7%
West Rand DM	690	377	313	45%	690	377	313	45%	690	377	313	45%
Merafong City LM	1648	868	786	47%	1648	868	786	47%	1621	842	779	48%
Mogale City LM	2551	1353	1183	46%	2551	1353	1183	46%	741	307	508	68%
Rand West City LM	2295	1121	1174	51%	2 295	1 121	1174	51%	2288	1002	1286	56%
Total	65475	49340	12544	19%	103987	80434	22544	22%	101574	80707	20937	25%

Table 2: Overall Vacancy Rates with Respect to Staff Establishment

The high vacancies were reported to be within basic service delivery units of which are water, electricity, sanitation and waste management. Accordingly, municipalities indicated that the vacancy rates contributed to water and electricity losses. This is as it became difficult for municipalities to respond effectively towards emergencies such as burst water and sanitation distribution lines, collection and clearing of waste/ illegal dump in hotspot areas and undertaking of general infrastructure maintenance.

1.2 Number of approved, filled, and vacant Section 54 and 56 posts per municipality

Municipality	2018/19				2019/20				2020/21			
	Approved Section 54 and 56 posts	Filled Section 54 and 56 posts	Section 54 and 56 vacancies	% Vacancy rate	Approved Section 54 and 56 posts	Filled Section 54 and 56 posts	Section 54 and 56 vacancies	% Vacancy rate	Approved Section 54 and 56 posts	Filled Section 54 and 56 posts	Section 54 and 56 vacancies	% Vacancy rate
City of Joburg MM	21	13	8	38%	21	13	8	38%	21	14	7	33%
City of Tshwane MM	10	9	1	10%	10	9	1	10%	10	9	1	10%
Ekurhuleni MM	25	25	0	0%	25	24	1	4%	25	23	2	8%
Sedibeng DM	6	4	2	33%	6	3	3	50%	6	2	4	67%
Lesedi LM	6	3	3	50%	6	5	1	16%	6	4	2	33%
Emfuleni LM	8	6	2	25%	8	7	1	12%	8	5	3	37%
Midvaal LM	7	4	3	43%	7	7	0	0%	7	6	1	14%
West Rand DM	6	5	1	16%	6	4	2	33%	6	4	2	33%
Merafong City LM	7	6	1	14%	7	4	3	42%	7	2	5	71%
Mogale City LM	10	9	1	10%	10	9	1	10%	10	9	1	10%
Rand West City LM	7	6	1	14%	7	6	1	14%	7	6	1	14%
Total	114	88	26	23%	113	91	22	19%	113	84	29	34%

Table 3: Number of approved, filled and vacant Section 54 & 56 posts per municipality

The highest vacancy rate at section 54 and 56 senior management level is recorded in Merafong City LM, Sedibeng DM, and Emfuleni LM, recording 71%, 67%, and 37% respectively. The City of Ekurhuleni, City of Tshwane and Mogale City municipalities managed to fill over 90% of these positions. Comparing performance within two financial years, 2019/20 and 2020/21, the vacancy rate at senior management level have increased from 19% in 2019/20 to 34%.

1.3 Filling of Senior Management - Critical Positions (Section 54 And 56 Managers)

Municipality	2018/19				2019/20				2020/21						
	Total Number of Posts	Posts Filled	Number of Vacancies	Municipality	% Vacancy rate	Total Number of Posts	Posts Filled	Number of Vacancies	Municipality	% Vacancy rate	Total Number of Posts	Posts Filled	Number of Vacancies	Municipality	% Vacancy rate
Municipal Manager	11	8	3	Lesedi Midvaal Tshwane	27%	11	10	1	Tshwane	37%	11	5	6	City of Joburg City of Tshwane Sedibeng Lesedi West Rand Merafong City	54%
Chief Financial Officer	11	6	5	West Rand Rand West City Sedibeng Emfuleni Lesedi	45%	11	8	3	Sedibeng Lesedi Merafong City	27%	11	6	5	Lesedi Sedibeng Midvaal Merafong City Rand West City	45%
Public Works and Basic Services/Technical Services Manager	9	7	2	Emfuleni Lesedi	22%	9	7	2	Emfuleni Sedibeng	22%	9	8	1	City of Joburg	11%
Corporate Support Services Manager	11	9	2	City of Joburg Emfuleni	18%	11	10	1	City of Joburg	9%	11	10	1	City of Joburg Merafong City West Rand	9%
Community Services Manager	11	10	1	Emfuleni	12%	11	10	1	City of Joburg	9%	11	9	2	City of Joburg Emfuleni	18%
Development and Town Planning Manager	11	10	1	Emfuleni	9%	11	9	2	Rand West City	18%	11	9	2	West Rand City Mogale City	18%
Total	65	49	14		22%	64	54	10		16%	64	47	17		26%

Table 4: Filling of Senior Manager Critical Posts

The vacancies at critical management positions, of which are Chief Financial Officer, Public Works and Basic Services/Technical Services, Corporate Support, Community Services, and Development and Town Planning Managers have potential to delay the developments and functionality of municipalities thereby affects service delivery.

The majority, 8 or 73% of 11 municipalities were operating without the Municipal Manager (MM) and Chief Financial Officers (CFO). These include the City of Joburg, City of Tshwane, Sedibeng DM, Lesedi LM, Midvaal LM, West Rand DM, Rand West City and Merafong LM respectively.

1.4 Employment Equity

This indicator monitors whether municipalities have achieved its targets stipulated in their employment equity plans approved by the municipal Councils. It incorporates the general key performance indicator prescribed by the Minister in terms of Regulation 10 (e) of the Municipal Performance Management Regulations of 2001 which reads as follows: *“Number of people employed from employment equity target groups employed in the three highest levels of management in compliance with the municipality’s employment equity plan”*.

Municipality	Municipalities Meeting EE Targets									
	2018/19		2019/20				2020/21			
	Number of Senior Manager Posts Approved	Women appointed in Senior Management posts	Number of Senior Manager Posts Approved	Number of Senior Management Posts Filled	Women appointed in Senior Management posts	% of Positions Filled by Women	Number of Senior Manager Posts Approved	Number of Senior Management Posts Filled	Women appointed in Senior Management posts	% of Positions Filled by Women
City of Joburg MM	21	5	21	14	5	36%	21	14	5	35%
City of Tshwane MM	25	3	10	9	3	33%	10	9	3	33%
Ekurhuleni MM	10	7	25	24	9	37%	25	23	8	33%
Sedibeng DM	6	2	5	4	1	25%	6	2	1	50%
Lesedi LM	7	1	6	3	2	66%	6	4	3	50%
Emfuleni LM	7	0	8	6	1	16%	8	5	1	20%
Midvaal LM	7	1	7	6	1	16%	7	6	1	16%
West Rand DM	6	2	6	4	2	50%	6	4	1	25%
Merafong City LM	10	4	7	6	2	35%	7	2	0	0%
Mogale City LM	10	4	10	9	4	44%	10	9	4	44%
Rand West City LM	7	2	7	7	2	28%	7	6	1	17%
Total	116	31(26%)	113	92	32	35%	113	84	28	33%

Table 5: Employment Equity Targets

The struggle to meet employment equity targets continues within Gauteng municipalities. The appointment of women at section 54 and 56 senior management level remain below 50%. Municipal reports continued to remain silent with regards to employment of Youth (34-year-old and below) and people living with disabilities at senior management level. Sedibeng DM and Lesedi LM ensure gender balancing at senior management level. These municipalities recorded 50% occupation of senior management positions by women.

1.5 Implementation of the Performance Management Systems (PMS) Framework

Section 40 of the Municipal Systems Act as Amended (MSA) stipulates that, “A municipality must establish mechanisms to monitor and review its performance management system (PMS)”. The MSA further provides that a performance management system applied by a municipality in compliance with this section must be devised in such a way that it may serve as an early warning indicator of underperformance. Some of the core components of the PM system should include appropriate key performance indicators as a yardstick for measuring performance, including outcomes and impact, about the municipality’s development priorities and objectives set out in its Integrated Development Plan (IDP). Additionally, Section 38 (b) and (c) of the MSA provides that the establishment of a PM system by a municipality must promote a culture of performance management among its political structures, political office barriers, Councillors and its administration. The significance for the PM system is to administer the municipality’s affairs in an economical, effective, efficient, and accountable manner.

Municipality	Functional PMS Unit	Adoption of IDP/ SDBIP 2020/21	PMS Framework developed and adopted	KPI as part of performance targets	Section 57 PA signed 2020/21	Appointed PAC	Internal Audit Committee established	PMS audited by internal auditor for functionality and legal Compliance	2020/21 AR Audited by AG
Legislation/ Regulation	Sec.40 MSA	Sec. 25 MSA	Sec. 39 MSA	Sec. 41 MSA	Sec. 57 MSA	Sec. 45 MSA	Sec. 45 MSA	Sec. 38 & 45 MSA	Sec. 57 MSA
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Table 6: Status of Performance Management Systems (Core Components)

Gauteng municipalities reported to have mechanisms in place to monitor and review its performance. Municipalities reported to have adopted the monitoring and management instruments, and that include municipal IDPs and SDBIPs, developed PMS Framework, developed key performance indicators (KPI) and have established Internal Audit Committees.

While municipalities reported to have these mechanisms to monitor and review its performance, there remains inconsistencies in performance reporting. Municipalities would report on different indicators and reporting is in some cases not consistent over different periods.

The inconsistencies made it difficult to draw performance comparisons between municipalities and that creates challenges in terms of tracking trends and patterns. The use of SMART indicators has not been embedded in the planning and reporting processes. The data reported for the KPIs do not always reflect accurate baselines and targets (quarterly and annual targets), making it difficult to analyse and present a conclusive performance picture of municipalities in the province.

1. 6 Human Resource Development Strategies

The Human Resources Development Strategy's (HRDS) key mission is to maximise the potential of individuals through knowledge and skills acquisition to improve their livelihoods. Capacity building at municipalities is crucial in achieving effective service delivery. As such, Human Resource management is aimed at strengthening institutional capacity. This is enshrined in the Section 68 of the Municipal Systems Act which prescribes:

- (1) A municipality must develop its human resource capacity to a level that enables it to perform its functions and exercise its powers in an economical, effective, efficient and accountable way, and for this purpose must comply with the Skills Development Act, 1998 (Act No. 81 of 1998), and the Skills Development Levies Act, 20 1999 (Act No. 28 of 1999).

The table below presents the development and implementation status of these policies.

Municipality	Recruitment and Selection Policy			Skills Development Plan			EE Plan			HRM and HRD policies		
	Revised /Developed	Approved	Implemented	Revised /Developed	Approved	Implemented	Revised /Developed	Approved	Implemented	Revised /Developed	Approved	Implemented
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	IP	No	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	No	No	Yes	Yes	IP	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong City	Yes	No	No	Yes	No	No	Yes	No	No	Yes	No	No
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City	Yes	IP	IP	Yes	IP	IP	Yes	Yes	Yes	Yes	IP	IP

Table 7: Development and Implementation of specific HR policies and systems (*IP – In progress)

Based on the above table, most municipalities developed and implemented its Human Resource Management and Human Resource Development policies (HRM and HRD) and Skills Development Plans. However, Merafong City did not have approved skills development plans, recruitment, and selection policy, Human Resource Management and Human Resource Development policy (HRM and HRD) and EE plan in place.

1.8 Workplace Skills Plans Submitted by Municipalities

Municipality	2018/19		2019/20		2020/21	
	Employees No.	No. of staff trained	Employees No.	No. of staff trained	Employees No.	No. of staff trained
City of Joburg MM	32316	7821	38024	206	37609	4690
City of Tshwane MM	20325	14490	18169	13715	19285	6543
Ekurhuleni MM	15076	6187	17327	4290	16824	9486
Sedibeng DM	575	0	678	58	609	52
Lesedi LM	640	60	678	51	828	187
Emfuleni LM	2260	150	2260	445	2242	289
Midvaal LM	745	58	769	170	782	52
West Rand DM	690	0	690	0	377	0
Merafong LM	868	34	868	49	842	0
Mogale LM	1353	78	1707	5	307	138
Rand West City LM	1121	64	1121	0	1002	50
Total	72724	6631(12%)	82291	18989(23%)	80707	21487(27%)

Table 8: Workplace Skills Plans submitted by municipalities

Gauteng municipalities implemented the work skills plans, evident to this is the training of employees. About 23% of employees received some form of training and development.

- i) Sedibeng DM reported to have provided employees with financial assistance to further their studies.
- ii) Midvaal LM reported to have assisted 18 employees to complete and acquire technical matric qualification.
- iii) Emfuleni LM reported to have assisted 72 senior and middle managers to acquire the Certificate Program in Management Development (CPMD) through the University of the Witwatersrand (WITS).
- iv) Emfuleni LM further assisted 20 learners to achieve National Diplomas in Business Administration and Public Management.
- v) A total of 108 learners were provided with Internship, learnership and work-integrated learning opportunities in Emfuleni LM.

According to these municipalities, this has enabled successful employees to progress to next and higher levels within the organization in terms of career development and advancement of the institutions.

1.9 Key Observations and Challenges

- i) Staff establishment, over 2018/19 , 2019/20 and 2020/21 FYs, the majority of vacancies were reported to be within the service delivery units (water, electricity, sanitation and waste management), and that they did contribute to poor turn-around times to emergencies such as burst water-pipes, clearing of illegal dumps in hot-spots areas and general infrastructure maintenance.
- ii) Comparing performance within two financial years, 2019/20 and 2020/21, the vacancy rate at section 54 and 56 senior management level increased from 19% to 34%. The highest vacancies recorded in Merafong City LM, Sedibeng DM, and Emfuleni LM, at 71%, 67%, and 37% respectively.
- iii) The struggle to meet employment equity targets continues, the appointment of women at section 54 and 56 senior management level remain below 50%. Municipal reports continued to remain silent on employment of Youth (34-year-old and below) and people living with disabilities at senior management level.

1.10 Support Interventions by National and Provincial Government

- i) Gauteng CoGTA supported Emfuleni LM with the Organizational Structure and institutional review.
- ii) Gauteng CoGTA placed 4 experts in regional teams to support municipalities to address service delivery challenges (2 Organisational Development and Design Experts, 1 Local Government Labour Expert and 1 Local Government Legal Expert)

KEY PERFORMANCE AREA TWO: 2. BASIC SERVICE DELIVERY

BACK TO BASICS PILLAR: DELIVER MUNICIPAL SERVICES TO THE RIGHT QUALITY AND STANDARD (PILLAR 2)

Government's objective is to ensure that all South Africans have access to basic water and sanitation services. The National Development Plan (NDP) articulates the national development goal of eradicating poverty and sharply reducing inequality by 2030. As a long-term driver of development policy in the country, the NDP envisages that all South Africans will have full, affordable, and reliable access to sufficient safe water and hygienic sanitation by 2030.

The NDP 2030 assumes its mandate from the constitution of the Republic of South Africa, which states that municipalities have the responsibility to ensure that all citizens are provided with services to satisfy their basic needs. The basic services referred to include Water, Sanitation, Refuse removal (Waste management services) and Electricity provision.

The analysis in this section of the report, seeks to provide information on achievements per targeted services and variance for non-achievements. The report highlights challenges experienced by municipalities and support interventions by provincial and national government. It makes a reflection on municipal performance within areas of infrastructure and basic services.

The wide-spread of service delivery protests and the outbreak of Covid 19 pandemic placed greater pressure on municipalities to deliver on their mandates to ensure effective service delivery (water, electricity, sanitation, and waste collection). The historical backlogs in the provision of basic infrastructure for service delivery requires municipalities to establish a delicate balance between delivering and improving current services, maintaining existing infrastructure and extending the infrastructure to eradicate the service delivery backlogs.

2.1 Municipal Performance on Core Service Delivery Indicators

Municipalities	Portable Water			Sanitation			Electricity			Refuse Removal		
	2018/19	2019/20	2020/21	2018/19	2019/20	2020/21	2018/19	2019/20	2020/21	2018/19	2019/20	2020/21
City of Joburg MM	1 292 571	1 479 466	1 292 571	1 292 571	1 469 663	1 292 571	Not reported	118 647	118 647	1 182 997	1 476 566	1 476 566
City of Tshwane MM	697 803	828 486	963 140	607 886	810 019	963 062	Not reported	713 006	713 006	2 338	100%	93%
Ekurhuleni MM	1 012 037	1 027 676	1 042 701	1505051	1505051	1 506 251	559 835	559 835	667 551	866 334	866 334	866 354
Lesedi LM	39 393	40 000	40 000	39 000	37 225	37 225	33 014	33608	34 959	39 393	37 148	37 471
Emfuleni LM	248 921	Not reported	165908	161 300	Not reported	183485	64 751	Not reported	85 699	189 669	Not reported	221 505
Midvaal LM	38 046	38 046	38 046	38 046	38 046	38 046	38 046	38 046	38 046	43 515	38 046	38 046
Merafong LM	66 625	69 950	79 918	65 925	67 369	77 337	28 969	31 164	32 444	108 152	98 487	98 457
Mogale City LM	84 673	71 482	93 203	84 947	85 340	93 233	37 929	71 482	41 433	100 386	100 630	100 760
Rand West LM	58 678	59 265	59 265	84 265	84 264	84 265	45 702	46 609	46 979	65 000	61 901	65 000

Table 9: Municipal Provision of Basic Services (Formal and Informal Households)

2.2 Water Service Provision

An analysis of municipal quarterly performance reports for 2020/21 FY indicates that water was generally provided to residents in the formal and informal households. Municipalities reported to have on aggregate achieved 100% and 95% at formal and informal households against the set targets, respectively. However, there were some interruptions in the provision of the service in some municipalities, for example:

- i) Towards the end of 2020/21 financial year, the City of Joburg had water interruptions in South Hills, Linmeyer, Risana, Tulisa Park, Rosettenville, and Klipfontein view for weeks. According to the city, reported the interruptions to have been due to power supply issue at Zuikerbosch purification works. The situation affected Palmiet pump station that feeds Meyer Hills reservoir. However, water was provided to the affected communities through tankers.
- ii) Emfuleni LM had interruption of water supply in northern settlements of which were reported to have been attributed to Rand Water imposed water restrictions in the areas of Everton West, and Palm Springs.
- iii) City of Tshwane, the construction of Doornkloof 15 Ml Reservoir has been completed and currently serves Ward 79 in Region 6. The reservoir will be sufficient to sustain new developments in the Irene area.
- iv) The City completed the extension of Annlin Reservoir in Ward 50 and currently serves 20 000 households in Wonderboom, Annlin in Pretoria North.

- v) The City also upgraded Temba Water Purification Plant. The plant provides potable water to Kudube, Stinkwater, New Eersterus and Temba. Accordingly, the plant serves over 95 000 households.

According to in-year performance report, the City of Joburg could not provide the service adequately to one of its informal settlements as anticipated. This was reported to be due to incorrect estimation of number of households. However, the City reported that the service of the affected community will be included in the next budget of 2021/22 FY and extended accordingly.

2.3 Sanitation Services Provision

Municipalities reported to have continued to provide sanitation services to formal and informal households residents. On aggregate, municipalities achieved 100% and 91% at formal and informal households against the set annual targets, respectively. The below are municipal performance milestones:

- i) In Emfuleni LM, the illegal pumping of sewer into ELM pipelines by Metsimaholo LM, and poor waste management practices contributed to blockages of pump stations 8, 9 and 10 and ultimately pushing sewer back into households, Vaal River and adjacent rivers continued. However, the Department of Water and Sanitation (DWS) appointed contractors to unblock the sewer pipelines.
- i) Lesedi LM reported to have partnered with Department of Human Settlements in providing decent sanitation service to those residing in informal households. Midvaal LM partnered with Sedibeng DM in this respect. Accordingly these municipalities, share the servicing costs of VIP facilities with partners. The VIP facilities are reported to be serviced on weekly and quarterly basis.

The under achievement of annual targets in the City of Joburg were attributed to the delays in the appointment of the service provider to extend the service to the informal settlements. However, the city reported that a new tender to this effect was advertised. Emfuleni LM's performance was affected by dysfunctional pump stations and waste water treatment works. According to the municipality, this is as the trucks procured to unblock sewer pipelines are not enough for the amount of work required to be undertaken.

Repairs and maintenance of the related infrastructure, Emfuleni LM reported to have concluded the appointment of a contractor for the replacement of the existing inlet at Rietspruit WWTW. Curbing theft and vandalism at waste-water treatment plants, the Department of

Water and Sanitation (DWS) deployed armed security at Leeuwkuil, Rietspruit, and Sebokeng wastewater treatment plants of Emfuleni LM.

2.5 Electricity Services Provision

Municipalities reported to have continued to provide electricity services to formal and informal households residents. On aggregate, municipalities achieved 89% of electricity provision to formal households. However, majority or 7 (78%) of municipalities mandated to deliver basic services to communities, reported that they do not provide the service to informal settlements. This is as most informal settlements are located on privately owned land, inhabitable (along-riverbanks, and dolomitic) pieces of land. The below are municipal performance milestones:

- i) The city of Joburg reported to have electrified two 2039 against 1225 identified informal households.
- ii) Emfuleni LM reported that the electrification project of Tshepong Phase 3 and of Sebokeng ext.30 design have been completed.
- iii) Emfuleni LM reported to have responded to power outages, repaired burnt substation transformers, replaced 25 damaged poles, mounted transformers in Bophelong and attended to 1000 individual residents power cut-off complaints.

In Emfuleni LM, the delays in the procurement process, were reported to have affected the electricity connections at the newly developed households. The incompleteness of projects has potential to affect progress in the next financial year. This is as municipalities would likely prioritise the delivery on the long-standing projects before progressing to the next and current FY projects.

2.6 Reduction of Water and Electricity Losses

The non-revenue water and electricity has a significant impact on municipal revenue. According to the International Finance Corporation, electricity utilities in Sub-Saharan Africa (SSA) lose 23% energy through operational inefficiencies, compared to a 10% global average.

The levels of water and electricity losses remain unacceptably high across municipalities, contributing extensively to revenue loss. Emfuleni LM kept the record of being the highest in terms of water loss, which was at 57% when compared to other municipalities. This is despite having installed smart meters for resource management and maintenance of accurate billing.

The table below presents the level at which municipalities are losing water, electricity and related monetary loss.

Municipality	Reduction of Non-revenue Water				Reduction of Non-revenue Electricity			
	Water loss	Rand value	Water loss	Rand value loss	Electricity loss	Rand value loss	Electricity loss	Rand value loss
	2019/20	2019/20	2020/21	2020/21	2019/20	2019/20	2020/21	2020/21
Ekurhuleni MM	30%	1 083 752 000	35%	1 179 288 614	14%	1 881 788 377	16%	1 953 320 409
City of Tshwane MM	20%	1 233 200 000	ARNYI		30%	3 438 559 000	NR	3 671 613 000
City of Joburg MM	30%	988 880 000	35%	1 170 000 000	22%	19 400 000 000	19%	1 84 000 0000
Midvaal LM	0%	0	38%	47 882 611	13%	39 921 275	18%	61 051 964
Lesedi LM	0%	25 200 000	37%	33 000 000	19%	35 860 000	17%	62 380 000
Emfuleni LM	ARNYI		57%	592 530 225	ARNYI		22%	527 403 154
Merafong City LM	26%	43 733 103	34%	54 215 995	52%	150 167 272	43%	74 662 215
Mogale City LM	0%	0	12%	41 360 658	25%	147 015 170	13%	92 558 253
Rand West City LM	0%	0	18%	0	0%	0	22%	104 980 671

Table 10: Reduction of Water and Electricity Losses (Source: 2020/21 Audit Reports)

(*ARNYI – Audit Report Not Yet Issued *NR- Not Reported) *The above data is as recorded in the 2020/21 audit reports *the municipal 4th quarter report, which makes a reflection on the overall annual performance, suggests that all municipalities have some level of water and electricity losses.

The water and electricity losses range between 18% to 57% and 12% and 22% respectively. The losses were reported to be mainly technical, that is the loss begins from the point of supply to the ultimate destination. Theft and bypassing of meters, poor billing systems, poor state of infrastructure and maintenance of assets such as power-stations and substations, and overloading of bulk capacity such as transformers, were generally highlighted by as main contributors of losses. While water and electricity losses remained high, municipalities made some efforts to curb the losses:

- i) The City of Johannesburg reported to have replaced a total of 274.53 km of water network.
- ii) The City of Tshwane, Emfuleni, Merafong and Lesedi LMs reported to have continued with the installation of water meters in unmetered houses and businesses, undertook meter audits to improve billing and replaced damaged and old meters.
- iii) Merafong City LM installed water restriction devices to manage consumption, and improved its response to burst pipelines.

Managing electricity loss, municipalities reported to have undertaken the below projects:

- i) Installation of automatic meter management systems, for large and small power users,
- ii) Installation of tamper boxes in identified hotspots areas,
- iii) Continuous replacement of faulty conventional and pre-paid meters,
- iv) Utilization of anonymous “hot line” to report theft, vandalism, and tampering,
- v) Undertook random and targeted audits, followed by the removal of illegal connections,

- vi) Reconciliations of customer population with the number of stands on the general valuation rolls, and
- vii) Installations of robust steel doors at substations to protect sub stations from vandalism.

2.7 Formalisation of Informal Settlements

The informalities of Gauteng municipalities have proved to hamper the provision of service delivery to communities due to its irregular layouts. To ensure a seamless provision of basic services, municipalities have the responsibility to formalize the informal settlements. However, based on the evidence from municipal performance reports, the formalization of informal settlements has mainly been affected by:

- i) The non-availability of resources,
- ii) Illegal occupation of privately-owned land, and
- iii) Illegal occupation of land with geological challenges which include dolomites and residing along the flood-lines/riverbanks.

While the above realities exist, there were elements of progress made towards the formalisation of informal settlements, for example:

- i) In the City of Tshwane, a township application was reported to have been submitted in terms of the old ordinances. The Economic Development and Spatial Planning Department require the application be submitted through the land use regulation to the Metropolitan Planning Tribunal. Currently, the City awaits the date for the hearing. The Human settlement planner will present the application to the Planning Tribunal and follow ups will be made with the departments that have not submitted comments before the report could be submitted for approval,
- ii) In the City of Johannesburg, the Upgrading of Informal Settlement Programme (UISP) required community input and endorsement of upgrading plans for the informal settlements. However, due to Covid19 pandemic restrictions, community engagements could not be held for development and endorsements of upgrading of plans (Draft Layouts),
- iii) In Midvaal LM, the upgrading of informal settlements programme (UISP) has been reported to be underway. In Sicelo informal settlement, households have been relocated to the alternative site, and
- iv) In Lesedi LM a process of relocating the identified residents to the housing developments at Obed Nkosi, Kwasenzele and Impumelelo housing developments was reported to be in progress.

2.8 Waste Management in Formal and Informal Households

The standard service level for residential waste collection is for municipalities is once-a-week door-to-door waste collection. Municipalities have been consistent with skip collection, street sweeping and litter picking and clearing of illegal dumping sites. An analysis into municipal performance revealed that, on aggregate, municipalities achieved 91% and 76% at formal and informal households against the set annual targets, respectively. The below are municipal performance milestones:

- ii) Emfuleni allocated 59 permanent street sweepers, one (1) compactor truck rotating between the household and CBDs and 3 Flat back with 16 team members to collect from waste from central business districts (CBD), Vanderbiljpark, and Vereeniging,
- i) Emfuleni LM reported to have managed 5 transfer stations / mini dumps which are Roshnee, Springbok, Sonlandpark, Vaaloewer and Arconpark,
- ii) Emfuleni local municipality signed a 3 years operations and maintenance of landfill sites contract which commenced from July 2020,
- iii) Emfuleni LM reported to have cleared illegal dumps from 225 sites to a total of 2590m³ volumes of waste. This project was a joint program with members of communities. Whilst such projects were undertaken, the municipality remained the worst performers in this area, achieving only 10% of its annual targets, and
- iv) In the City of Tshwane, 4 operational landfill sites were reported to be overwhelmed following the closure of Onderstepoort landfill site, of which ultimately affected Ga Rankuwa and Soshanguve landfill sites.

Managing waste collection, the Emfuleni LM reported that it could not respond fully towards waste management issues, and that was due to, lack of resources , such include adverse shortage of waste management trucks, lack of manpower, Insufficient budget allocated for operations and maintenance of the waste disposal facilities (WDF), Non compliance of landfill operations due to lapsed operating licenses for Boitshepi and Waldrift landfill sites, and Lack of sufficient machinery to service transfer stations and security to control access to station.

The City of Tshwane had human resource capacity shortages, Mogale City and Lesedi LMs could not achieve annual targets due to budget constraints, which prohibited municipalities to procure fleet and skip containers for effective provision of the service.

2.4 Key Observations and Challenges

- i) Prolonged water interruptions, in the City of Johannesburg and Emfuleni LM affecting South Hills, Linmeyer, Risana, Tulisa Park, Rossettenville, Glenzicht retirement village, Klipfontein view in Midrand and Everton West and Palm Springs areas respectively. The interruptions were due to power supply issue at Zuikerbosch purification works and imposed restrictions by Rand Water, respectively.
- ii) The illegal pumping of sewer into ELM pipelines by Metsimaholo LM, and poor waste management practices contributing to blockages of pump stations 8, 9 and 10 and ultimately pushing sewer back into households and adjacent rivers,
- iii) The under achievement of targets by the City of Joburg due the delays in the procurement processes, dysfunctional pumpstations and insufficient number of trucks procured to unblock sewer pipelines in Emfuleni LM, affected the service to informal settlements, and some formal areas respectively,
- iv) Water and electricity losses remain high. Emfuleni and Merafong LMs maintain its highest records of water and electricity losses, recording 57% , 22% and 34%, 43% respectively.

2.5 Support Interventions by National and Provincial Government

- i) A total of 6 local and 3 metropolitan municipalities were supported with the implementation of infrastructure service delivery programmes.
- ii) In Emfuleni LM, the Department of Water and Sanitation (DWS) appointed contractors to unblock the sewer pipelines.
- iii) The district municipalities were supported with technical skills through MISA/COGTA multidisciplinary teams in engineering and town planning.
- iv) A total of 8 834 indigent households were supported with access to basic electricity services.
- v) Implementing integrated waste management (IWM) services, MISA provided support to municipalities in terms of the development of the TORs for Landfill sites expansion and closure, and TORs were done for repair and Maintenance of Weighbridges.

KEY PERFORMANCE AREA THREE: 3 LOCAL ECONOMIC DEVELOPMENT (LED)

**B2B PILLARS: RADICAL ECONOMIC TRANSFORMATION (PILLAR 1)
MODERNISATION OF THE ECONOMY (PILLAR 7)**

The purpose of Local Economic Development (LED) is to build the capacity of a local areas to improve its economic future and the quality of life for all. The development and implementation of an effective LED strategy may guide the developments that aims to improve the lives of local communities. The implementation of a sound and goal-oriented LED strategy requires a strong public private partnership to create better conditions for economic growth.

This section presents the municipal status-quo in terms of its capacity to deliver on LED. The section further entails progress made in the development of LED strategies and plans, Municipal plans in stimulating the second economy, number of SMMEs supported, employment opportunities created through EPWP and PPP and Rand Value of Investment Attracted. In addition, the section highlights challenges that municipalities may have experienced in the process and the support interventions provided by National or Provincial Departments to the enhancement of LED.

However, municipalities have a record of not reporting sufficiently under this key performance area. municipalities would often not report on some indicators and key to this, is non-reporting on investment attracted to its jurisdictions, particularly the districts and local municipalities.

3.1 Municipal Capacity in terms of Approved and Filled LED Positions

In terms of the LED staff composition, an average total of 236 or 45% of LED approved positions are filled. Merafong City, Mogale City and the City of Joburg has the highest vacancies in this area. These municipalities recorded 68%, 64% and 35% vacancies respectively. According to municipalities, the delays in the filling of vacant positions were due to the limitations of financial resources. Municipalities should prioritise the filling of LED key positions and improve the economic states of the regions through entrepreneur development and job creation. The table below presents the status-quo of municipalities in terms of filling LED vacancies.

Municipality	2018/19				2019/20				2020/21			
	No of Post Approved	No of filled posts	Vacancies	Vacancis (as a % of total posts)	No of Post Approved	No of filled posts	Vacancies	Vacancis (as a % of total posts)	No of Post Approved	No of filled posts	Vacancies	Vacancis (as a % of total posts)
City of Joburg MM	163	93	69	43%	163	120	49	41%	190	124	66	35%
City of Tshwane MM	796	548	248	31%	796	553	243	31%	796	551	245	31%
Ekurhuleni MM	92	70	22	24%	106	80	26	25%	106	77	29	27%
Sedibeng DM	5	5	0	0%	93	55	38	41%	11	9	3	27%
Lesedi LM	6	4	2	33%	6	4	2	33%	6	4	2	33%
Midvaal LM	1	1	0	0%	3	2	1	33%	3	3	0	0%
Emfuleni LM	6	4	2	33%	Information not provided				24	14	10	42%
West Rand DM	7	7	0	0%	7	7	0	0%	4	4	0	0%
Merafong City LM	8	3	5	62%	8	3	5	62%	31	10	21	68%
Mogale City LM	8	4	4	50%	24	17	8	33%	14	5	9	64%
Rand West City LM	11	11	0	0%	11	11	0	0%	Information not provided			
Total	1103	750	352	45%	1217	852	372	30%	1185	801	385	32%

Table 11: Municipal LED Units in Municipalities

3.2 Municipal Capital Expenditure -Economic Services

Municipalities	2018/19			2019/20			2020/21		
	Actual Expenditure	Adjustment Budget	Actual Expenditure	Actual Budget	Adjustment Budget	Actual Expenditure	Actual Budget	Adjustment Budget	Actual Expenditure
City of Joburg MM	34 737	22 698	22 698	195 109	191 599	191 599	225 734	250 922	229 656
City of Tshwane MM	Capital budget not indicated			Capital budget not indicated			Capital budget not indicated		
Ekurhuleni MM	186 200	159 839	156 055	351 783 402	293 733 504	193 924 838	116 600	124 443	122 372
Sedibeng DM	5 436	5 436	4 588	26 279	23 670	23 022	3 824	4 024	4 015
Lesedi LM	2 640	2 710	1 773	5 656	55 272	10 312	5 719	5 400	6 576
Emfuleni LM	Capital budget not indicated			Capital budget not indicated			Capital budget not indicated		
Midvaal LM	Capital budget not indicated			Capital budget not indicated			Capital budget not indicated		
West Rand DM	0	0	0	0	0	0	0	0	0
Merafong City LM	3 674	0	0	899 000	899 000	1 294 000	899 000	899 000	1 294 000
Mogale City LM	38 636	51 309	48 723	Capital budget not indicated			Capital budget not indicated		
Rand West City LM	Capital budget not indicated			40 228	32 950	17 982	40 228	32 950	17 982
Total	271 323	241 992	233 837	352 949 674	294 935 995	195 461 753	1 291 105	1 316 739	1 674 601

Table 12: Municipal Capital Expenditure -Economic Services

Generally, municipalities do not report adequately under this key performance indicator. Municipalities that reported its expenditure on LED budget did not disclose the types of projects that were implemented with the funding. Sedibeng DM did not disclose how the regional tourism indaba was funded. Based on this, it is impossible to assess progress and draw a conclusive picture on whether the implemented projects made some impact on the local economies.

3.3 Existence of LED Strategies and Plans

The Local Economic Development (LED) strategies are vital tools by which municipalities would guide the implementation of radical economic developments. An effective LED strategy would assist the reduction of adverse effects on local economic growth such as the rapid urbanisation of which affects municipalities alike. To mitigate the risks, LED requires absolute

commitment by stakeholders in the development and implementation of LED. According to the below table, all Gauteng municipalities had LED strategies in place.

Municipalities	2018/19		2019/20		2020/21	
	LED Strategy	Reasons for no strategy in place	LED Strategy	Reasons for no strategy in place	LED Strategy	Reasons for no strategy in place
City of Joburg MM	Yes	-	Yes	-	Yes	-
City of Tshwane MM	Yes	-	Yes	-	Yes	-
Ekurhuleni MM	Yes	-	Yes	-	Yes	-
Sedibeng DM	Yes	-	Yes	-	Yes	-
Lesedi LM	Yes	-	Yes	-	Yes	-
Emfuleni LM	Yes	-	Yes	-	Yes	-
Midvaal LM	Yes	-	Yes	-	Yes	-
West Rand DM	Yes	-	Yes	-	Yes	-
Merafong City LM	Yes	-	Yes	-	Yes	-
Mogale City LM	Yes	-	Yes	-	Yes	-
Rand West City LM	Yes	-	Yes	-	Yes	-

Table 13: Status of LED Strategies and Plans

3.4 Municipal Plans to Stimulate Second Economy

In a process of stimulating local economy, municipalities strived towards the development of LED friendly policies to advance informal economy. The below are projects undertaken by municipalities to promote secondary economy:

- i) The City of Joburg, City of Ekurhuleni, City of Tshwane and Lesedi municipalities collectively attracted investment to the value of over R35 billion. The city of Joburg attracted investment of over R26 billion, making the highest investment attraction in the province.
- ii) Midvaal LM created formal employment opportunities in the first economy along the R59 corridor, where new commercial and industrial developments are established.
- iii) Sedibeng DM coordinated regional tourism indaba in partnership with public, private and community stakeholders to encourage and advance tourism within the region.

3.5 Rand Value of Investment Attracted

Municipality	Baseline	Annual Target	Value	Annual Target Actual	% Achieved
City of Joburg MM	R17.29 billion	R28 billion	R28 billion	R26.46 billion	95%
City of Tshwane	R2.4 billion	R1.8 billion	R 1.933 billion	R 1.933 billion	100%
Ekurhuleni MM	R7 549 092 770	R4 000 000 000	R4 464 441 919.00	R4 464 441 919.00	100%
Lesedi LM	No baseline	No annual target	R2.5 Billion	R2.5 Billion	100%
Total	R27 239 092 770	R33 800 000 000	R34 397 441 919	R35 357 441 919	99%

Table 14: Rand Value Investment Attracted

Districts and local municipalities are continuing to struggle to attract investors to stimulate local economic development. The districts and local municipalities continued to remain silent on this matter. However, during the financial year under review, the Metropolitan municipalities and Lesedi LM collectively attracted investment to a value of over R35 billion to advance local economy.

3.6 Number of SMMEs Supported by Gauteng Municipalities

Municipalities	SMMEs					
	2018/19		2019/20		2020/21	
	Planned target	Actual	Planned target	Actual	Planned target	Actual
City of Joburg MM	16 000	16 818	11 000**	16 474**	12000	8409
City of Tshwane MM	270	387	270	387	No planned target	1156
Ekurhuleni MM	0	0	500**	464**	100**	125**
Sedibeng DM	No planned target	994	No planned target	0	No planned target	15**
Lesedi LM	0	0	No planned target	10**	No planned target	10**
Emfuleni LM	0	0	No planned target	10**	0	0
Midvaal LM	No planned target	65	No planned target	2**	No planned target	113**
West Rand DM	No planned target	0	No planned target	0	No planned target	0
Merafong LM	No planned target	295	No planned target	38	No planned target	24
Mogale City LM	No planned target	308	No planned target	188	No planned target	20
Rand West City LM	No planned target	80	No planned target	350	No planned target	25
Total	16 270	18 957	11 770	17 923	12 100	9895

Table 15: Number of SMMEs Supported

The development and support of SMME remains critical to sustain economic growth. Municipalities supported 9 895 small and medium enterprises (SMME), which is a significant decline of 8 028 when compared to the previous financial year. The following are some of the SMME support initiatives by municipalities:

- i) The City of Johannesburg supported 8 409 SMMEs through property transactions.
- ii) About 125 SMMEs were supported in Ekurhuleni to access commercial market.
- iii) Midvaal supported hundred and thirteen (113) SMME's through the implementation of the Economic Recovery Plan.
- iv) The registered SMMEs and cooperatives within Rand West City were trained on various initiatives including supply chain management processes.

3.7 Employment Opportunities created through EPWP and PPP

Municipalities	2018/19			2019/20			2020/21		
	EPWP	CWP	LED INITIATIVES	EPWP	CWP	LED INITIATIVES	EPWP	CWP	LED INITIATIVES
City of Joburg MM	18680	0	0	16471	0	0	12135	0	0
City of Tshwane MM	13152	0	0	8688	0	0	8238	0	0
Ekurhuleni MM	4454	0	0	4627	713**	0	7823	335	0
Sedibeng DM	4500	0	0	57**	3425**	0	70**	0	1187**
Lesedi LM	117	0	101	140	0	0	100**	2167**	1181**
Emfuleni LM	329	1000	15	248	0	15	0	0	0
Midvaal LM	395	9131	149	724	0	1664	1897	0	1151
West Rand DM	0	0	403	0	0	0	0	0	0
Merafong LM	371	2145	3014	20	2100	2294	0	2100	8012
Mogale LM	1380	2620	115	1498	0	0	2491	0	0
Rand West City LM	553	4000	0	124	0	25	200	2000	0
Total	4 130	18 896	3 797	32 540	6 328	3 998	32 954	6 602	11 531

Table 16: Number of Employment Opportunities Created

In terms of number of job opportunities created through government programs which are EPWP, CWP and LED initiatives, there is a slight decline of about 20 jobs, when comparing 2019/20 and 2020/21 FYs.

3.8 Key Observations and Challenges

- i) There is a trend of high vacancies within LED departments of municipalities. Merafong City, Mogale City and the City of Joburg has the highest vacancies,
- ii) Municipalities that reported its expenditure on LED budget did not disclose the types of projects that were implemented with the funding. The situation made it is impossible to assess progress and draw a conclusive picture on progress made.
- iii) Districts and local municipalities continue to struggle in facilitating a conducive environment for economy to thrive. District and local municipalities continue to remain silent on investment attractions,

3.9 Support Interventions by National and Provincial Government

The following are some of the support interventions by Government Departments undertaken in the reporting year on LED:

- i) Gauteng Department of Economic Development supported 200 small enterprises in the West Rand and Sedibeng Regions through business development support interventions,
- ii) Gauteng Department of Economic Development supported 160 Co-operatives through provision of grants and business development support interventions,

- iii) Through Youth Accelerator Programme, GEP provided job opportunities to two hundred and forty (240) unemployed youth across the Gauteng City Region in support of the provincial Tshepo 1 Million programme, and
- iv) Furthermore, through the GEP's Pitching Booster Ideation Programme 320 SMMEs benefited from financial, business development and mentorship for opportunities in the mainstream economy.

**KEY PERFORMANCE AREA FOUR:
4 FINANCIAL VIABILITY AND MANAGEMENT**

**BACK TO BASICS PILLAR: SOUND FINANCIAL MANAGEMENT AND
ACCOUNTING (PILLAR 4)**

Municipalities must have the ability to generate enough revenue to meet their short- and long-term obligations including operating and capital expenditures, debt commitments and, where applicable, to allow financial growth while providing services to its residents. It is therefore essential that municipalities exercise their power to impose rates within a statutory framework that not only enhances certainty, uniformity and simplicity across the nation as stipulated in section 3 of the MPRAA but also considers historical imbalances and the rates burden on the poor. It is important that financial Management be regarded as one of the key drivers of municipalities to accomplish their objectives in order to serve their communities. Municipal performance was assessed on the following indicators:

- i) Historical trends of the audited budget statements of municipalities,
- ii) Assessing of vulnerability of municipalities position,
- iii) Operating Expenditure Budgets,
- iv) Capital Budget Expenditure,
- v) Eskom and Rand water accounts,
- vi) Creditors Analysis,
- vii) Grant Performance,
- viii) Financial Ratios,
- ix) Functional Internal Audit Units and Audit Committees,
- x) Municipal Audit Outcomes and Progress made on AG Action Plans,
- xi) Municipal Property Rates, (MPRA), 2004, (Act No. 6 of 2004),
- xii) Municipal property rates policies,
- xiii) Validity of general valuation rolls,
- xiv) Compliance with compilation of supplementary valuation rolls,
- xv) Established Valuation Appeal Boards (VABs), and
- xvi) Functioning and performance of the VABs.

4.1 Historical Trends of the Audited Budget Statements of Municipalities

Over the years' municipalities have been unable to collect revenue, thereby resulting in cash flow difficulties. Municipalities often develop ambitious cash collection estimates (unrealistic revenue estimates) of which are often unachievable leading to overstatement of revenue.

The below table presents the audited budget performance of 5 financial years. It further highlights budgets of municipalities closed off the financial years with a surplus or deficit balance.

Historical Trends of Budgets Performances - Surplus/(Deficit) '000					
Municipality	2020/21	2019/20	2018/19	2017/18	2016/17
City of Johannesburg MM	2,738,254	5,623,051	4,427,557	4,887,835	1,263,251
City of Tshwane MM	2,131,616	17,673	24,255,162	(304,394)	3,040,520
City of Ekurhuleni MM	2,429,828	959,631	(779,542)	1,657,507	1,179,836
West Rand DM	(23,268)	(28,113)	31,030	(95,107)	40,399
Rand West City LM	(88,993)	25,762	187,223	(180,936)	(18,183)
Merafong City LM	81,911	376,337	107,652	(252,245)	(129,557)
Mogale City LM	55,897	1,461,700	350,217	221,802	(141,306)
Sedibeng DM	502	(15,038)	(24,082)	(89,351)	(32,823)
Emfuleni LM	129,754	1,312,148	548,525	(662,087)	(803,693)
Midvaal LM	(65,628)	96,962	20,587	50,576	21,217
Lesedi LM	(21,347)	222,818	65,433	90,390	9,026
Total	7,368,526	10,052,931	29,189,762	5,323,990	4,428,687

Table 17: National Treasury Database – 2016/17 to 2020/21 financial years

The NT circulars are clear that municipalities with unfunded budget must develop financial turn-around strategies, outlining plans to move the municipality from unfunded to funded budgets over time. A trend of a deficit budget for consecutive financial years is an indicator that the municipality has financial problems. The metropolitan municipalities approved surplus budgets during the 2020/21 financial year, CoJ MM has shown consistent performance over the term. The performance of the West Rand and Sedibeng district municipalities is worrying as they approved deficit budgets for four financial years. The provincial treasury continues to monitor the budget performance of municipalities including the implementation of the financial turnaround strategies to improve their financial viability.

4.2 Assessing the Vulnerability of Municipalities' Cash Position

In terms of Section 45 of the MFMA, municipalities are not permitted to close the financial year with any short-term borrowing or overdraft. If municipalities are not able to close off the financial year with positive cash positions, this is considered a very strong indicator that they are in financial distress as at that date.

The Municipal Budgets and Reporting Regulations (MBRR) issued under the MFMA in 2009 states that a negative cash position for 3 (three) consecutive months is an immediate indicator of financial difficulties experienced by a municipality. Ineffective and inefficient cash management could affect the going concern of a municipality. Should the above persist, the municipality may be placed under administration to normalise operations.

Cash Management

The table below shows aggregated closing balance as at 30 June 2020 and 30 June 2021 end of the municipal financial years.

Cash Management at the end of the Financial Year '000		
Municipality	S71 Closing balance as at the end of 30 June 2020	S71 Closing balance as at the end of 30 June 2021
City of Johannesburg MM	23,681,155	70,170,865
City of Tshwane MM	(7,816,869)	37,419,726
City of Ekurhuleni MM	(28,215,212)	3,960,225
West Rand DM	135,605	18,201
Rand West City LM	(177,338)	1,407,969
Merafong City LM	267,329	27,119
Mogale City LM	1,099,170	306,029
Sedibeng DM	(346,129)	134,213
Ermfuleni LM	(4,004,443)	1,546,061
Midvaal LM	(546,383)	365,300
Lesedi LM	(597,482)	293,052
Total	(16,520,597)	115,648,760

Table 18: National Treasury Database - Cash balances per municipality – 2019/20 and 2020/21 financial years

All eleven (11) municipalities closed off the 2020/21 financial year with positive cash balances as reported in the section 71 monthly budget statements (MBS). However, for 2019/20 financial year, seven (7) municipalities closed off with negative cash balances, and such are City of Tshwane MM, City of Ekurhuleni MM, Rand West LM, Sedibeng DM, Ermfuleni LM, Midvaal LM, and Lesedi LM bringing the aggregated figure to a negative amount of over R16, 5 billion.

4.3 Operating Expenditure Budgets

4.3.1 Operating Revenue

The table and graph below shows the total operating revenue performance for period ended 30 June 2020 and 30 June 2021.

Operating Revenue Performance R'000						
Municipality	2019/20			2020/21		
	Adjusted Budget	Total Actual Revenue	% of Total Actual Revenue	Adjusted Budget	Total Actual Revenue	% of Total Actual Revenue
City of Johannesburg MM	65,344,870	64,082,574	98%	60,905,717	66,042,748	108%
City of Tshwane MM	41,045,621	32,718,455	80%	37,311,480	34,834,607	93%
City of Ekurhuleni MM	39,148,558	35,688,228	91%	41,888,057	37,396,901	89%
West Rand DM	220,246	230,026	104%	258,036	248,473	96%
Rand West City LM	1,858,163	1,766,582	95%	2,051,525	1,734,699	85%
Merafong City LM	1,656,222	1,544,142	93%	1,851,889	4,499,639	243%
Mogale City LM	3,116,791	2,190,338	70%	3,081,975	3,195,791	104%
Sedibeng DM	390,715	357,882	92%	388,620	376,933	97%
Emfuleni LM	5,925,607	5,865,355	99%	6,386,718	6,011,679	94%
Midvaal LM	1,185,873	1,105,507	93%	1,258,659	1,246,224	99%
Lesedi LM	865,517	861,651	100%	963,847	912,105	95%
Total Operating Revenue	160,758,183	146,410,741	91%	156,346,523	156,499,799	100%

Table 19: Operating revenue performance per municipality –2019/20 and 2020/21 financial years

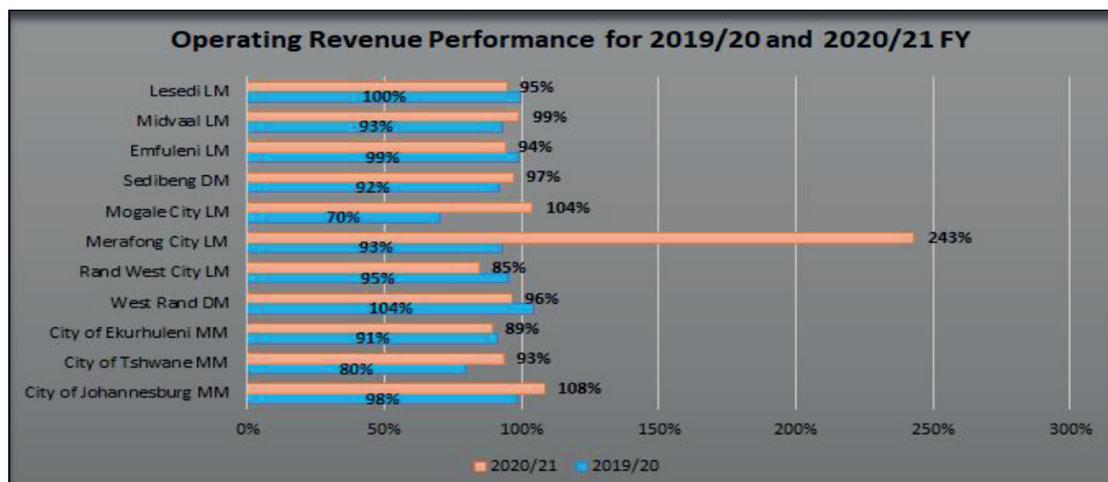


Figure 1: Operating revenue performance per municipality – 2019/20 and 2020/21 financial years

The total revenue performance for the 2019/20 financial year was recorded at R146,4 billion (91%) against the adjusted budget of 160,7 billion. In the 2020/21 financial year, the revenue performance improved to R156,4 billion (100%) against the adjusted budget of R156.3 billion.

The City of Ekurhuleni MM, City of Tshwane MM, Rand West City LM and Emfuleni LM performance was below the 95% norm. Mogale City LM and Merafong City LM recorded over performance and these are due to mSCOA system errors.

Operating Expenditure

The table and graph below provide information on the operating expenditure budget. The actual aggregated expenditure for 30 June 2021 amounted to R155,7 billion (99%) against the total adjustment operating expenditure budget of R156,5 billion for Gauteng municipalities. Municipalities recorded an improvement of 8% when compared to 2019/20 performance. The below are operating expenditure performance per municipality:

Operating Expenditure Performance							R'000
Municipality	2019/20			2020/21			
	Adjusted Budget	Total Actual Expenditure	% of Total Actual Expenditure	Adjusted Budget	Total Actual Expenditure	% of Total Actual Expenditure	
City of Johannesburg MM	64,921,275	59,983,621	92%	60,801,510	63,171,815	104%	
City of Tshwane MM	35,643,320	33,825,644	95%	37,460,249	35,923,043	96%	
City of Ekurhuleni MM	39,276,139	37,172,236	95%	41,892,445	38,808,161	93%	
West Rand DM	274,566	260,887	95%	250,406	243,224	97%	
Rand West City LM	1,937,096	1,960,466	101%	2,138,526	1,381,456	65%	
Merafong City LM	1,649,254	1,259,226	76%	1,805,957	3,901,909	216%	
Mogale City LM	3,115,658	846,079	27%	3,228,809	2,876,946	89%	
Sedibeng DM	401,250	372,959	93%	402,703	387,320	96%	
Emfuleni LM	5,819,215	4,572,569	79%	6,245,735	7,068,919	113%	
Midvaal LM	1,261,580	1,058,121	84%	1,311,848	1,244,721	95%	
Lesedi LM	877,177	659,935	75%	971,998	698,403	72%	
Total Operating Revenue	155,176,531	141,971,742	91%	156,510,186	155,705,918	99%	

Table 20: Operating expenditure performance per municipality –2019/20 and 2020/21 financial years

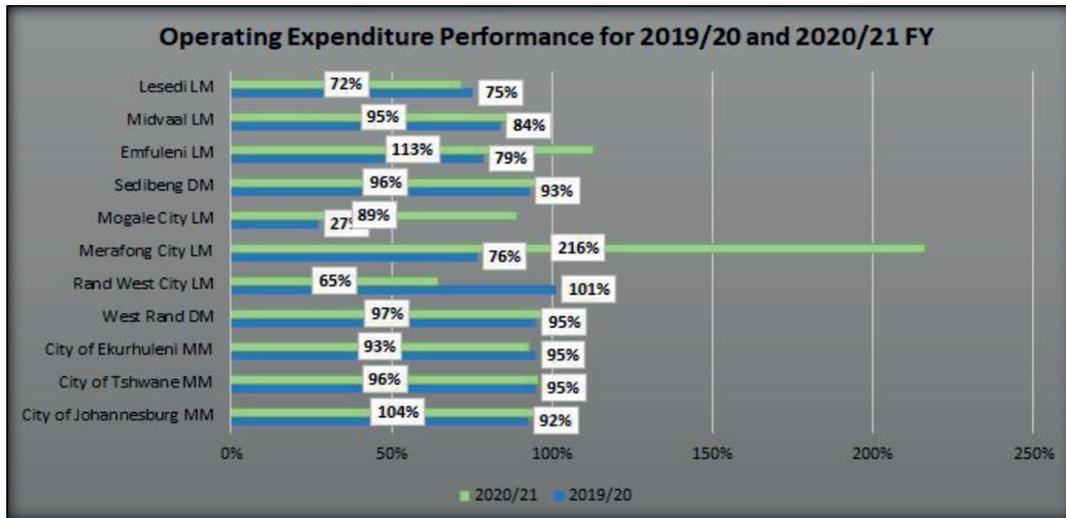


Figure 2: Operating expenditure performance per municipality – 2019/20 and 2020/21 financial years

City of Ekurhuleni, Rand West City LM, Mogale City LM and Lesedi LM performed below the NT norm of 95%. The high performance for Merafong City LM is attributed to the challenges from the validity and credibility of information resulting from data string uploaded on the mSCOA system.

4.3.2 Operating Expenditure by Type

The below presents a percentage attributed to each expenditure type against the total actual operating expenditure.

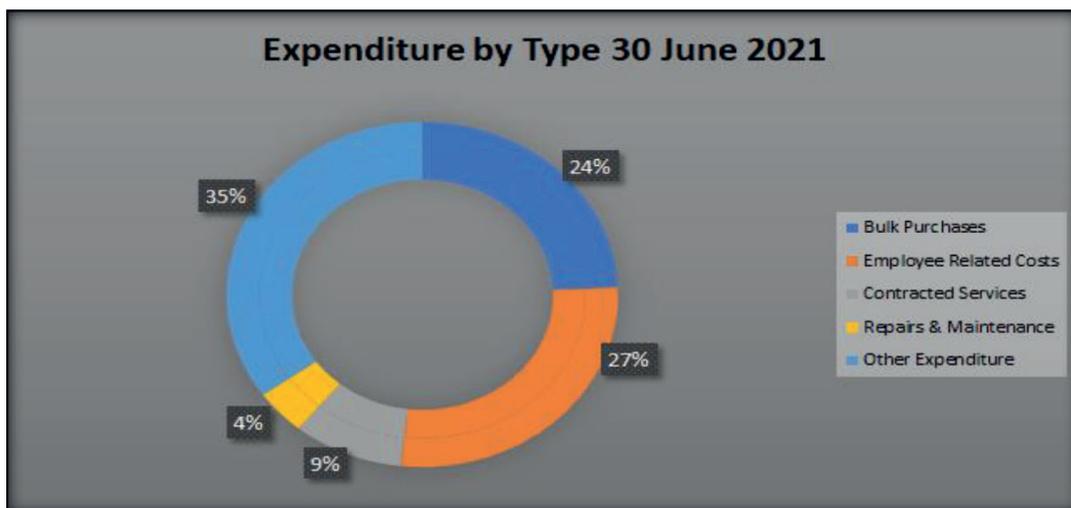


Figure 3: Operating Expenditure by Type – 2020/21 financial year

4.3.3 Bulk Purchases Expenditure

The graph below presents percentage performance on actual total operating expenditure vs the actual bulk purchases as at 30 June 2021:

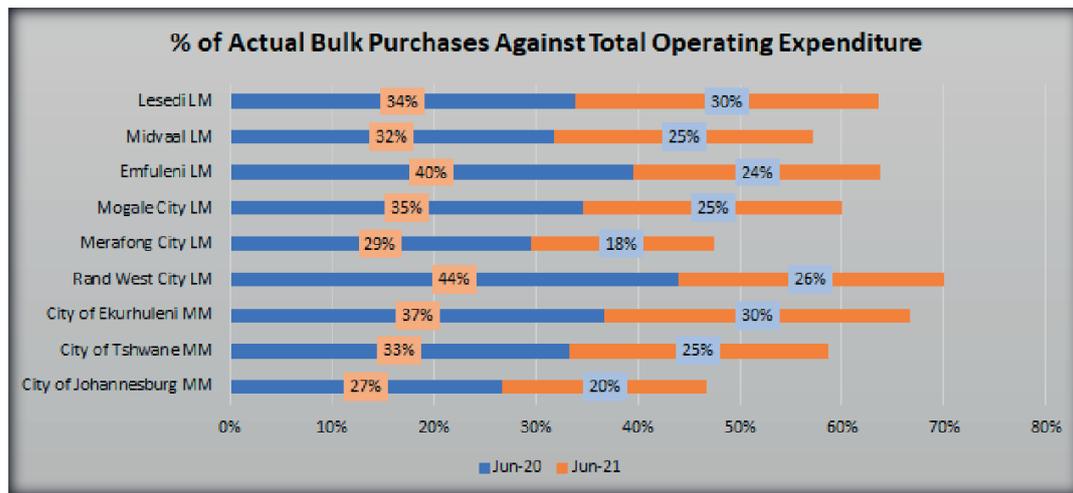


Figure 4: Bulk purchases performance per municipality – 2019/20 and 2020/21 financial years

Gauteng municipalities spent R38 billion (24%) on bulk purchases against the total actual operating budget of R156,5 billion for the year ended 30 June 2021. The expenditure decreased by R10, 9 billion (22%) from the R49, 02 billion (32%) spent at the end of 30 June 2020. Lesedi LM and City of Tshwane MM spent the highest on bulk purchases which is at 30% and Merafong City LM is the lowest at 18%. West Rand DM and Sedibeng DM do not provide basic services as a result they do not incur expenditure for bulk water and electricity.

There is no benchmark set by National Treasury on an amount to be incurred for bulk services. However, NT recommends that at least 40% of the operating budget must be allocated for bulk purchases. If a municipality spends more than 40% on bulk purchases, this will be an indicator that a municipality is experiencing water and electricity losses through aging infrastructure. Furthermore, it could be that the tariff model is not appropriately structured exposing the municipality to losses. Also, it could be that the municipality paid excessive amount to Rand Water and Eskom due to interest charged on accounts in arrears.

4.3.4 Employee Related Costs

The graph below presents percentage performance on the total actual operating expenditure vs the actual employee related costs per municipality.

The National Treasury norm on the employee expenditure is 25% to 40%. Of the total actual operating expenditure budget of R156, 5 billion municipalities spent an aggregated R42,9 and Midvaal billion (27%) on the employee related costs compared to R38 billion (25%) spent in 2019/20 financial year.

Sedibeng DM and West Rand DM performed above the NT norm. Majority of their operating expenditure was incurred on employee costs at 67% and 72% respectively as they do not provide basic services to the customers. The City of Tshwane, Merafong City, Emfuleni and Midvaal performed below the norm, recording 20%, 24%, 15% and 21% respectively.

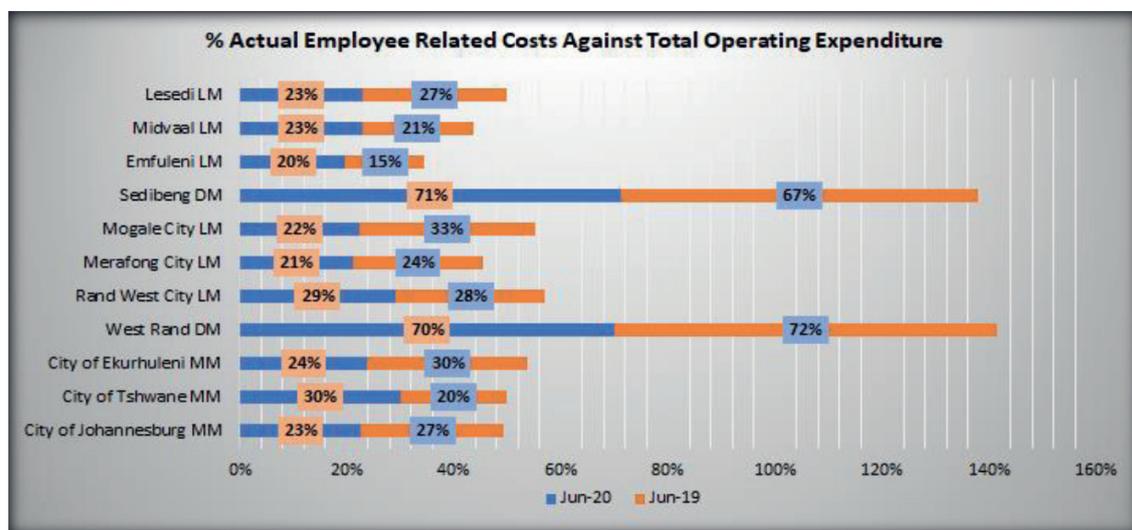


Figure 5: Employee Related Costs per municipality – 2019/20 and 2020/21 financial years

4.3.5 Contracted Services

The graph below presents performance on actual total operating expenditure vs the actual contracted services:

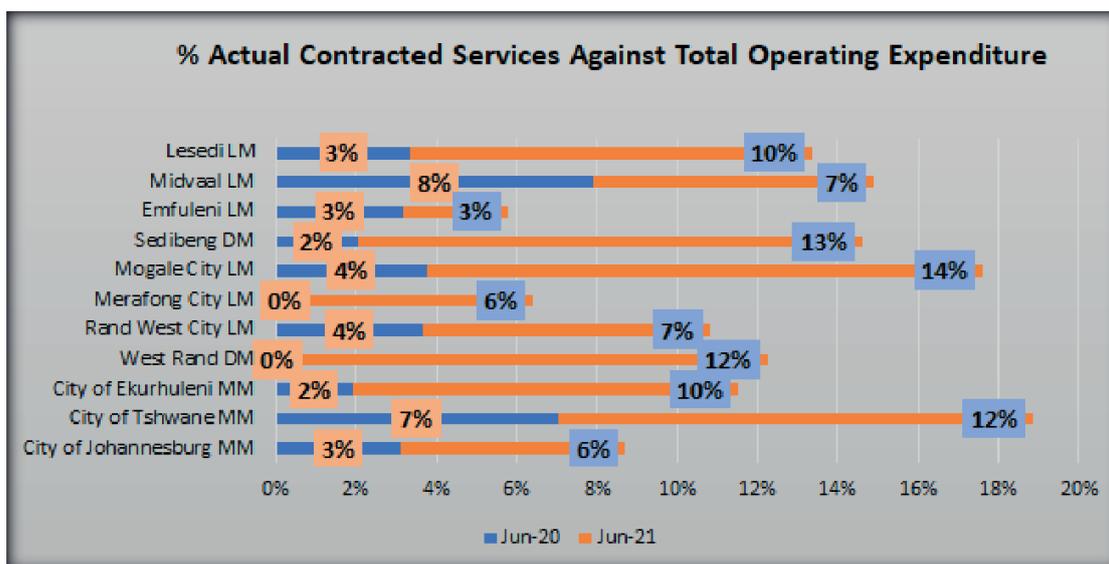


Figure 6: Actual contracted services per municipality– 2019/20 and 2020/21 financial years

The aggregated actual contracted services expenditure for the year ended 30 June 2020 is at R14, 2 billion (9%) against the actual operating expenditure of R156, 5 billion. The NT norm on the contracted services expenditure is 2% to 5%. According to the above graph, municipal expenditures on consultants were above the NT norm. it was only Emfuleni LM which spent at 3%. Municipalities are expected to implement cost containment regulations to curb the high use of consultants.

4.3.6 Repairs and Maintenance

The table below presents percentage performance on actual total operating expenditure vs the actual repairs and maintenance (R&M) :

Repairs & Maintenance - June 2021				
Municipality	Total Actual Operating Expenditure	Actual Repairs & Maintenance	% Actual Repairs & Maintenance June 2020	% Actual Repairs & Maintenance June 2021
City of Johannesburg MM	60,801,510	1,821,124	7%	3%
Ekurhuleni MM	37,460,249	1,340,417	6%	4%
City of Tshwane MM	41,892,445	2,321,990	4%	6%
West Rand DM	250,406	86	0%	0%
Rand West City LM	2,138,526	41,309	39%	2%
Merafong City LM	1,805,957	29,797	15%	2%
Mogale City LM	3,228,809	524,099	0%	16%
Sedibeng DM	402,703	7,115	1%	2%
Emfuleni LM	6,245,735	446,969	1%	7%
Midvaal LM	1,311,848	98,833	8%	8%
Lesedi LM	971,998	34,190	4%	4%
Total	156,510,186	6,665,930	6%	4%

Table 21: Actual repairs and maintenance per municipality – 2019/20 and 2020/21 financial years

The aggregated actual performance on repairs and maintenance (R&M) expenditure was at R6, 6 billion (6%) against the actual operating expenditure of R156,5 billion compared to the R5, 8 billion (4%) performance for 30 June 2020. The performance is below the NT norm of 8% expenditure on R&M. Mogale City LM and Midvaal LM recorded performance that is above the NT norm, while Midvaal LM has been consistent for both financial years.

4.4 Capital Budget Expenditure

The table below illustrates performance on capital expenditure for the period ended 30 June 2021 in standard classification.

Capital Expenditure Budget Components - June 2021									
Municipality	2020/21 Adjusted Budgets	Governance & Administration	Community & Public safety	Economic & Environmental services	Trading services	Other	Actual Capital Expenditure	% Actual Capital Expenditure 2020/21	% Actual Capital Expenditure 2019/20
City of Johannesburg MM	7,647,945	161,670	1,606,849	1,349,670	1,560,413	106,187	4,784,790	63%	90%
City of Tshwane MM	3,726,811	341,243	619,117	694,905	1,294,140	27,861	2,977,265	80%	281%
City of Ekurhuleni MM	4,595,490	798,814	1,000,617	796,310	1,309,508	-	3,905,248	85%	79%
West Rand DM	500	3,708	-	652	-	-	4,360	872%	0%
Rand West City LM	275,080	2,686	12,098	65,829	44,425	-	125,037	45%	104%
Merafong City LM	181,727	40,473	196	1,221	32,074	-	73,964	41%	0%
Mogale City LM	258,779	6,525	43,130	51,290	113,230	2,294	216,469	84%	63%
Sediberg DM	3,740	3,029	-	70	-	-	3,099	83%	31%
Emituleni LM	326,873	3,188	13,500	44,739	28,016	-	89,442	27%	30%
Midvaal LM	272,959	86,911	29,922	11,734	108,331	-	236,898	87%	74%
Lesedi LM	121,440	1,955	12,706	23,292	45,340	-	83,293	69%	61%
Total Capital	17,411,343	1,450,203	3,338,134	3,039,711	4,535,477	136,342	12,499,866	72%	130%
% Expenditure per Component		12%	27%	24%	36%	1%			

Table 22: Capital Expenditure per municipality for 2019/20 and 2020/21 financial years

Municipalities spent R12, 4 billion (72%) for the 2020/21 financial year on the capital expenditure against the adjusted budget of R17, 4 billion. The expenditure performance dropped down by 58% when compared with the previous FY. However, the figures presented in Section 71 reports raise questions in relation to its validity and credibility, particularly of the City of Tshwane and Rand West.

Generally, municipalities spent majority of its Capex budget within Trading Services, Community and Public Safety and Economic and Environment departments, spending 36%, 27% and 24% respectively.

4.5 Eskom and Rand Water Accounts

The impact of Covid-19 in terms of payments of bulk purchases and other creditors started to be felt significantly in the 2019/20 financial year especially from the month of April 2020 and the trend intensified in May and June 2020. The MEC has through the IGR structures assisted struggling municipalities to negotiate with Eskom and Rand Water the payment arrangement for overdue accounts, the negotiations are still on-going.

Municipality (R'000)	Current	Due 31 Plus	Due 61 to 90 days	Balance on original arrear account	Total Debt	Balance as at 29 June 2021	Overdue
CITY OF EKURHULENI	2,150,515	4,731	-	-	2 155 246	529,057	↑
CITY OF JOBURG	1,860,659	6,456	-	-	1 867 115	104 548	↑
CITY OF TSHWANE	1,603,651	-	-	-	1 603 651	398,971	None
EMFULENI	402 316	321 606	2 952 256	-	3 676 178	3 263 388	↑
MIDVAAL	45,100	-	-	-	45 100	-	None
LESEDI	40 990	-	-	-	40 990	34 784	None
MOGALE CITY	36 243	227,568	-	66,707	330 518	275 982	↑
RAND WEST CITY	155 409	91,502	80,262	391 347	327 173	587 389	↑
MERAFONG CITY	72 838	45,588	1,506	537 113	657 045	589 780	↑
TOTAL DEBT	6 367 721	697 451	3 034 024	995 167	10 703 016	5 783 899	↑

Table 23: Gauteng Provincial Treasury report for June 2021

The above presents the outstanding debt owed to Eskom by municipalities. An amount of R5,78 billion was outstanding, the debt escalated by R4,91 billion (46%) to R10,7 billion as at 4 August 2021. City of Tshwane MM, Lesedi LM and Midvaal LM managed to pay Eskom accounts timeously. Emfuleni LM debt has the largest share contributing 34% of the total debt. Rand West City LM, Merafong City and Mogale City LM signed payment arrangements agreement with Eskom to address outstanding debts. However, only Merafong City LM that is honouring the agreement. Eskom continues to explore the direct payments by Large Power Users through securing court orders or judgements if municipalities are not paying their accounts.

Rand Water Account as at 31 July 2021

Municipality (R'000)	Current	30 days	60 days	90 days	90 days+	Total	Balance as at 30 June 2021	Overdue
COJ	624,244	-	-	-	-	624,244	589,441	NONE
EKU	362,143	131,045	623,560	-	-	1,116,748	1,984,715	↑
COT	303,747	256,803	0	-	-	560,550	600,403	↑
EMFULENI	122,136	113,537	115,680	96,779	705,981	1,154,113	1,274,811	↑
MOGALE CITY	35,211	4	-	-	-	35,215	65,429	↑
MIDVAAL	11,131	(5)	-	-	-	11,126	11,163	NONE
MERAFONG CITY	25,220	16,252	12,328	12,085	109,140	175,025	176,287	↑
RAND WEST CITY	26,621	25,480	25,115	25,556	35,616	138,388	162,165	↑
LESEDI	8,577	24,129	-	-	-	32,706	32,296	↑
TOTAL	1 519 030	567 245	776 683	134 420	850 737	3,848,115	4 896 710	

Table 24: Rand Water Account as at 31 July 2021 - Source: Provincial Treasury - Rand Water

- i) The outstanding amount decreased to R3.85 billion as at 31 July 2021 from R4.90 billion owed as at 30 June 2021. City of Johannesburg MM and Midvaal LM reported to have current account. Lesedi LM has incurred interest on late payment for October 2020 invoices due to cash flow challenges.
- ii) Rand West City LM was on a 12-month interest free long-term option, as they are not honouring the payment arrangement. Merafong City LM arranged for a 36-month interest free long-term relief option, they are also not honouring their payment arrangement.
- iii) Emfuleni LM have signed the payment agreement to pay the old debt (up to June 2020) in 36 months, July to November 2020 in 6 months and the electricity bill that Rand Water pay to Emfuleni LM will be off set to service this account. The Municipality was behind by R97 million on the Settlement Arrangement.
- iv) City of Ekurhuleni MM entered into an extended payment terms relief program to pay 60% of the bill and settle the 40% within 45 days. The municipality is adhering to the relief options terms and conditions.

4.6 Creditors Analysis

Section 65 (2) (e) of the MFMA requires an accounting officer of a municipality to ensure that all money owing by the municipality be paid within 30 days on receipt of the relevant invoice or statement. The table below provides for a creditors age analysis for 2019/20 and 2020/21 financial years.

A total amount of R21,2 billion was owed by all Gauteng municipalities for goods and services rendered to municipalities. The amount owed decreased by 22% between the two financial years.

R15, 9 billion (75%) relates to invoices to be settled within 30 days of receiving invoices from various suppliers. City of Tshwane MM, City of Ekurhuleni MM and Midvaal LM did not owe creditors beyond 30 days. Figure for all municipalities circled in red indicates non-compliance with the 30 days' payment period.

Creditor Age Analysis - June 2021						
Municipality	0 - 30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days	Total 2020/21	Total 2019/20
Rand West City LM	3,171,184	-	-	-	3,171,184	97,709
Midvaal LM	1,403,517	-	-	-	1,403,517	2,559,768
West Rand DM	136,999	-	-	-	136,999	3,472,842
Lesedi LM	8,649	-	-	-	8,649	38,695
City of Ekurhuleni MM	5,103,134	46,656	38,596	279,912	5,468,297	7,952,598
Mogale City LM	2,273	917	15,289	16,321	34,799	996,684
Merafong City LM	381,669	44,812	14,468	1,019,464	1,460,413	9,333
City of Johannesburg MM	129,308	67,901	58,802	746,961	1,002,971	257,555
Emfuleni LM	332,977	176,876	74,646	92,803	677,303	847,037
Sedibeng DM	11,729	16,296	-	152,438	180,463	651,849
City of Tshwane MM	226,084	165,756	230,100	4,172,080	4,794,020	4,373,744
Total	10,907,522	519,214	431,901	6,479,978	18,338,616	21,257,814
% per Age Analysis	59%	3%	2%	35%	100%	

Table 25: Creditors Age Analysis per municipality – 2019/20 and 2020/21 financial years

The comparison of total creditors as at 30 June 2021 and 30 June 2020 indicated that creditors for Merafong City, Rand West City and City of Johannesburg increased significantly, recording 99%, 97% and 94% respectively.

4.6.1 Debtors Analysis

The table below presents a comparison of debtor's performance for 30 June 2021 and 30 June 2020. The total municipal consumer debt amounted to R91, 7 billion as at 30 June 2021 showing an increase of R12, 4 billion (14%) compared to R79,3 billion accounted for as at 30 June 2020.

Debtors Age Analysis - June 2021						
Municipality	0 - 30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days	Total 2020/21	Total 2019/20
City of Johannesburg MM	2,592,394	1,386,824	1,328,251	30,911,117	36,218,586	31,147,628
City of Tshwane MM	2,914,593	359,244	479,989	12,539,035	16,292,861	16,232,047
City of Ekurhuleni MM	2,148,694	687,838	541,078	16,527,690	19,905,300	16,434,021
West Rand DM	-	-	-	-	-	-
Sedibeng DM	102,736	41,176	37,167	815,304	996,382	-
Rand West City LM	130,317	97,868	83,645	3,128,988	3,440,818	2,684,027
Merafong City LM	367,064	55,114	98,830	2,044,864	2,565,871	2,029,087
Mogale City LM	173	-	379	1,965	2,517	76,890
Emfuleni LM	402,133	320,969	259,314	9,707,137	10,689,553	9,322,763
Midvaal LM	55,114	19,520	15,260	355,741	445,635	435,881
Lesedi LM	88,082	25,832	23,061	1,007,887	1,144,861	938,675
Total	8,801,300	2,994,386	2,866,972	77,039,727	91,702,385	79,301,018
% per Age Analysis	10%	3%	3%	84%	100%	

Table 26: Debtors Age Analysis – 2019/20 and 2020/21 financial years

About R77, 03 billion (84%) of the R91, 7 billion total debt was owed to municipalities for the period of 90 days and above. The amount may be deemed irrecoverable as it remained uncollectable for a long period, unless municipalities embark on radical credit control measures to recover the money. In some municipalities, the measures to recover old debt, such as the appointment of debt collectors were proven to be expensive than the actual revenue collected on behalf of the municipality resulting in more financial distress.

4.6.2 Councillors in Arrears

Schedule 1, Section 12A of the Municipal Systems Act, No. 32 of 2000 requires municipal Councillors not to be in arrears for rates and services charges for a period longer than ninety (90) days. The table below provides information on the outstanding arrears for the period ending 30 June 2021 and June 2020.

Councillors in Arrears - June 2021 & June 2020				
Municipality	Outstanding Arrears as at June 2021	% as at June 2021	Outstanding Arrears as at June 2020	% as at June 2020
City of Johannesburg MM	500,983	34%	598,384	21%
Ekurhuleni MM	3,879	0%	54,383	2%
City of Tshwane MM	Not reported	Not reported	Not reported	Not reported
Mogale City LM	464,913	32%	132,416	5%
Rand West City LM	57,583	4%	484,425	17%
Merafong City LM	-	0%	713,721	26%
Emfuleni LM	324,776	22%	724,925	26%
Midvaal LM	52,625	4%	78,242	3%
Lesedi LM	55,990	4%	11,427	0%
Total	1,460,728	100%	2,795,923	100%

Table 27: Councillors in Arrears per municipality – 2019/20 and 2020/21 financial years

The outstanding debts of Councillors were sourced from the reports submitted to the department on monthly basis. Councillors owed municipalities a total of R1, 46 million at the end of June 2021 compared to R2, 79 million owed at the end of June 2020, showing a decrease of R1, 33 million (48%) between the two periods. Merafong City LM did not have outstanding Councillor's accounts as at 30 June 2021, while the City of Tshwane did not report the figures for all the quarters of two financial years.

City of Johannesburg followed by Mogale City LM and Emfuleni reported the highest debt owed by the Councillors at the end of the financial year. Councillors from district municipalities pay for services at local municipalities that are within their area of jurisdiction. Councillors are expected to uphold the highest standard of compliance on the payments of services to also encourage the culture of payment to their constituencies.

4.7 Grant Performance

The table below shows municipal grants performance. The total allocations transferred to Gauteng municipalities was reported at R2, 9 billion, which is a decrease of compared to R3, 4 billion transferred in 30 June 2020. An amount of R2, 5 billion (86%) was spent by municipalities against the transferred grants of R2, 9 billion. Majority of low performance is attributed to the impact of Covid-19.

National Grant Expenditure - 30 June 2021 R'000			
Grant Name	Total Transferred	Total Actual Expenditure	% Actual
National Treasury Grants			
Financial Management Grant (FMG)	17,150	17,726	103%
Infrastructure Skills Development Grant (ISDG)	6,917	53,072	767%
Neighbourhood Development Partnership Grant (NDPG)	150,994	137,175	91%
Integrated City Development Grant (ICDG)	-	138,643	0%
Integrated Urban Development Grant (IUDG)	118,293	109,418	0%
Sub-Total	293,354	456,033	155%
Cooperative Governance			
Municipal Infrastructure Grant	349,140	246,287	71%
Municipal Disaster Grant (MDG)	5,276	7,227	137%
Sub-Total	354,416	253,514	72%
Transport			
Public Transport Network Grant (PTNG)	1,856,211	1,569,315	85%
Rural Road Assets Management Systems Grant (RRAMSG)	5,071	414	8%
Sub-Total	1,861,282	1,569,729	84%
Public Works			
Expanded Public Works Programme Integrated Grant (EPWPIG)	71,320	60,425	85%
Sub-Total	71,320	60,425	85%
Energy			
Integrated National Electrification Programme Grant (INEPG)	114,743	72,133	63%
Energy Efficiency and Demand Side Management Grant (EEDSMG)	34,200	18,476	54%
Sub-Total	148,943	90,609	61%
Water Affairs			
Water Services Infrastructure Grant (WSIG)	165,060	119,478	72%
Human Settlements			
Municipal Emergency Housing Grant	71,337	-	0%
Sub-Total	165,060	119,478	72%
Grant Totals	2,965,712	2,549,789	86%

Table 28: National Treasury Section 71 publication for period ended June 2021

- i) Finance Management Grant (FMG) – the following municipalities spent below the norm on the grant i.e. City of Ekurhuleni MM (17%), West Rand DM (3%), Emfuleni LM (35%), Mogale City LM (46%) and Sedibeng DM (59%).
- ii) Infrastructure Skills Development Grant – City of Johannesburg MM is the only municipality that received the grant, the over performance of the grant is as a result of the approved roll overs from the previous financial year.
- iii) Neighborhood Development Partnership Grant (NDPG) – City of Ekurhuleni MM and City of Tshwane MM spent the lowest on this grant, at 37% and 83% respectively.
- iv) Integrated City Development Grants (ICDG) – a total of R138, 6 million was spent by the metropolitan municipalities, however there were no transferred made to municipalities in this regard.

- v) Integrated Urban Development Grant (IUDG) – Mogale City LM is the only recipient of the grant in the province and they have spent 92% against the transferred of R118, 2 million.
- vi) Municipal Infrastructure Grant (MIG) – the following municipalities did not spend the entire allocation of this grant i.e. Rand West City LM (64%) and Emfuleni LM (37%).
- vii) Municipal Disaster Grant (MDG) – Merafong City LM spent the lowest on this grant at 25%.
- viii) Public Transport Network Grant (PTNG) – the low performance on this grant is as a result of the City of Johannesburg MM at 71% and City of Ekurhuleni MM at 85%.
- ix) Rural Road Assets Management Systems Grant (RRAMSG) – West Rand DM recorded 0% on this grant and Sedibeng DM at 17%.
- x) Expanded Public Works Programme Integrated Grant (EPWP) - the following municipalities did not spend the entire allocation of this grant i.e. Merafong City LM (55%), Mogale City LM (39%) and Emfuleni LM at 63%.
- xi) Integrated National Electrification Programme (INEP) – Rand West City LM, Emfuleni LM and Lesedi LM did not spend the entire allocation of this grant performing at 27%, 51% and 73% respectively.
- xii) Energy Efficiency and Demand Side Management Grant (EEDSMG) – on this grant the lowest performance was recorded from Rand West City LM at 12%, City of Tshwane MM at 15% and Emfuleni LM at 25%.
- xiii) Water Services Infrastructure Grant (WSIG) – the low performance on this grant was recorded from Merafong City LM at (23%).
- xiv) Municipal Emergency Housing Grant (MEHG) - City of Johannesburg MM is the only recipient of the grant has not spent the funds as at 30 June 2021.

4.8 Financial Ratios

The financial ratios provide an indication of the financial position and performance of municipalities. They are calculated from the audited annual financial statements and some are sourced from the Auditor-General reports.

4.8.1 Current Ratio

The graph below shows municipality's ability to pay back its short-term liabilities with its short-term assets for the period ended June 2021:

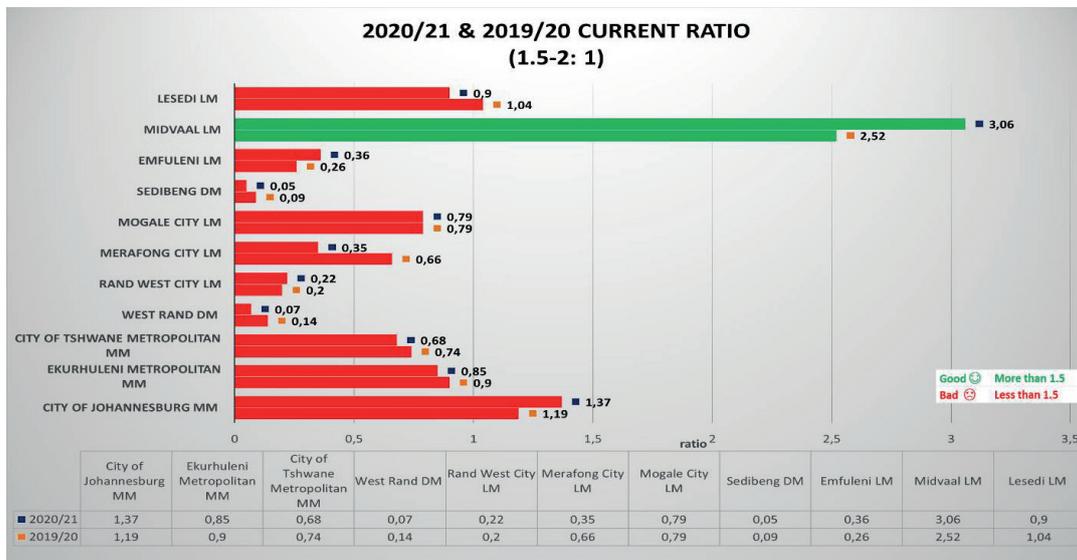


Figure 7: Current Ratio – 2019/20 and 2020/21 financial years

The current ratio of municipalities in Gauteng is concerning. The current ratio of district municipalities is the lowest in Gauteng, followed by the rest of municipalities except for Midvaal LM which its current ratio has been favourable even in the prior years and still financially viable. These municipalities are in financial strain and cannot afford to pay their short-term liabilities with their short-term cash and cash equivalents on time. Municipalities need to increase their revenue streams and cut costs to address their challenges.

4.8.2 Solvency Ratio

The graph below shows the municipality’s ability to pay back its long-term liabilities with its long-term assets for the period ended June 2021:

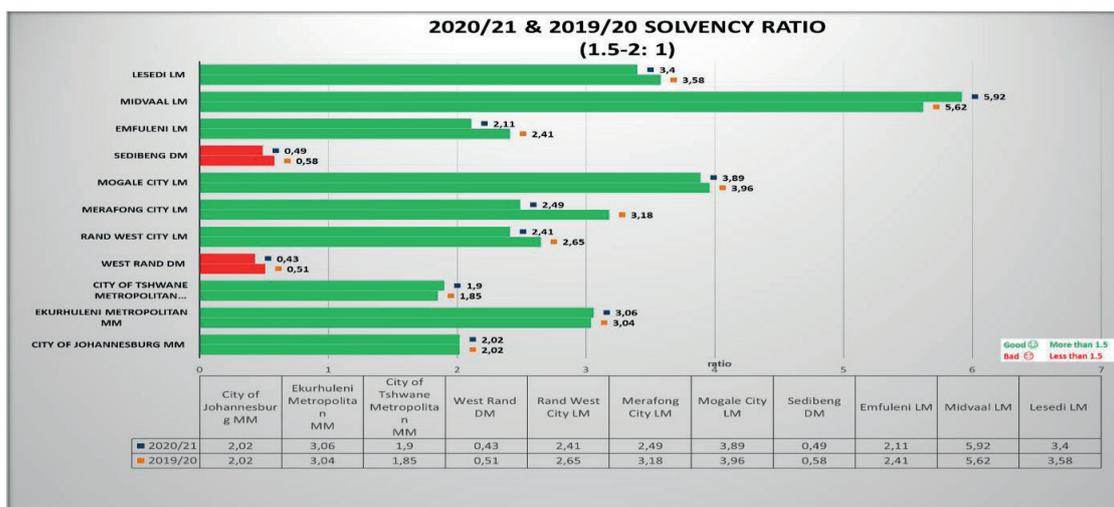


Figure 8: Solvency Ratio – 2019/20 and 2020/21 financial years

West Rand DM and Sedibeng DM are the two municipalities with the lowest solvency ratio which highlights serious financial challenges. As at 30 June 2021, West Rand DM and Sedibeng DM long-term liabilities exceeded their long-term assets by R 106 million and R 121 million respectively, which these amounts have increased when compared to the prior year (R 94 million and R 95 million respectively). This indicates that these municipalities may be unable to adequately sustain operations in future and these conditions indicate the material uncertainty of the two district municipalities' ability to operate as a going concern.

4.8.3 Debtor Collection Period (After Impairment)

The graph below indicates number of days it takes for a municipality to receive payment from its consumers for bills/invoices issued to them for services for the period ended June 2021:

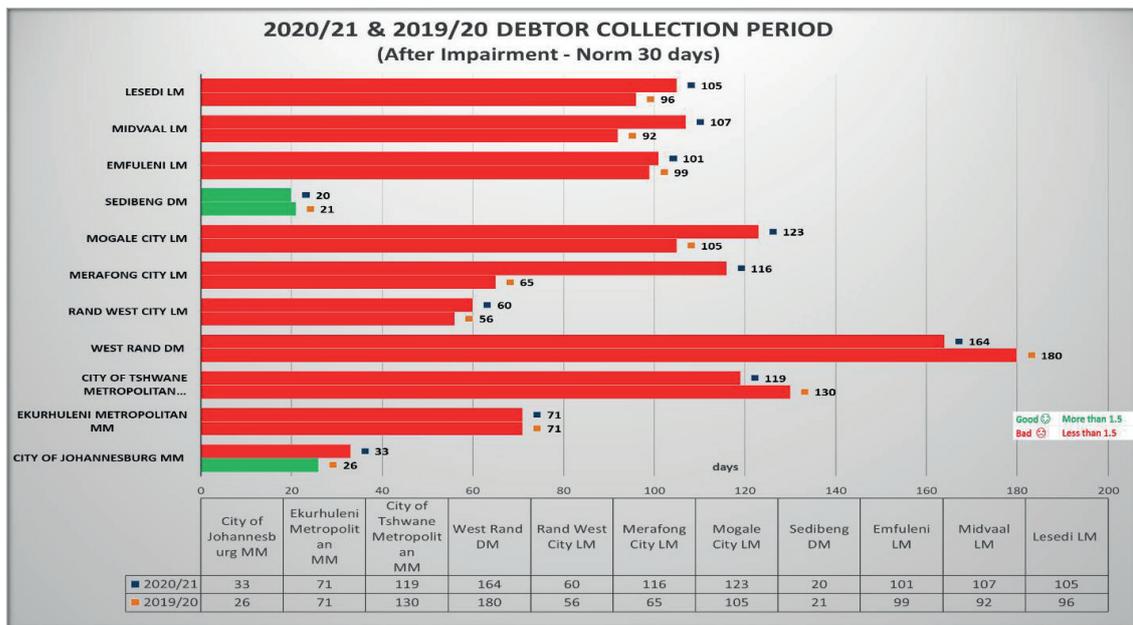


Figure 9: Debtor Collection Period – 2019/20 and 2020/21 financial years

All municipalities in Gauteng are not able to collect revenue for rates and consumer services within 30 days, except for Sedibeng DM which the debtor collection period is less than 30 days. This ratio further highlights the challenges municipalities face due to Covid-19 and consumers who refuse to pay for services and tariffs that are not cost reflective. Municipal inability to effectively recover debts may negatively impact on future capital expenses and service delivery.

4.8.4 Creditor Payment Period

The graph below indicates municipal ability to settle creditors within 30 days on receipt of relevant invoice in terms of section 65 (2) (e) of the MFMA for the period ended June 2021:

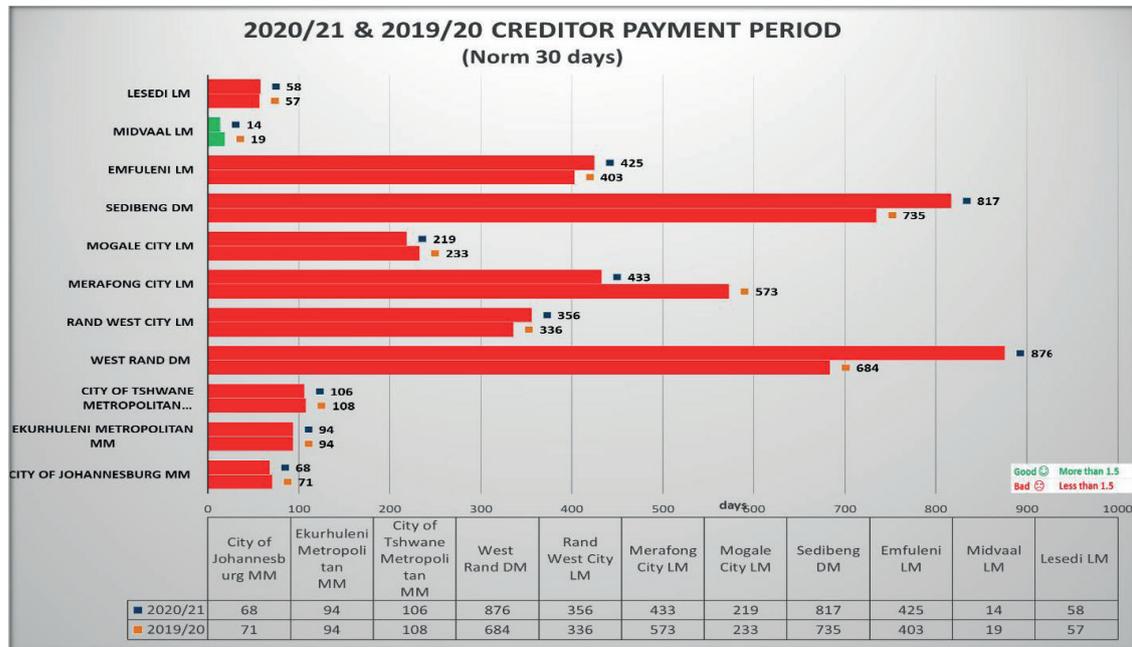


Figure 10: Creditors Payment Period – 19/20 and 2020/21 financial years

The Auditor-General found Midvaal LM to be compliant with section 65 (2) (e) of the MFMA. City of Tshwane MM, West Rand DM, Rand West City LM, Merafong City LM, and Mogale City LM, Sedibeng DM and Emfuleni LM have the highest creditor payment period which is outside the prescribed period of 30 days. Severe cash flow constraints and low cash collections from consumers were reported to have contributed to this conditions.

4.8.5 Revenue Growth

Table below indicates municipal overall revenue growth for the period ended June 2021:

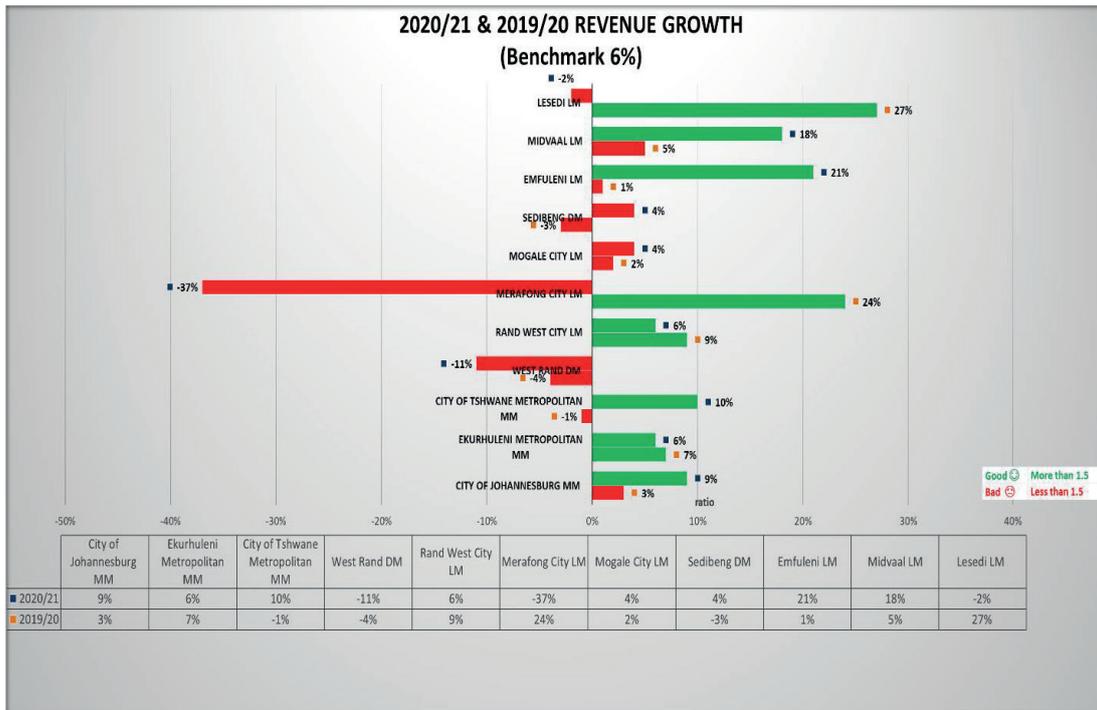


Figure 11: Revenue Growth –2019/20 and 2020/21 financial years

Revenue Growth of Midvaal LM, Emfuleni LM and City of Johannesburg MM is above the norm of 6% which is at the rate of Consumer Price Index (CPI) and Rand West City LM, City of Ekurhuleni MM Revenue Growth is at 6% which is the acceptable norm. The Revenue Growth of Sedibeng DM, Mogale City LM is below the 6% norm and Lesedi LM, Merapong City LM, West Rand DM revenues have decreased as at 30 June 2021 (negative growth) which is not sufficient in ensuring the financial sustainability of these municipalities. These municipalities need to implement stringent credit control measures and revenue enhancement strategies. The revenue of these municipality is also under pressure due to increases in debtor collection days as well of impairment of debtors. Amongst other challenges in revenue collection for services rendered by municipalities is CoVID-19 pandemic as the rate of unemployment increased and communities could not afford to pay for services.

4.9 Functional Internal Audit Units and Audit Committees

Section 165 of the MFMA read in conjunction with MFMA Circular No. 65 requires that each municipality must have an internal audit unit which must advise the accounting officer and report to the audit committee. The table below illustrates compliance of the municipal internal units for for the period ended June 2021:

MUNICIPAL INTERNAL AUDIT UNITS											
PERIOD JULY 2020 - JUNE 2021											
Municipality	Internal Audit unit established i.t.o Section 165 (1) of the MFMA (Yes/No)	Outsourced/ In-house	Total number of approved Internal Audit unit posts	Number of officials appointed in the Internal Audit unit	Percentage (%) of officials appointed in the Internal Audit unit	Chief Audit Executive/ Head of Internal Audit in place	Independence and Objectivity (CAE must report functionally to the AC, and administratively to accounting officer)	Internal Audit Charter approved (Yes/No)	Internal Audit Plan (Risk based) i.t.o Section 165 (2)(a) of the MFMA (Yes/No)	Internal Audit Activity Functional amid Covid 19 (Yes/No)	Internal Audit Conducts Investigations (Yes/No)
City of Johannesburg MM	Yes	In-house	73	42	58%	No	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	In-house	62	53	85%	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	In-house	57	29	51%	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	In-house	8	5	63%	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	In-house	13	4	31%	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	In-house	9	5	56%	Yes	Yes	Yes	Yes	Yes	No
Mogale City DM	Yes	In-house	6	6	100%	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	In-house	7	7	100%	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	In-house	23	18	78%	No	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Outsourced	0	0	0%	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Outsourced	2	1	50%	Yes	Yes	Yes	Yes	Yes	No

Table 28: 2020/21 Internal Audit Units Status

All internal audit units were reported to be effective and functional in the 2020/21 FY. However, the nationwide lockdown had implications on the internal audit activities. As at 30 June 2021, the City of Johannesburg MM and Emfuleni LM had vacancies of the Chief Audit Executives and Audit Managers. As such, the internal audit units were then headed by acting CAEs.

With more attention being given to the unauthorised, irregular as well as fruitless and wasteful (UIFW) expenditure, most internal audit units are conducting investigations except for Lesedi LM and Merafong City LM. Although Merafong City LM has a fraud hotline in place, the internal audit division is not able to audit incidents reported due to capacity constraints. While the internal audit units were reported to be functional, the below were recorded as challenges and concern within the internal audit units:

- i) The impact of CoVID-19 made it difficult for internal audit units to complete the audits as planned due to slow receipt of information from departments.
- ii) Slow response by management to internal audit findings and recommendation, this is also seen with the findings of the Auditor-General;
- iii) High vacancies in some municipalities. The delays in filling vacancies will impact negatively on the functionality and effectiveness of internal audit unit and audit committees.

MUNICIPAL AUDIT COMMITTEES							
PERIOD JULY 2020 - JUNE 2021							
Municipality	Audit Committee established i.t.o Section 166 (1) of the MFMA (Yes/No)	Number of Audit Committee members appointed (Minimum 3 members) i.t.o Section 166 (4) of the MFMA (Yes/No)	Qualifications meet the required criteria (Yes/No)	Audit Committee Charter date of approved by Council (Yes/No)	Audit committee meetings held on a quarterly basis (Yes/No)	Audit committee reports to Council on a quarterly basis (Yes/No)	Does the Audit Committee deal with Fraud & Investigations
City of Johannesburg MM	Yes	6	Yes	Yes	Yes	Yes	Yes
City of Ekurhuleni MM	Yes	4	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	5	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	5	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Merafong City LM	Yes	5	Yes	Yes	Yes	Yes	No
Mogale City LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	4	Yes	Yes	Yes	Yes	Yes
Ermfuleni LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	5	Yes	Yes	Yes	Yes	No

Table 29: Audit Committees

All municipalities in Gauteng have functional audit committees in the quarter under review. To help execute their roles in a timely and efficient way, audit committee conform to their charters and develop annual calendars and agendas. All municipalities held virtual audit committee meetings during year under review.

As part of the advisory function the committees are required to review the annual financial statements as well as the annual performance reports, all the committees reviewed these documents in order to minimise findings related to material misstatements by AGSA.

The committees have been monitoring the 2019/20 audit action plans on a quarterly basis and they have raised concerns and recommendations on those municipalities that were showing slow progress. Most municipalities' audit committees have UIFW expenditure as a standing agenda item which is commendable in promoting consequence management.

4.10. Municipal Audit Outcomes and Progress made on AG Action Plans

In terms of Section 131 of the Municipal Finance Management Act, No. 56 of 2003 (MFMA) the MEC for local government in the province is required to assess the audit reports of municipalities and any action plans of municipalities to such audit reports. Further the department monitors the implementation of action plans on a quarterly basis through the Operation Clean Audit (OPCA) Provincial Coordinating Committee (PCC) engagements. Independent verifications of implementation are performed and confirmed by internal auditors who provide assurance to the OPCA PCC.

Table below highlights the 2020/21 audit outcomes and the number of issues on the municipal Auditor-General action plans resolved by municipalities. At the time of finalising this report, some municipalities have not finalised and submitted their action plans.

Municipality	2018/19				2019/20				2020/21			
	Audit Outcome	Total Issues raised	Number of issues resolved	% Resolved	Audit Outcome	Total Issues raised	Number of issues resolved	% Resolved	Audit Outcome	Total Issues raised	Number of issues resolved	% Resolved
City of Johannesburg MM	Unqualified	143	18	13%	Unqualified	104	11	11%	Unqualified	76	0	0%
City of Tshwane MM	Unqualified	177	37	21%	Unqualified	108	72	67%	Unqualified	0	0	0%
Ekurhuleni MM	Unqualified	68	22	32%	Clean	82	33	40%	Clean	41	17	41%
Sedibeng DM	Unqualified	80	46	58%	Unqualified	44	10	23%	Unqualified	64	13	20%
Lesedi LM	Unqualified	52	10	19%	Unqualified	21	7	33%	Unqualified	24	1	4%
Emfuleni LM	Unqualified	78	0	0%	Qualified	72	0	0	Unqualified	43	0	0
Midvaal LM	Clean	46	11	24%	Clean	26	21	81%	Clean	18	5	28%
West Rand DM	Unqualified	27	23	85%	Unqualified	16	10	63%	Unqualified	20	6	30%
Merafong City LM	Unqualified	48	19	40%	Unqualified	52	7	13%	Adverse	24	0	0%
Mogale City LM	Unqualified	61	22	36%	Unqualified	25	6	24%	Unqualified	35	0	0%
Rand West City LM	Unqualified	64	49	77%	Qualified	67	34	51%	Qualified	0	0	0%
Total		844	257	30%		617	211	34%		345	42	12%

Table 30: Number of Issues on Municipal AG Action Plans Resolved

Ekurhuleni MM and Midvaal LM achieved clean audits, while six municipalities obtained unqualified opinions with findings. The two concerning audit opinions are in Rand West City and Merafong City LM with qualified and adverse audit opinion respectively. Rand West City LM and Merafong City LM audit opinions amongst others were due to:

- i) Material findings on asset management and notes disclosure sections of the annual financial statements,
- ii) Adverse opinion was driven by municipal inability to provide sufficient appropriate audit evidence to AGSA on other items of the annual financial statements due to poor document management system.

Areas of concern noted by the AG across municipalities include:

- i) Non-compliance with laws and regulations (SCM regulations) which continue to grow at an alarming rate, and of concern is the high increase in irregular expenditure,
- ii) A regression in the reporting performance information or audit of predetermined objectives (AOPO) with the quality of the annual performance reports that are not at a desired level,
- iii) The Auditor-General noted that municipalities are slowly investigating the unauthorized, irregular, fruitless, and wasteful expenditure of the current and previous Fys and that municipalities are not demonstrating timely and effective consequence management,
- iv) The are recurring findings,

- v) Municipalities are not able to respond adequately to address the audit findings which led to material amendments to the annual financial statements and annual performance reports, and
- vi) A slight reduction in the number of findings raised by AGSA in the 2020/21 audit when compared to the 2019/20 findings.

Municipalities are required to address audit findings raised by the Auditor-General through implementation of corrective measures as stated in the audit response plans. Failure to resolve these findings will result to recurring findings. In 1920, the following audit issues were not resolved by some municipalities:

- i) Pre-determined Objectives (AoPO)
- ii) Procurement or Supply Chain Management and Contract Management (SCM).
- iii) Consequence management.
- iv) Material misstatements on AFS & APR.
- v) Information Technology (IT); and
- vi) Property, Plant and Equipment (PPE).

The issues highlighted below, are recurring audit findings in 2020/21 financial year and recurring findings are due to slow response and lack of urgency by administrative leadership to address compliance findings focusing on control deficiencies, root causes, and preparing quality financial statements and performance reports:

- i) Non-compliance with supply chain management legislation is widespread across all municipalities as there is a significant regression in compliance to MFMA regulations.
- ii) Recommendations made in previous years to reduce audit findings and/or investigate irregularities were not adequately implemented by municipalities
- iii) Lack of consequence management in municipalities to hold officials and leadership accountable for any transgression to MFMA and its regulations.

Political and administrative leadership must be involved and play an oversight role which will set the tone at the top and further create a conducive environment to good financial management and service delivery. Emfuleni LM audits for the years of 2018/19 and 2019/20 had challenges which resulted in both audits being completed late. This has affected the compilation of the action plans for those years and the reporting of the implementation of the action plans by the municipality has been a challenge as well.

4.11. Municipal Property Rates, (MPRA), 2004, (Act No. 6 of 2004)

The Department is legislatively mandated to monitor, support and report on the compliance of municipalities with the provisions of the Act and where failure has been identified, the Department takes appropriate steps to ensure compliance. MPRAA it is one of the legislations that is assist the municipalities in generating consistent revenue. It is therefore important ensure that compliance is taken into consideration when implementation the general valuation roll and its supplementary rolls of the municipality which gives effect to the property rates revenue. The mechanisms that are used in the monitoring of the implementation of the Municipal Property Rates Act and addressing issues emanating from the implementation of this Act is by means of municipal engagements and workshops, legislative dates.

4.12 Municipal property rates policies

Municipalities must adopt property rates policies in terms of section 3 of the MPRAA and section 16(2) of the MFMA for the financial year concerned when the budget is tabled in the municipal council. All rateable properties must be reflected in the rates policy and general valuation roll as determined by the municipality for rating purposes.

Prior to the adoption of any local policy, including the rates policy, the municipality must take into consideration the aims and the objectives of national economic policies. Municipalities must annually review and amend the rates policies as stipulated in section 5 of the MPRAA to ensure that the policies continue to serve the needs of community within their municipal jurisdiction area. Rates policies are set once a year and are usually not adjusted until the following year. The table below shows the municipal compliance with the budget process with regard to the tabling and publication of the draft rates policies.

The Local Government: Municipal Property Rates Amendment Act requires municipalities that had compiled their general valuation rolls in terms of the Act to develop and adopt rates policies consistent with the Act on the levying of rates on all rateable properties in the municipality as stipulated in section 3 of the Act. The table below shows municipal compliance with Chapter 2 of the MPRAA on rating.

MUNICIPAL PROPERTY RATES POLICIES FINANCIAL YEAR 2020/2021					
Municipalities	Contents of the municipal property rates policies in accordance with generic rates policy format	Tabling of the draft municipal rates policy	Tabling of the municipal rates policy for approval	Website publication (5 days after tabling to Council)	Effective date of rates policy
City of Johannesburg MM	Yes	20 March 2020	29 May 2020	Yes	01 July 2020
City of Ekurhuleni MM	Yes	18 March 2020	Not yet approved	No	01 July 2020
City of Tshwane MM	Yes	14 May 2020	Not yet approved	Yes	01 July 2020
Rand West City LM	Yes	14 May 2020	Not yet approved	No	01 July 2020
Merapong City LM	Yes	26 March 2020	Not yet approved	Yes	01 July 2020
Mogale City LM	Yes	28 May 2020	Not yet approved	Yes	01 July 2020
Emfuleni LM	Yes	14 May 2020	Not yet approved	Yes	01 July 2020
Midvaal LM	Yes	25 March 2020	28 May 2020	Yes	01 July 2020
Lesedi LM	Yes	26 March 2020	Not yet approved	Yes	01 July 2020

Table 32: Property Rates Policies

Assessment of approved municipal property rates policies

The table below represents the analysis conducted on municipal compliance with the provisions of the Act in terms of the compilation of Municipal Property Rates policies

ANALYSIS OF APPROVED MUNICIPAL PROPERTY RATES POLICIES FINANCIAL YEAR 2020/2021							
Municipality	Criteria for category of properties i.t.o Section 8 of MPRAA	Criteria for differential rating on different categories of properties i.t.o Section 8 and 19 of MPRAA	Vacant land	Criteria for rating multiple use of properties i.t.o Section 9 of MPRAA	Promulgation of resolutions on levying of rates i.t.o Section 14 of the MPRAA	Relief measures i.t.o Section 15 to 19 of MPRAA	Effective date of property rates policy
City of Johannesburg MM	Yes	Yes	No exemption, reduction and rebates	No apportionment of the market value, dominant use.	No	R350 000.00	01 July 2020
City of Ekurhuleni MM	Yes	Yes	Rated high at 1:4	No apportionment of the market value, dominant use.	12 August 2020	R150 000.00	01 July 2018
City of Tshwane MM	Yes	Yes	Rated high at 1:3.622	Apportionment of the market value.	05 August 2020	R150 000.00	01 July 2020
Rand West City LM	Yes	Yes	Not determined	Apportionment of the market value.	17 August 2020	R50 000.00	01 July 2020
Merapong City LM	Yes	Yes	Not determined	No apportionment of the market value.	05 August 202	R100 000.00	01 July 2018
Mogale City LM	Yes	Yes	Not determined	No apportionment of the market value.	No	R50 000.00	01 July 2020
Emfuleni LM	Yes	Yes	Rated high at 1:3	No apportionment of the market value.	No	Not stated in the policy	01 July 2020
Midvaal LM	Yes	Yes	Rated high at 1:3	Apportionment of the market value.	01 July 2020	R150 000.00	01 July 2020
Lesedi LM	Yes	Yes	Rated high at 1:3	Apportionment of the market value.	No	R100 000.00	01 July 2020

Table 33: Assessment of approved property rates policies for FY2020/2021

Overview of the municipalities: Municipalities have resolved in their councils to exempt residential properties in their areas of jurisdiction in addition to the compulsory exemption of the first **R15 000.00** of the market value as follows.

Municipality	Compulsory exemption	Additional exemption
City of Joburg MM	R15 000.00	R335 000.00
City of Ekurhuleni MM	R15 000.00	R135 000.00
City of Tshwane MM	R15 000.00	R135 000.00
Rand West City LM	R15 000.00	R35 000.00
Mogale City LM	R15 000.00	R35 000.00
Merafong City LM	R15 000.00	R75 000.00
Emfuleni LM	R15 000.00	No information
Midvaal LM	R15 000.00	R135 000.00
Lesedi LM	R15 000.00	R75 000.00

Table: 34 Municipal additional exemption

City of Johannesburg MM and City of Ekurhuleni MM complied with section 9(2) of the MPRAA which requires a rate levied to the category of properties used for multiple purposes to be apportioned in the general valuation roll as they considered to levy a rate on the dominant used of the property. There is a standing order on properties used for multiple purposes which is in accordance with the provision of section 9(2) of the Act. However, local municipalities in West Rand District, Midvaal LM and Lesedi LM have considered to levy a rate on the dominant used of the property which reflect compliance with section 9(2) of the MPRAA of which Emfuleni LM did not state on its rates policy the effect of rates on the properties used for multiple purposes.

Three metropolitan and local municipalities in Sedibeng District rated the vacant land higher with the intention to encourage the property owners to development the land. Municipalities use their discretion by charging different rates on business properties which must not materially and unreasonably prejudice national economic policies and economic activities across municipal boundaries. Moreover, there is no uniform ratio promulgated for business and vacant land properties. As a result, different tariffs are charged on business and vacant properties by municipalities.

Validity and extension of the GVRs

The table below shows municipal compliance in terms of section 31 and 32 of the MPRAA stating the validity of general valuation rolls of municipalities and the dates municipalities have implemented their general valuation rolls.

VALIDITY OF THE GENERAL VALUATION ROLLS				
Municipalities	Determination date of the valuation i.t.o Section 31 of the MPRAA	Commencement of the GVRs 1 July i.t.o Section 32(1) of the MPRAA	Validity of the GVRs i.t.o Section 32(1)(b) of the MPRAA	Extension of the validity of the GVRs i.t.o Section 32 of the MPRAA
City of Johannesburg MM	1 July 2017	1 July 2018	1 July 2018 - 30 June 2022	1 July 2022 - 30 June 2023
City of Ekurhuleni MM	1 July 2020	1 July 2021	1 July 2021 - 30 June 2025	N/A
City of Tshwane MM	1 July 2019	1 July 2020	1 July 2020 - 30 June 2024	N/A
Rand West City LM	1 September 2020	1 July 2021	1 July 2021 - 30 June 2026	N/A
Merafong City LM	1 July 2018	1 July 2019	1 July 2019 - 30 June 2024	N/A
Mogale City LM	1 November 2017	1 July 2018	1 July 2018 - 30 June 2023	N/A
Emfuleni LM	1 July 2016	1 July 2017	1 July 2017 - 30 June 2020	1 July 2020 - 30 June 2022
Midvaal LM	1 July 2017	1 July 2018	1 July 2018 - 30 June 2023	N/A
Lesedi LM	1 July 2018	1 July 2019	1 July 2019 - 30 June 2024	N/A

Table 34: Validity of the GVRs

In terms of section 82B of the MPRAA, “the MEC for local government must submit reports in such form and as such intervals as may be prescribed to the Minister on the report outlining the progress with the implementation of the next general valuation roll following the extension period of validity of the valuation roll.” Rand West City LM has been granted extension of the validity of its general valuation roll until the 30 June 2021. The extension afforded the municipality an opportunity to audit the previous valuation rolls (former Randfontein and former Westonaria Local Municipalities) to eliminate variances before the consolidation and implementation of the new general valuation roll. Rand West City LM determined the date of valuation as 1 July 2020 and designated municipal valuer according to the requirement of the MPRAA.

Compilation of the general valuation rolls

Municipal Manager must publish the GVR in the provincial gazette stating that the roll is open for public inspection in terms of section 49 of the MPRAA. The table below shows municipal compliance with the above-mentioned provisions.

MUNICIPAL COMPLIANCE WITH COMPILATION OF THE GENERAL VALUATION ROLL			
Municipality	Designation of Municipal Valuer i.to Section 33 of MPRAA	Submission of the certified general valuation roll	Public inspection period for general valuation roll i.t.o Section 49 of the MPRAA
City of Ekurhuleni MM	Yes	27 January 2021	24 February 2021 – 18 June 2021
Rand West City LM	Yes	29 January 2021	01 April 2021 – 30 June 2021

Table 31: Public inspection period of GVRs

City of Ekurhuleni MM and Rand West City LM are the only municipalities that implemented their GVRs on the 1 July 2021. These municipalities published their section 49 notices in the Provincial Gazette after 21 days' and this is due to technical challenges experienced by the Government Printing Works which caused delays for National and Provincial Gazettes. The City of Ekurhuleni MM informed its residents of inspection period by placing the notice in the municipal website. The Rand West City LM did not place section 49 notice in the municipal website and this is non-compliance with the above-mentioned section of the MPRAA.

Establishment of the Valuation Appeal Board (VAB)

In terms of section 56(1) of the Municipal Property Rates Amendment Act (MPRAA), "the MEC for local government must, by notice in the Provincial Gazette, establish as many valuation appeal boards in the province as may be necessary, but not fewer than one in each metropolitan municipality." The table below shows number of VAB established for municipalities and term of office for the VAB members in terms of section 60 of the MPRAA.

Municipality	Number of VABs	Term of Office
City of Joburg	2	1 April 2019 – 31 March 2023
City of Ekurhuleni MM	1	1 April 2019 – 31 March 2023
City of Tshwane MM	1	1 April 2021 – 31 March 2025
Rand West	1	1 March 2020 – 29 February 2025
Mogale City LM	1	1 April 2019 – 31 March 2023
Merafong City LM	1	1 October 2019 – 30 September 2021
Emfuleni LM	1	1 March 2020 – 29 February 2024
Midvaal LM	1	1 April 2019 – 31 March 2023
Lesedi LM	1	1 April 2019 – 31 March 2023

Table 32: Term of office for VABs members

The VAB reviews, confirms, amends, or revokes municipal valuers decision including considering appeals. The term of office of the members of the VAB for City of Tshwane MM expired on the 30 October 2020. The MEC appointed the members as per the table above.

4.16 Functioning and performance of the VABs

The table below shows performance of the VABs in dealing with reviews in terms of section 52 and appeals in terms of section 54 of the MPRAA in municipalities.

PERFORMANCE OF THE VALUATION APPEAL BOARDS						
Municipality	Number of Reviews	Number of completed Reviews	Number of outstanding Reviews	Number of Appeals	Number of completed Appeals	Number of outstanding Appeals
City of JHB MM	69,806	47,865	21,941	17,883	10,975	6,908
City of Ekurhuleni MM	3,379	3,379	-	6	-	6
City of Tshwane MM	-	-	-	-	-	-
Rand West City LM	-	-	-	-	-	-
Merafong City LM	85	67	18	73	37	36
Mogale City LM	1	1	-	5	5	-
Emfuleni LM	-	-	-	1	1	-
Midvaal LM	-	-	-	2	2	-
Lesedi LM	800	798	2	14	13	1

Table 33: Number of reviews and appeals

City of Johannesburg MM has outstanding reviews amounting to 21 941 and 6 908 appeals emanating from the GVRs implemented in 2013 and 2018 including SVRs. City of Ekurhuleni MM received 6 appeals with no drop-in value and compiled its SVR 4 roll. City of Tshwane MM compiled first SVR which was advertised in Beeld and Pretoria News newspapers on the 19 and 26 May 2021 whereas the objection period was from the 26 May 2021 to 2 July 2021. There are no outstanding reviews and appeals for City of Tshwane MM and Rand West City LM.

The VAB for Merafong City LM considered 36 appeals emanated from mining properties for the SVR6. The SVR2 was advertised in the media, municipal website and the public inspection period was from the 14 June 2021 to 16 July 2021. Mogale City LM had 1 review and 5 appeals which were considered by the VAB on the 23 June 2021.

Emfuleni LM received its SVR for the financial year 2020/2021 on the 30 July 2021 and has 1 outstanding appeal for a property which is ArcelorMittal. The Emfuleni's VAB members conducted physical inspection to the property on the 13 January 2021. Midvaal LM received its SVR3 in April 2021 and was opened for public inspection on the 15 May 2021 to 15 June 2021 and received 7 objections. Lesedi LM had only two outstanding reviews, wherein the objectors have not submitted appropriate objections forms.

4.17 Key Observations and Challenges

- i) A low expenditure trend on capital budgets is a concerning factor. Covid-19 challenges worsened the situation which will pose ever-escalating service delivery protests. Municipalities should ensure better planning to accelerate the delivery and maintenance of capital infrastructure
- ii) Municipalities are failing to spend all their grant allocations at financial year end, and they will be required to pay back any unspent funds to the revenue fund if no worthwhile reasons for lack of spending are not provided. The unspent grants allocations by municipalities might further have future implications in withholding of funds by National Treasury.
- iii) Municipalities do not have sufficient cash balances to finance their monthly financial obligations including to pay creditors within the legislated 30 days' period. Furthermore, municipalities are not making surplus on the sale of services due to poor collection rate, refusal to pay for services and tariffs that are not cost reflective.
- iv) The ever-increasing outstanding debtors has indirectly caused financial constrained to municipalities to optimally delivery their services to its communities.
- v) Municipalities are still faced with a challenge on the audit of predetermined objectives which is an indication that more efforts need to be directed into the planning process of SDBIPs and capacitation in the internal audit units to provide assurance which can be done through training initiatives from various stakeholders i.e. National Treasury, Provincial Treasury, AGSA and CoGTA.
- vi) City of Johannesburg MM, City of Ekurhuleni MM, Merafong City LM, Mogale City LM and Emfuleni LM are not complying with the requirements of section 9 of the MPRAA by apportioning the market value on properties used for multiple purposes which is non-compliance with the requirement of section mentioned.
- vii) Late publication of gazettes due to technical challenges experienced by the Government Printing Works affected municipal compliance with the provisions of MPRAA.
- viii) Municipalities are experiencing financial constraints resulting in low collection rates throughout the financial year. Furthermore, the escalating debt owed by consumers for rates and taxes is the direct consequences to the cash flow of the municipalities and affects the timeous payment of creditors owed within 30 days of receiving invoices. The longer effects of municipal financial constrains place hefty reliance on national and provincial grants for operational expenses.

- ix) Sedibeng DM, West Rand DM, Emfuleni LM, Merafong City LM and Rand West City are distressed municipalities. These municipalities are no longer financially viable due to the limited means of revenue generation measures to finance operations. The largest portion of their operating budget funds is mainly funding salaries and wages and less to do with service delivery. City of Ekurhuleni MM, City of Tshwane MM and Lesedi LM are also at risk as their finances are strained.

4.18 Support Interventions by National and Provincial Government

- i) Debt Management Committee (DMC) is a support initiative that targeted to facilitate payments of rates and services to 10 Municipalities with a primary focus on the following Departments (Human settlement; Roads and Transport; Health and Social Development; Education; and Infrastructure Development and National Public Works).
- ii) Resolution of Top 500 Business accounts is aimed at establishing an effective method to address revenue collection challenges and improve revenue collection faced by Gauteng Municipalities in the area of Business customers.
- iii) Resolution of Top 100 Residential Debtors aimed to support Municipalities in providing additional capacity to resolve Top 100 defaulting Residential Debtors. To further establish effective methods to address revenue collection challenges and improve revenue collection faced by Gauteng Local Municipalities about Residential customers.
- iv) Customization and implementation of the tariff models for Rand West, Lesedi, Emfuleni, Mogale City and Merafong Local Municipalities. This is to ensure that tariffs are set at a level that will generate sufficient revenue to cover Municipal costs and ensure that tariffs are based on cost causation principles and ultimately ensure optimal financial sustainable.

KEY PERFORMANCE AREA FIVE: 5. GOOD GOVERNANCE AND PUBLIC PARTICIPATION

BACK TO BASICS PILLAR: GOOD GOVERNANCE AND SOUND ADMINISTRATION (PILLAR 3)

The Constitution of the Republic of South Africa (Act No.108 of 1996) and the White Paper on Local Government (1998) remain the preeminent legislative and policy prescripts off which all other governance and public participation legislation and policy is founded. While there are several legislative prescripts pertaining to governance and public participation, the Municipal Structures Act (No. 117 of 1998, as amended) and Municipal Systems Act (No. 32 of 2000) are central to the establishment of the structures, systems and processes of good governance and public participation. Based on this Gauteng Municipalities opted for a ward participatory system and Executive Mayors must annually report on the involvement of communities and community organisations in the affairs of the municipality.

This section of the report presents progress and analysis that relates to good governance and public participation, the section focusses on the establishment of Ward Committees, deployment of Community Development Workers, Presidential, Ministerial and Mayoral Imbizos, Implementation of Anti-Corruption Strategies, Challenges experienced by municipalities, and on National and Provincial Support Interventions.

5.1 Governance Structures

During the 2020/21 municipal financial year, municipalities participated in various key forums at national and provincial levels. The key forums include the South African Local Government Association (SALGA), IGR Forum, Premiers Coordination, COGTA IGR, Chief Financial Officers, Nthiriso, Municipal Managers', National Anti-Fraud and Corruption, MEC/Mayoral Committee, Gauteng Speakers, African Peer's and Premier's Coordinating Forums.

These forums and Committees were established to advise on direct operationalization of policies, systems, projects and programmes to advocate integration, coordination and synergy to curb duplication. Gauteng municipalities established corporate governance structures of which are the Audit Committee, Municipal Public Accounts Committee (MPAC), Section 79 and 80 Committees, Local Labour Forum (LLF), Management Committee and Mayoral Committees. According to municipal reports, all the committees exercised its oversight in line with their roles and responsibilities.

The Section 79 and 80 Committees assists political leadership, the Executive Mayors and the Members of the Mayoral Committee with oversight on the efficiency and effectiveness of the

municipal systems. According to municipalities MPACs provided the overall oversight roles on reports of the municipal councils.

5.2 Establishment and Functionality Status of Ward Committees

Ward Committees are among the key structure that is better positioned to support and hold municipalities to account. The ward committees play a role in the mobilisation of communities for public meetings, identification of community issues, government outreach programmes, and importantly mobilise communities during IDP, budget and other local government processes.

Municipality	2018/19			2019/20			2020/21		
	No. of established Ward Committees	No. of functional Ward Committees	% of functional Ward Committees	No. of established Ward Committees	No. of functional Ward Committees	% of functional Ward Committees	No. of established Ward Committees	No. of functional Ward Committees	% of functional Ward Committees
City of Joburg MM	135	105	77%	135	81	60%	135	80	59%
City of Tshwane MM	0	0	0%	0	0	0%	0	0	0
Ekurhuleni MM	112	111	99%	112	78	70%	112	79	71%
Lesedi LM	13	8	61%	13	7	50%	13	10	77%
Emfuleni LM	45	31	68%	45	23	50%	45	30	67%
Midvaal LM	15	15	100%	15	12	80%	15	12	80%
Merafong City LM	28	25	89%	28	18	68%	28	20	71%
Mogale City LM	39	20	51%	39	18	45%	39	26	67%
Rand West City LM	35	25	71%	35	21	60%	35	24	69%
Total	422	340	81%	422	258	54%	422	268	64%

Table 34: Establishment and Functionality of Ward Committees

By the end of 2020/21 FY, all municipalities in the province established ward committees, except the City of Tshwane. However, the city was in a process of re-establishing ward committees. The city indicated that the drafting of a by-law and public participation policy was in progress and that would be followed by an election of ward committee members.

Comparing 2019/20 and 2020/21 FY, there was ward committee functionality improvement. However, the functionality declined between 2018/19 and 2019/20 was due to the declared National Disaster Management Lockdown which was introduced to curb the spread of Covid 19 pandemic. As the country is moved to lowest levels of lockdown, ward committees resumed its duties, thereby improved in terms of functionality status.

5.3 Number of Ward Committee Meetings Held

On average, Gauteng Municipalities held a total number of 1038 ward committee meetings. The below table present the number of meetings held per municipality.

Municipality	2018/19	2019/20	2020/21
	Number of ward committee meetings	Number of ward committee meetings	Number of ward committee meetings
City of Joburg MM	420	380	320
City of Tshwane MM	0	0	0
Ekurhuleni MM	444	402	350
Lesedi LM	32	29	20
Emfuleni LM	204	180	120
Midvaal LM	60	60	58
Merafong City LM	100	70	69
Mogale City LM	80	60	48
Rand West City LM	100	65	53
Total	1440	1246	1038

Table 35: Number of Ward Committee Meetings

The above table, presents a downward trend in terms of ward committee meetings held in the previous financial years. The 2020/21 FY, had the lowest ward committee meetings when compared with the to the two previous financial years. The outbreak of Covid 19 pandemic which lead to a declaration of National Disaster Management Lockdown have evidently affected the sittings.

5.5 Number of Ward Operational Plans Received

The below table presents the number of Ward Operational Plans received per municipality during 2020/21 financial year.

Municipality	2018/19		2019/20		2020/21	
	Schedule of public meetings and ward committee meetings / Ward Operational Plans	Number received	Schedule of public meetings and ward committee meetings / Ward Operational Plans	Number received	Schedule of public meetings and ward committee meetings / Ward Operational Plans	Number received
City of Joburg MM	Public and ward committee meeting schedules	135	Public and ward committee meeting schedules	135	Public and ward committee meeting schedules	135
Ekurhuleni MM	Public and ward committee meeting schedule	112	Public and ward committee meeting schedules	112	Public and ward committee meeting schedules	112
Emfuleni LM	Public and ward committee meeting schedule	45	Public and ward committee meeting schedules	45	Public and ward committee meeting schedules	45
Lesedi LM	operational plans	13	Public and ward committee meeting schedules	13	Public and ward committee meeting schedules	13
Merafong LM	Annual schedule	28	Public and ward committee meeting schedules	28	Public and ward committee meeting schedules	28
Midvaal	Annual plans	15	Public and ward committee meeting schedules	15	Public and ward committee meeting schedules	15
Mogale City LM	Ward operational plans	39	Public and ward committee meeting schedules	39	Public and ward committee meeting schedules	39
Randwest City LM	Annual schedule	35	Public and ward committee meeting schedules	35	Public and ward committee meeting schedules	35
Total		422		422		422

Table 36: Ward Operational Plans

The non-submission of Ward Operational Plans by the City of Tshwane was due to the non-existence of ward committees. However, the in-year reports revealed that the city established financial disciplinary board and other mechanisms to enhance governance, such include: municipal audit monitoring, risk management, internal audit and performance committees.

5.6 Deployment of CDWs

The table below reflects a deployment state of CDWs per municipality.

Municipality	2018/19			2019/20			2020/21		
	Total Number of Wards	No of Deployed CDWs	Wards Without CDWs	Total Number of Wards	No of Deployed CDWs	Wards Without CDWs	Total Number of Wards	No of Deployed CDWs	Wards Without CDWs
City of Joburg MM	135	66	69	135	76	59	135	74	61
Ekurhuleni MM	112	69	43	112	73	39	112	71	41
City of Tshwane MM	107	63	44	107	85	22	107	79	28
Emfuleni LM	45	28	17	45	31	14	45	29	16
Lesedi LM	13	11	2	13	11	2	13	10	3
Midvaal LM	15	6	9	15	6	9	15	5	10
Merafong LM	28	15	13	28	16	12	28	16	12
Mogale City LM	39	25	14	39	27	12	39	26	13
Rand West City LM	35	26	9	35	30	5	35	30	5
Total	529	309	220	529	355	174	529	340	189

Table 37: Deployment of CDWs

Out of 529 wards in the province, the metropolitan municipalities accounts for over 67% or 354 of the wards. On average, about 340 of 529 wards had community development workers deployed.

5.7 Cases Referred by the CDW Program

The CDW programme was introduced to assist local communities to access government services, to provide support to ward committees and civil society by ensuring that ward committees and civil society are informed on government support and services, to support the implementation of community activities and projects by community structures such as community workers and Community-Based Organisations, provide technical support through development of reports to ward committees, to monitor community projects and to account to communities. In performing its duties, the CDW programme identified cases that relates to communities and referred them accordingly, see the below table:

5.8 Cases Referred by the CDW Program to Different Departments

Cases	Number of Cases Referred per Department		
	2018/19	2019/20	2020/21
Social Development	19 514	19 160	3 609
Basic Services/ Municipal Services	5 117	7 860	2 182
Home Affairs	4 791	3 477	584
Housing	2 073	3 125	434
Agriculture	1 201	1 245	392
Labour	251	244	82
Education	568	812	230
Health	328	85	35
Justice	213	283	132
Water Affairs	161	0	0
Safety, Security	138	185	70
Economic Development	104	171	32
Roads/Transport	32	22	17
Land	4	11	2
Environment	3	4	1
SRAC	0	0	5
OTHER	4	765	451
Total	34 511	37 461	8 253

Table 38: Number of Cases referred per Department

The CDW programme identified and referred cases to relevant departments such as Social Development, Home Affairs, etc. The CDW programme assisted communities on matters relating to applications for various social grants, linking indigent households with municipalities to access the free basic services, and identification of title deeds beneficiaries. The CDW program participated on campaigns planned by government, government agencies, private institutions, and civil society organizations which among others include imparting knowledge and inform to communities.

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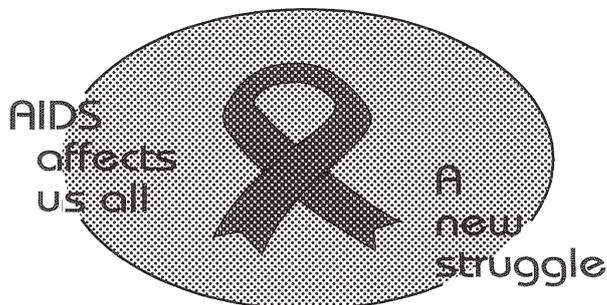
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5.9 Cases Referred by the CDW Program to Different Departments

Municipality	Cases	Government	Outside Gov	Resolved (Gov)
City of Joburg	1515	1382	133	680
City of Tshwane	131	131	0	26
City of Ekurhuleni	1991	1975	16	1415
Mogale City	767	764	3	381
Rand West City	446	442	4	34
Merafong City	1936	1753	183	938
Emfuleni	355	355	0	79
Lesedi	527	490	37	390
Midvaal	590	590	0	590
Total	8258	7882	376	4533

Table 39: Number of Cases referred per Municipality

A total of 8 258 cases were identified in municipalities, and 7 882 of those were referred to government departments, and 4 533 were resolved. About 376 of these cases were referred to civil society organisations in local communities.

5.10 Activation of Ward Based War Rooms (WBWR)

The table below indicate that, during the financial year (2020/21) under review, a total of 479 out of 529 ward based war rooms (WBWR) were activated across Gauteng municipalities.

Name of DDC	Municipality	Number of Wards	Number of Activated WBWR	Number of outatanding WBWR
City of Joburg	City of Joburg	135	88	47
City of Tshwane	City of Tshwane	107	105	2
City of Ekurhuleni	City of Ekurhuleni	112	112	0
Sedibeng District	Emfuleni	45	45	0
	Lesedi	13	13	0
	Midvaal	15	15	0
West Rand District	Mogale City	39	39	0
	Rand West City	35	35	0
	Merafong City	28	27	1
Total		529	479	50

Table 44: Activation of Ward Based War Rooms (WBWR)

As part of the response to COVID-19, municipalities established ward based war rooms (WBWR). The role of the WBWR is to coordinate resources of various sector departments to create awareness on COVID-19, the vaccination programme and to address service delivery issues within the various wards. The WBWRs are coordinated and supported by the Offices of the Speakers in municipalities and work with the Community Development Workers.

5.11 Implementation of Anti-Corruption Strategies by Municipalities

Municipality	2018/19			2019/20			2020/21		
	Anti-corruption Plan complied	Have Council adopted the Anti-Corruption Plan	Anti-corruption Plan implemented	Anti-corruption Plan compelled	Have Council adopted the Anti-Corruption Plan	Anti-corruption Plan implemented	Anti-corruption Plan complied	Have Council adopted the Anti-Corruption Plan	Anti-corruption Plan implemented
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Draft	Draft	No
Ekurhuleni MM	Yes	Draft	Draft	Draft	Draft	No	Yes	Yes	Yes
Sedibeng DM	No	No	No	No	No	No	No	No	No
Emfuleni LM	No	No	No	No	No	No	No	No	No
Lesedi LM	No	No	No	No	No	No	No	No	No
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	No	No	No	No	No	No	No	No	No
Mogale City LM	No	No	No	No	No	No	No	No	No
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Draft	Draft

Table 40: Progress on Implementation of Anti-Corruption Strategies

Strengthening anti- corruption, the City of Ekurhuleni established Office of the Integrity Commissioner. The City also established capex war room (CWR) to assess capex performance and has reported to be in a process of appointing panel of experts. The City further reported to have knowledge management strategy and integrity management framework and delegation of powers policy.

All Gauteng metropolitan municipalities reported to have had standard operating procedures (SOPs) in place to monitor performance along the implementation of anti-corruption strategies. Midvaal reported to have established Section 79-ethics and disciplinary committee which is responsible for investigating misconduct of councilors and enforcing the code of conduct for councilors and the standing orders of council.

5.12 Reviw of Anti-Corruption Strategies

Municipality	2018/19			2019/20			2020/21		
	Is there Anti-Corruption Strategy	Were strategies reviewed by COGTA	Were strategy approved by Council	Is there Anti-Corruption Strategy	Were strategies reviewed by COGTA	Were strategy approved by Council	Is there Anti-Corruption Strategy	Were strategies reviewed by COGTA	Were strategy approved by Council
City of Joburg	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No
City of Tshwane	Yes	No	Yes	Yes	No	Yes	Draft	Draft	Draft
City of Ekurhuleni	Yes	No	Yes	Yes	No	Yes	Yes	No	Yes
Sedibeng DM	No	No	No	Draft	Yes	No	Draft	Yes	No
Emfuleni LM	Draft	No	No	Draft	No	No	Draft	No	No
Lesedi LM	Draft	No	No	Draft	Yes	No	Draft	Yes	No
Midvaal LM	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes
West Rand DM	No	No	No	Draft	Yes	No	Draft	Yes	No
Mogale City LM	No	No	No	Draft	No	No	Draft	No	No
Rand West City LM	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes
Merafong City LM	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes

Table 41: Reviw of Anti-Corruption Strategies

Based on the above, Sedibeng DM, West Rand DM, Emfuleni LM, Mogale City LM and Lesedi LM have not compiled its anti-corruption strategies. The City of Tshwane reported that its strategy is in a draft format. The City of Joburg, Ekurhuleni, Midvaal LM, Rand West City and Merafong City reported that its Anti-Fraud and Corruption Plans and Policies are regularly reviewed and aligned with relevant legislation amendments. Lesedi LM reported to have partnered with the Ethics Institute of South Africa to develop relevant policies to improve awareness and reporting.

5.13 Key Observations and Challenges

- i) The City of Tshwane remains the only municipality that has not established ward committees. Comparing 2019/20 and 2020/21 FY, there was a 10% ward committee functionality improvement. This is as the country is moved to lowest levels of lockdown, ward committees resumed its duties, thereby improved its functionality status,
- ii) In terms of ward committee meetings, there was a downward trend in the ward committee sittings , the 2020/21 financial year saw the lowest ward committee meetings when compared to the previous two FYs.

5.14 Support Interventions by National and Provincial Government

- i) Gauteng CoGTA provided the following support to municipalities:
- ii) About 11 municipalities were supported on ethics and integrity management.
- iii) CoGTA hosted an AGM with the AmaNdebele Sokhulumi traditional community in Sokhulumi village.

- iv) Supported 2 traditional councils to comply with legislative prescripts.
- v) Support the institution of traditional leadership in the implementation of policies, norms and standards, systems and regulatory frameworks.
- vi) Support 3 municipalities with public participation initiatives.
- vii) Support 11 Gauteng municipalities with capacity building intervention (Accountability and Ethical Conduct) for Councillors and Officials.
- viii) Developed a Provincial Public Participation Framework supported by a strategic framework for implementation.
- ix) Supported 9 municipalities with initiatives to maintain functional Ward Based War Rooms.
- x) Conducted 51 WBWR Civic Awareness Campaigns on the fight against COVID-19 in provincial regions.

6. CROSS CUTTING ISSUES

This section of the report intends to showcase how municipalities were supported in terms of coordination, facilitation and promotion of integrated development and planning to ensure that varieties of services are delivered in an integrated and sustainable manner by ensuring that municipal IDPs are credible, implementable, and aligned to national and provincial outcomes, plans and strategies. The state of municipalities readiness to respond to disasters are also addressed.

6.1 Integrated Development Planning (IDP)

The IDP is a municipal 5-year strategic plan which is reviewed on an annual basis to guide the implementation of the development programmes and inform future planning developments. The IDP is a central pillar for development planning, it seeks to integrate planning and programmes across all the three spheres of government. The National Department of CoGTA developed a credibility framework and facilitated an intergovernmental IDP engagement process to improve the credibility of municipal IDPs. The table below provides compliance status:

6.1.1 Compliance of Municipalities on IDPs

Municipality	2018/19		2019/20		2020/21	
	Has municipality reviewed its IDP	Stakeholders who participated	Has municipality reviewed its IDP	Stakeholders who participated	Has municipality reviewed its IDP	Stakeholders who participated
City of Joburg MM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Ekurhuleni MM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
City of Tshwane MM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Sedibeng DM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Lesedi LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Emfuleni LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Midvaal LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
West Rand DM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Merafong LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Mogale City LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Rand West City LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities

Table 42: Compliance of Municipalities on IDPs

Based on the above, Gauteng municipalities in partnership with the state-owned enterprise and sector departments reviewed municipal IDPs. However, there remains gaps in relation to intergovernmental co-ordination and alignment of plans. The alignment of IDPs with government priorities remains a challenge, the participation of the sector Departments in the IDP process is voluntary and not mandatory. However, The Gauteng Department of CoGTA is currently exploring ways of institutionalising IDPs with the aim of making them a plan of government.

6.1.2 Approval and Submission of IDP Frameworks

Municipality	2018/19		2019/20		2020/21	
	IDP framework Approved	IDP framework Submitted	IDP framework Approved	IDP framework Submitted	IDP framework Approved	IDP framework Submitted
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes
City of Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes

Table 43: Approval and Submission of IDP Frameworks

The above table indicates the approval and submission status of IDP frameworks. Accordingly, municipalities have been consistent in their approval and submission of the IDP frameworks to Gauteng CoGTA.

6.1.3 Integrated Development Planning

IDPs in Gauteng are compliant to the primary guiding legislation, they are credible and implementable. However, they are not adequately aligned to the priorities of the other spheres of government, evident to this is the inconsistent kind of support provided to municipalities by some Provincial Government Departments (GPG). To address the situation, the provincial authorities should institutionalise the IDP.

6.2 Spatial Development Frameworks (SDF)

The disintegrated nature of development planning confronted the government during its first term into democracy. The situation was compounded by a lack of clear guiding planning principles that support strategic interventions to address the country's skewed spatial settlement patterns. In 2003, government published the guiding principles in the National Spatial Development Perspective (NSDP). As part of the implementation of the NSDP principles, Cabinet approved the intergovernmental planning framework which crystallised the harmonisation and alignment of the NSDP, Provincial Growth and Development Strategies and IDP's.

As provided in the Municipal Systems Act, IDPs of municipalities must include Spatial Development Frameworks (SDFs). The intergovernmental planning framework thus sets the tone for spatial frameworks of all three (3) spheres to be aligned and be guided by the NSDP principles. The table below presents the state of municipal SDFs in-terms of approval and implementation by municipalities:

Municipality	2018/19			2019/20			2020/21		
	SDFs approved	SDFs submitted	SDFs Implemented	SDFs approved	SDFs submitted	SDFs Implemented	SDFs approved	SDFs submitted	SDFs Implemented
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Table 44: Development, Submission and Implementation Rate of SDF's

The recent 2021/22 IDP analysis, revealed the following on the status and implementation of municipal SDFs:

- i) IDPs demonstrates a limited spatial expression of the municipality in relation to the Gauteng City Region (GCR). In fact, there is a lack of concrete analysis of municipal morphology in relation to nodes and corridors of neighbouring municipalities as well as the Gauteng City Region. A spatial expression and analysis stretching beyond municipal boundaries is imperative to advance planning for a functional Gauteng City Region. Municipalities were advised to utilise the Gauteng Spatial Development Framework (GSDF) to achieve this. Additionally, it was recommended that the municipalities' Spatial Development Framework (SDF) reviews should consider the revised policies, legislation and planning tools applicable provincially and nationally and that this should be done in liaison with the Gauteng Planning Division (GPD).
- ii) Some municipalities indicated that the current revision of the SDF will, *amongst others*, address the natural resource scarcity and the multi-dimensional impacts of climate change within their areas of jurisdiction. It was recommended that municipalities should in liaison with the Gauteng Department of Agriculture and Rural Development develop a single Gauteng Environmental Management Framework to advance a uniform approach to

environmental management, climate change, resource scarcity and waste output reduction, and

- iii) Metropolitan municipalities have well conceptualised Transit Orientated Development, with the integration of Strategic Densification and Compaction of the urban form, and an emphasis on public transport as a key lever towards spatial transformation and inclusive access. To further advance this concept, these municipalities were urged to integrate the densification targets along public transport routes as described in the Gauteng Integrated Transport Master Plan 2025 (GITMP25).

6.3 Disaster Management

The Provincial Disaster Management Centers (PDMCs) are primarily responsible for the coordination and management of disasters in the province. They serve as the primary functional unit for disaster management and provide support to the National Disaster Management Centre, Metropolitan and District Disaster Management Centres.

The Provincial Disaster Management Centers are responsible for executing the Provincial oversight function over Municipal Fire and Rescue Services in terms of Proclamation No. R 153 of 31 October 1994, and section 235 (8) of the Constitution of the Republic of South Africa, 1996 (Act no 108 of 1996).

6.3.1 Provincial Disaster Management Centre (PDMC) Achievements 2019/20

During the financial year under review the PDMC recorded progress as follows:

- i) Gauteng Cogta launched the pre-winter awareness campaign on 9 March 2021 at Boitumelo Informal Settlement, Midvaal Local Municipality
- ii) A total of 250 solar lights were distributed at the informal settlement.
- iii) Gauteng Cogta supported City of Ekurhuleni to conduct Gender Based Violence awareness campaign.
- iv) Gauteng PIER in conjunction with Traffic Department, DSD Anti-gangstersism, Disaster Management PIER, Rand Water, DSD, GBV launched Back to School Campaign in Midvaal LM.

6.3.3 Assessment of Municipal Disaster Management Frameworks and Plans

Municipalities are required in terms of section 42 and section 53 of the Disaster Management Act to Develop Disaster Management Frameworks and Plans.

6.3.4 Status on the development of the Disaster Management Framework and plans in municipalities

Municipality	Disaster Management Framework	Plan	Level of plan
City of Joburg	✓	✓	Level 1 risk assessment under review, and initiating level 2
City Of Tshwane	✓	✓	Level 1 with level 2 elements
Ekurhuleni Municipality	✓	✓	Level 1 up to date and initiating level 2
Sedibeng District Municipality	✓	✓	Level 1 (reviewing level 1 to be in line with guidelines, and reviewing MRA with Santam)
West Rand District Municipality	✓	✓	Level 1 Plan

Table 50: Status of Disaster Management Planning

Based on the above, by the end of 2021/22 municipal financial year, all the metropolitan and district municipalities had its disaster management frameworks and plans in place. However, the disaster management plans are partially compliant as they are to develop level 2 and 3 to align with National guidelines. Ekurhuleni is the only municipality that reported to have disaster level 1 with level 2 elements in place.

While municipalities have prepared, and completed the level 1 disaster management plans, these must be updated and aligned to the requirements of the Disaster Management Amended Act 57 of 2002. The West Rand District Municipality is currently reviewing the Disaster Management Framework.

6.3.5 Assessment of the Status of Sector Plans

Section 38 of the Disaster Management Act requires each provincial organ of state to prepare a disaster management plan setting out the roles and responsibilities regarding emergency response and post disaster recovery and rehabilitation in terms of the National Disaster Management Framework. This plan should indicate the capacity that the organs of state possess to fulfil its roles and responsibilities and outline measures to finance the implementation of disaster management strategies. This plan must also form an integral part of its planning and it must be submitted to the Provincial Disaster Management Centre and the NDMC.

Sector department	Status of plan submitted	Comments
Agriculture and rural development	The Level 1 is in the development stage	The PDMC has appointed the service provider to assist sector department to develop their Disaster Management Level Plan
Health	The Level 1 is in the development stage	The PDMC has appointed the service provider to assist sector department to develop their Disaster Management Level Plan
Human Settlements	The Level 1 is in the development stage	The PDMC has appointed the service provider to assist sector department to develop their Disaster Management Level Plan
Community safety	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans
Economic development	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans
Education	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans
E-Gov	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans
Roads and Transport	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans
Social Development	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans
Sports, Arts and Culture	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans
SAPS	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans
Infrastructure Development	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans
SASSA	The Level 1 is in the development stage	Currently the PDMC is assisting sector departments to develop Level 1 Disaster Management Plans

Table 45: Status of planning in Gauteng Province

Based on the above table, PDMC appointed a service provider to support department of Agriculture and Rural Development, Department of Health and the Department of Human Settlement to develop Disaster Management Level Plans. Gauteng CoGTA assist other sector departments with the development of level 1 plans.

6.4 Key Observations and Challenges

- i) IDPs in Gauteng are compliant to the primary guiding legislation, they are credible and implementable. However, they are not adequately aligned to the priorities of the other spheres of government, evident to this is the inconsistent kind of support provided to municipalities by some Provincial Government Departments (GPG). To address the situation, the provincial authorities should institutionalise the IDP.

6.5 Support Interventions by National and Provincial Government

The Following were Support Interventions by Gauteng CoGTA:

- i) About 11 municipalities with development of IDPs and infrastructure planning.
- ii) A total of 5 Municipal Disaster Management Centres were supported to remain functional.
- iii) A fire and rescue bylaw was drafted.
- iv) West Rand and Lesedi municipalities were supported on fire brigade services.
- v) Merafong LM was supported with the development of a CEF
- vi) About 11 municipalities were supported to implement infrastructure service delivery programmes.
- vii) About 6 local municipalities supported to spatially reference capital projects in the SDBIPs.
- viii) Sedibeng District was supported to conduct Land Use Audit.

7. RECOMMENDATIONS ON ALL KEY PERFORMANCE AREAS

There are several recurring observations over the financial years, and in this annual performance such are re-emphasised and that include:

- i) The high vacancies within the municipal service delivery units, high vacancies within Section 54 and 56 senior management category, under-representation of women, youth and people living with disabilities at senior management level, and
- ii) Increasing water and electricity losses, inadequate reporting around formalisation of informal settlements, and LED matters

The below are recommendations per key performance area:

7.1 Institutional Transformation and Organisational Development

- i) High water and electricity losses requires municipalities to urgently address staff capacity in the service delivery units (Water, Sanitation, Electricity and Waste Management) and improve service delivery and respond better towards critical maintenance needs. It would be proper to find the underutilised officials within the organization, re-train and redirect their service to these units. Emfuleni and Merafong City LMs, must be highly prioritised as its losses remained the highest over the years,
- ii) Municipalities in collaboration with COGTA should prioritise the filling of section 54 and 56 senior managers, for institutional stability and ensure professionalism in service delivery. Merafong City LM, Sedibeng DM, and Emfuleni LM must be highly prioritised as its vacancy rates remained the highest for a considerable time,
- iii) To ensure equity, municipalities working with COGTA should prioritise the employment of Women, Youth and People Living with Disabilities at Section 54 and 56 senior management level as required by the Employment Equity Act. These institutions may develop and implement a retention strategy and address these issues,

7.2 Basic Service Delivery

- i) Prolonged water interruptions has the capacity to develop into costly service delivery protest within municipalities. An effective communication strategy is required to communicate the challenges to communities within a short-space of time and avoid possible protests, of which have over the years lead to infrastructure damage by communities,
- ii) COGTA , Emfuleni Administrators Senior Team and Stakeholders must engage Metsimaholo LM and address sewer pumping into Emfuleni LM's lines and ensure access to decent sanitation services. Administrators Senior team working with municipality should mobilise focused investment towards sanitation capacity and infrastructure, in addition a continuous waste management campaigns would be required to address illegal dumping and avoid sewer blockages,
- iii) For effective delivery of services, the City of Joburg and Emfuleni LM must ensure completion of procurement processes prior projects implementation. Emfuleni LM's administration team working with DWS and stakeholders must source funds for procurement of sanitation trucks to unblock sewer pipelines for decent sanitation services, and
- iv) COGTA, DWS working with municipalities must develop support programmes to assist municipalities to reduce electricity and water losses. Emfuleni and Merafong LM's must implement load shedding in low and non-paying areas to turnaround its loss levels.

7.3 Local Economic Development

- i) Municipalities should appoint LED specialists when filling vacancies within this departments, and ensure expenditure on LED budget that would be beneficial to local economy and accordingly report progress for purposes of informed performance assessment and reporting.
- ii) COGTA, DED, Municipalities working with Higher Learning Institutions should organise entrepreneur development programs and provide support to Districts and local municipalities on attraction of investors. One of the mechanisms to be explored is the encouragement of the formation of LED partnerships and the development of related plans and strategies.

7.4 Financial Viability And Management

- i) The Department should put more efforts and intensify support to municipalities with mechanisms of financial viability. This will improve their revenue base and collection rate thereof. However, municipalities will not be financially viable if their financial governance and internal controls are weak, therefore this area requires vigorous oversight and accountability.
- ii) Gauteng municipalities should strictly ensure that compliance with legislation is strengthened through consequence management to eliminate repetitive findings on non-compliance with supply chain and contract management. The Audit action plan should be a reflection and a commitment made by municipal council and its administrators.
- iii) Strengthen their revenue collection strategies to improve their financial viability. They need to be more aggressive with their collection strategies and including strong credit control measures, it is important that rigorous collection mechanisms be implemented at municipal level. The commitment should be both political and administratively.

7.5 Good Governance and Public Participation

- i) While the City of Tshwane established financial disciplinary board and other mechanisms to enhance governance, the Department must provide support to the city and establish ward committees to enhance public participation on the affairs and developments of the city,
- ii) While municipalities are financially constrained, alternative measures must be explored to ensure ward committee functionality even during pandemics. Municipalities may look into financing airtime to committee members for special meetings,



MR. LEBOGANG MAILE, MPL
MEC: HUMAN SETTLEMENTS, URBAN PLANNING AND COGTA
DATE: 28/04/2022

PROVINCIAL NOTICE 542 OF 2022

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, Alfred Hlabanang Mazibuko being the owner of the property, intend to apply to the City of Johannesburg for and amendment of the land use scheme.

SITE DESCRIPTION: ERF 826 SOUTH HILLS

STREET ADDRESS: 59 Steelpoort Street, South Hills Ext 1, 2197

The purpose of the application is to remove restrictive condition of title, namely Conditions (h), (i) and (j) in Deed of Transfer No. T013474/06.

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 ObjectionsPlanning@joburg.org.za by not later than 10 August 2022. OWNER: Alfred Hlabanang Mazibuko 59 Steelpoort Street, South Hills, 2197. Tel: 073 334 6204 Email address: alfredmazibuko4@gmail.com Date of Publication: 13 July 2022.

PROVINCIAL NOTICE 543 OF 2022

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, Member Gumede being the owner of the property, intend to apply to the City of Johannesburg for and amendment of the land use scheme.

SITE DESCRIPTION: ERF 701 YEOVILLE

STREET ADDRESS: 25 Raleigh Street, Yeoville, 2198

The purpose of the application is to remove restrictive condition of title, namely Conditions 2(a) and 2(d) in Deed of Transfer No. T000019329/2017.

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 ObjectionsPlanning@joburg.org.za by not later than 10 August 2022. OWNER: Member Gumede 25 Raleigh Street, Yeoville, 2198. Tel: 083 346 5299 Email address: simo@bench-marks.org.za Date of Publication: 13 July 2022.

PROVINCIAL NOTICE 544 OF 2022

THE CITY OF JOHANNESBURG LAND USE SCHEME 2018

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that I, Corinnie Mbongo Youbi being the owner to the owner of the property, intend to apply to the City of Johannesburg for and amendment of the land use scheme.

SITE DESCRIPTION: ERF 1062 KENILWORTH

STREET ADDRESS: 75 LEO STREET, KENILWORTH, 2091

The purpose of the application is to amend the City of Johannesburg Land Use Scheme, 2018, to remove restrictive conditions of title, namely Conditions a, b and c in Deed of Transfer No. T000018709/2016 and to rezone of Erf 1062 Kenilworth from "Residential 4" to "Business 1" for a car wash, shisanyama and parking on site and, subject to certain conditions.

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 ObjectionsPlanning@joburg.org.za, by not later than 10 August 2022. OWNER: Corinnie Mbongo Youbi. 75 Leo Street, Kenilworth, 2091, email: simothibaut@yahoo.com Tel: 078 104 7906 Date of Publication: 13 July 2022

PROVINCIAL NOTICE 545 OF 2022**LESEDI LOCAL MUNICIPALITY****NOTICE OF AN APPROVED REMOVAL, AMENDMENT OR SUSPENSION OF A RESTRICTIVE CONDITION IN TITLE IN TERMS OF SECTION 61 (4) OF THE LESEDI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW, 2015 FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS: ERF 2785 HEIDELBERG EXTENSION 01 TOWNSHIP**

It is hereby notified in terms of the provisions of Section 61 (4) of the Lesedi Local Municipality Spatial Planning and land Use Management Land Use Management By-Law, 2015 that the Lesedi Local Municipality has approved the application in terms of Section 61(5) of the Lesedi Local Municipality Spatial Planning and land Use Management by law 2015 for the Removal/Amendment of Conditions of Title as stated in Title Deed T149236/99. With reference to conditions **(b)**, **(d)** & **(f)**. This Removal will come into effect on date of publication.

MRS'BUSISO DLAMINI

Act MUNICIPAL MANAGER

Lesedi Local Municipality

Date of publication : 13 JULY 2022.

PROVINCIAL NOTICE 546 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF CONSENT USE APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, Tbkay Design and Construction, being the applicant on behalf of the property owner of Erf 2279, Pretoria Township, 19 Tulleken Street, 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 applying for consent use in terms of Clause 16 Tshwane Town-Planning Scheme, 2008 (revised 2014) Read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016. The Consent use application is to establish a place of child care. 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 13 July 2022 to 22 August 2022. 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. Address of Municipal offices: Pretoria Office: 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: 22 August 2022.

Address of applicant: Street Address: 1749 Salie Gardens Complex, Salie Street, Chantelle;

Contact: 073 036 0479; Email: ntlatlengkalego@gmail.com;

Dates on which notices will be published: 13 July 2022 and 20 July 2022.

CPD/0536/2279 (Item No. 35060)

13-20

PROVINSIALE KENNISGEWING 546 VAN 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY KENNISGEWING VAN TOESTEMMINGSGEBRUIK AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE VERORDENING OP GRONDGEBRUIKBESTUUR, 2016.**

Ons, Tbkay Design and Construction, synde die aansoeker namens die eiendomseienaar van Erf 2279, Pretoria Dorpsgebied, Tullekenstraat 19, gee hiermee kennis ingevolge Artikel 16(1)(F) van die Stad Tshwane Grondgebruikbestuur deur -wet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur aansoek te doen vir toestemmingsgebruik in terme van Klousule 16 Tshwane Dorpsbeplanningskema, 2008 (hersien 2014) Lees saam met Artikel 16(3) van die Stad Tshwane Grondgebruikbestuursverordening, 2016. Die Toestemmingsgebruik aansoek is om 'n plek van kindersorg te stig. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 13 Julie 2022 tot 22 Augustus 2022. Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van Munisipale kantore: Pretoria Kantoor: 1ste Vloer, Middestadgebou, Thabo Sehumestraat 252, Pretoria. Sluitingsdatum vir enige besware en/of kommentaar: 22 Augustus 2022.

Adres van applikant: Straatadres: Salie Gardens Complex 1749, Saliestraat, Chantelle;

Kontak: 073 036 0479; E-pos: ntlatlengkalego@gmail.com;

Datums waarop kennisgewings gepubliseer sal word: 13 Julie 2022 en 20 Julie 2022.

CPD/0536/2279 (Item No. 35060)

13-20

PROVINCIAL NOTICE 547 OF 2022**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
DIE WILGERS EXTENSION 93**

I, Paul van Wyk (Pr Pln) (or nominee) of J Paul van Wyk Urban Economists & Planners cc being the authorized agent of the owners / applicants of Portion 141, farm The Willows 340-JR hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management Bylaw, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township on a certain part of the above-mentioned property (proposed Portion 786 after registration of subdivision) 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: Economic Development and Spatial Planning, P O Box 14013, Lyttelton, 0140 or to CityP_Registration@tshwane.gov.za from 13 July until 10 August 2022. 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: Office of the Strategic Executive Director: Economic Development & Spatial Planning, City of Tshwane Metropolitan Municipality: Registry, Room E10, cnr Basden and Rabie Street, Centurion. Should the Municipal offices be inaccessible due to Covid-19 related reasons, any interested or affected party who wish to view or obtain a copy of the land development application, can request it from the Municipality through the following contact details: newlanduseapplications@tshwane.gov.za or from the applicant at airtaxi@mweb.co.za. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party shall provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 10 August 2022. Address of applicant: Email: airtaxi@mweb.co.za. Fax: (086) 684-1263. Postal: P O Box 11522, Hatfield, 0028. Physical: 50 Tshilonde Street, Pretorius Park Extension 13, Tshwane. Office: (012) 996-0097. Dates on which notice will be published: 13 and 20 July 2022.

ANNEXURE

Name of township: Die Wilgers Extension 93. Full name of applicant: J Paul van Wyk Urban Economists & Planners cc. Number of erven in proposed township: 2 erven (Proposed Erven 1392 and 1393 to be consolidated upon proclamation) to be zoned Special (Use zone 28) in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014) subject to Annexure T conditions for purposes of agriculture, garden centre, flea market, social hall, lodge, place of refreshment, place of amusement (excluding gambling, electronic games and night club), place of instruction, business building (excluding medical consulting rooms), shop, retail industry, block of flats, dwelling-unit, modular spatial pods, private open space, special use and ancillary and subservient uses. The proposed development controls entail a density of 18 dwelling-units per hectare (maximum of 70 units total), coverage of 20%, height of 3 storeys and Floor Area Ratio of 0,2; provided that the total gross floor area (GFA) shall not exceed 8 120m²; and the following land-uses shall be restricted as stipulated: places of refreshment: 1 200m² GFA, offices: 600m² GFA, shops / retail industry: 4 000m² GFA, fitness centre: 300m² GFA, place of amusement / social hall: 400m² GFA, place of instruction (250 learners): 500m² GFA, lodge (20 suites and 20 seater conference centre): 600m² GFA, and modular spatial pods (70 x 80m²): 5 600m² GFA. The purpose of the application is to procure the necessary use-rights to formalise certain existing land-use activities on the property and to expand / diversify same to facilitate a mixed-use township on the property. Description of land on which township is to be established: A certain part of Portion 141 (proposed Portion 786), farm The Willows 340-JR. Locality of proposed township: ±600m west of the T-junction of Simon Vermooten Road with Lynnwood Road, north of the Bronberg Mountain, at 901 Lynnwood Road, Die Wilgers. GPS coordinates 25° 46' 07,11" South and 28° 18' 52,91" East. Tshwane ETAPS reference number: 35986.

13-20

PROVINSIALE KENNISGEWING 547 VAN 2022**KENNISGEWING VAN AANSOEK VIR DIE STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BYWET, 2016
DIE WILGERS UITBREIDING 93**

Ek, Paul van Wyk (Pr Pln) (of genomineerde) van J Paul van Wyk Stedelike Ekonomie & Beplanners bk as gemagtigde agent van die eenaars / aansoekers van Gedeelte 141, plaas The Willows 340-JR, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek 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 van Tshwane Grondgebruiksbestuur Bywet, 2016, op 'n sekere gedeelte van bogenoemde eiendom (voorgestelde Gedeelte 786 na registrasie van verdeling), waarna verwys word in die Bylae hiertoe. Enige beswaar(-are) en/of kommentaar(-are), met inbegrip van die gronde vir sodanige beswaar(-are) en/of kommentaar(-are) met volledige kontakbesonderhede waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(-are) en/of kommentaar(-are) indien nie, moet aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 14013, Lyttelton, 0140, of aan CityP_Registration@tshwane.gov.za gerig word vanaf 13 Julie tot 10 Augustus 2022. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die munisipale kantore soos hieronder uiteengesit, besigtig word 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 munisipalekantoor: Kantoor van die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad van Tshwane Metropolitaanse Munisipaliteit: Registrasie, Kamer E10, hoek van Basden- en Rabiestraat, Centurion. Sou die Munisipale kantore ontoeganklik wees vanweë Covid-19 verwante redes, kan enige belanghebbende of geaffekteerde party wat 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, 'n afskrif van die munisipaliteit versoek deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za of vanaf die aansoeker by airtaxi@mweb.co.za. Die aansoeker moet toesien dat die afskrif wat aan enige belanghebbende of geaffekteerde party gestuur word, die afskrif is wat by die munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n eposadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele eiendom van die aansoeker nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of bekom nie, word die versuim nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir beswaar(-are) en/of kommentaar(-are): 10 Augustus 2022. Adres van aansoeker: E-pos: airtaxi@mweb.co.za. Faks: (086) 684-1263. Pos: Posbus 11522, Hatfield, 0028. Fisies: Tshilondestraat 50, Pretoriuspark Uitbreiding 13, Tshwane. Kantoor: (012) 996-0097. Datums waarop kennisgewing gepubliseer word: 13 en 20 Julie 2022.

BYLAE

Naam van die dorp: Die Wilgers Uitbreiding 93. Volle naam van aansoeker: J Paul van Wyk Stedelike Ekonomie & Beplanners bk. Aantal erwe in voorgestelde dorp: 2 erwe (Voorgestelde Erwe 1392 en 1393 om by proklamsie gekonsolideer te word) om gesoneer te word as Spesiaal (Gebruiksone 28) ingevolge die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) onderworpe aan Bylae T voorwaardes, vir doeleindes van landbou, tuinsentrum, vlooiemark, sosiale saal, "lodge", plek van verversing, plek van vermaak (uitgesluit dobbel, elektroniese speletjies en nagklub), plek van onderrig, besigheidsgebou (uitgesluit mediese spreekkamers), winkel, kleinhandelbedryf, woonstelblok, woon-eenheid, modulêre ruimtelike dop ("pod"), privaat oopruimte, spesiale gebruik en aanverwante en ondergeskikte gebruike. Die voorgestelde ontwikkelingskontroles behels 'n digtheid van 18 wooneenhede per hektaar (vir 'n maksimum van 70 eenhede), dekking van 20%, hoogte van 3 verdiepings en vloeroppervlakteverhouding van 0,2, met dien verstande dat die totale bruto vloeroppervlakte (VOV) nie 8 120m² sal oorskry nie; en die volgende grondgebruike sal beperk word soos gestipuleer: plekke van verversing: 1 200m² VOV, kantore: 600m² VOV, winkels / kleinhandelbedryf: 4 000m² VOV, fiksheidsentrum: 300m² VOV, plek van vermaaklikheid / sosiale saal: 400m² VOV, plek van onderrig (25 leerders): 500m² VOV, lodge (20 suites en 20 sitplek konferensiesentrum): 600m² VOV, en modulêre ruimtelike dop ("pod") (70 x 80m²): 5 600m² VOV. Die doel van die aansoek is om die nodige gebruiksregte te verkry om sekere bestaande grondgebruiksaktiwiteite op die eiendom te formaliseer en om dit uit te brei / diversifiseer om 'n gemengdegebruik dorp hier te fasiliteer. Beskrywing van grond waarop dorp gestig word: 'n Sekere gedeelte van Gedeelte 141 (voorgestelde Gedeelte 786), plaas The Willows 340-JR. Ligging van voorgestelde dorp: ±600m wes van die Simon Vermooten Rylaan T-aansluiting met Lynnwoodweg, noord van die Bronberg Berge, by Lynnwoodweg 901, Die Wilgers. GPS-koördinate 25° 46' 07,11" Suid en 28° 18' 52,91" Oos. Tshwane ETAPS verwysingsnommer: 35986.

13-20

PROVINCIAL NOTICE 548 OF 2022**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee being authorized agent of the owner of Portion 1 of Erf 115 Edenvale hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme (CELUS), 2021, by the rezoning of the property described above, situated at 96 Twelfth Avenue, Edenvale from "Residential 1" to "Residential 3" for 80 units per hectare to allow 8 residential units on the property.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 13 July 2022 (the date of the 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, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 13 July 2022. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. noelbb@mweb.co.za 083 255 6583

13-21

PROVINCIAL NOTICE 549 OF 2022**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.**

I, Noel Brownlee being authorized agent of the owner of Erf 35 Hurlyvale hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme (CELUS), 2021, by the rezoning of the property described above, situated at 17 Saint Dominec Road, Hurlyvale, Edenvale from "Special" subject to conditions to "Business 3" for offices only.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 13 July 2022 (the date of the 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, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 13 July 2022. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. noelbb@mweb.co.za 083 255 6583

13-20

PROVINCIAL NOTICE 550 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE
CITY OF TSHWANE LAND USE MANAGEMENT BYLAW, 2016**

I Paul van Wyk (Pr Pln) (or nominee) of J Paul van Wyk Urban Economists and Planners cc representing mr J H du Raan and ms B N Erasmus being the applicants for the subdivision of Portion 141, farm The Willows 340-JR hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management Bylaw, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property described below. The intention of the applicant is to subdivide the property concerned in three portions to create a separate land-portion for future development on the part of the property south of Lynnwood Road (M6-route) and north of the existing rural residential dwelling and outbuildings, where the existing Karoo Square has been built and is operating. 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, P O Box 14013, Lyttelton, 0140 or to CityP_Registration@tshwane.gov.za from 13 July until 10 August 2022. 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. Office of the Strategic Executive Director: Economic Development & Spatial Planning, City of Tshwane Metropolitan Municipality, Room E10, cnr Basden and Rabie Street, Centurion. Should the Municipal offices be inaccessible due to Covid-19 related reasons, any interested or affected party who wish to view or obtain a copy of the land development application, can request it from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or from the applicant at airtaxi@mweb.co.za. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party shall provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 10 August 2022. Email: airtaxi@mweb.co.za. Fax: (086) 684-1263. Postal: P O Box 11522, Hatfield, 0028. Physical: 50 Tshilonde Street, Pretorius Park Extension 13, Tshwane. Office: (012) 996-0097. Dates on which notice will be published: 13 and 20 July 2022. Description of property: Portion 141, farm The Willows 340-JR. Number and area of proposed portions: Proposed Portion 1 of Portion 141 (to be known as Portion 785): Approximately 0,7464ha; Proposed Portion 2 of Portion 141 (to be known as Portion 786): Approximately 4,5204ha; and proposed Remainder of Portion 141: Approximately 6,6733ha TOTAL: 11,9401ha. Tshwane ETAPS reference number: 35984.

13-20

PROVINSIALE KENNISGEWING 550 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL
16(12)(a)(iii) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURBYWET, 2016**

Ek Paul van Wyk (Pr Pln) (of genomineerde) van J Paul van Wyk Stedelike Ekonomie en Beplanners bk wat mnr J H du Raan en me B N Erasmus verteenwoordig, synde die aansoekers vir die onderverdeling van Gedeelte 141, van die plaas The Willows 340-JR gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurbywet, 2016, kennis dat ek / ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom hieronder beskryf. Die bedoeling van die aansoeker is om die betrokke eiendom in drie gedeeltes te onderverdeel, om 'n onafhanklike grondgedeelte te skep vir toekomstige ontwikkeling op die deel van die eiendom suid van Lynnwoodweg (M6-roete) en noord van die bestaande landelike residensiële woning en buitegeboue, waar die bestaande Karooplein gebou is en bedryf word. Enige beswaar (-are) en / of kommentaar (-are), met inbegrip van die gronde vir sodanige beswaar(-are) en / of kommentaar (-are) met volledige kontakbesonderhede waaronder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar (-are) en / of kommentaar (-are) indien nie, moet aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 14013, Lyttelton, 0140 of aan CityP_Registration@tshwane.gov.za gerig word vanaf 13 Julie tot 10 Augustus 2022. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit, besigtig word vir 'n periode van 28 dae vanaf datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Kantoor van die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Kamer E10, h/v Basden- en Rabiestraat, Centurion. Sou die Munisipale kantore ontoeganklik wees vanweë Covid-19 verwante redes, kan enige belanghebbende of geaffekteerde party wat 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, 'n afskrif van die munisipaliteit versoek deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za of vanaf die aansoeker by airtaxi@mweb.co.za. Die aansoeker moet toesien dat die afskrif wat aan enige belanghebbende of geaffekteerde party gestuur word, die afskrif is wat by die munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n eposadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele eiendom van die aansoeker nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of bekom nie, word die versuim nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir beswaar (-are) en / of kommentaar (-are): 10 Augustus 2022. Adres van aansoeker: E-pos: airtaxi@mweb.co.za. Faks: (086) 684-1263. Pos: Posbus 11522, Hatfield, 0028. Fisies: Tshilondestraat 50, Pretoriuspark Uitbreiding 13, Tshwane. Kantoor: (012) 996-0097. Datums waarop kennisgewing gepubliseer word: 13 en 20 Julie 2022. Beskrywing van eiendom: Gedeelte 141, plaas The Willows 340-JR. Aantal en oppervlakte van voorgestelde gedeeltes: Voorgestelde Gedeelte 1 van Gedeelte 141 (wat as Gedeelte 785 bekend sal staan): Ongeveer 0,7464ha; Voorgestelde Gedeelte 2 van Gedeelte 141 (wat as Gedeelte 786 bekend sal staan): Ongeveer 4,5204ha; en voorgestelde Restant van Gedeelte 141: Ongeveer 6,6733ha TOTAAL: 11,9401ha. Tshwane ETAPS verwysingsnommer: 35984.

13-20

PROVINCIAL NOTICE 551 OF 2022**NOTICE FOR A PERMISSION APPLICATION FOR ONE ADDITIONAL DWELLING HOUSE IN TERMS OF CLAUSE 14(10) OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) AND SCHEDULE 23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016**

I, Ludwig Greyvensteyn from Land Development Planning, the applicant in my capacity as agent of the owner of property:- Erf 992 Queenswood, hereby give notice in terms of Schedule 26 of the Tshwane Town Planning Scheme 2008 (revised 2014), that I have applied to the City of Tshwane Metropolitan Municipality for permission for one additional dwelling house as described above. The property is situated at:- 1259 Woodlands Drive Queenswood. The current zoning of the property is:- Use Zone 1 Residential 1. The intention of the applicant is to:- obtain a consent use for additional dwelling for occupation by his parents.

Any objections / comments, including grounds for such objections/comments with full contact details, without which the Municipality/applicant cannot correspond with the person / body submitting the objection/comments, shall be lodged in writing to: The Group Head: Economic Development and Spatial Planning, P.O. Box 3242 Pretoria 0001 or to cityp_registration@tshwane.gov.za from 13 July 2022 (the first date of publication) until 10 August 2022 (not less than 28 days after first date of first publication of notice).

Should the person/body wish to view or obtain a copy of the application, it can be obtained from the Municipality:- e-mail to newlanduseapplications@tshwane.gov.za or from the applicant:-

e-mail: lella@absamail.co.za or P.O. Box 902, Wierda Park, 0149 or 151 Umkomaas Road Alphen Park

Mobile: 082 821 2851 Office hours: 08:00 to 16:30 (phone for appointment if needed)

Item: 35667

PROVINSIALE KENNISGEWING 551 VAN 2022**KENNISGEWING T.O.V. TOESTEMMINGSAAANSOEK VIR ADDISIONELE WOONHUIS IN TERME VAN KLOUSULE 14(10) VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) LEES MET SEKSIE 16(3) EN SKEDULE 23 VAN DIE STAD TSHWANE SE LAND-USE MANAGEMENT BY-LAW 2016**

Ek, Ludwig Greyvensteyn van Land Development Planning, synde die applikant namens die eienaar van eiendom:- erf 992 Queenswood, gee Hiermee kennis in terme van Skedule 26 van die Tshwane Dorpsbeplanningskema 2008 (hersien 2014), dat ek by die Tshwane Munisipaliteit aansoek gedoen het vir:- Een addisionele woonhuis soos hierbo beskryf. Die eiendom is geleë te 1259 Woodlands Rylaan Queenswood. Die huidige sonering van die eiendom is Gebruiksone 1 Residensieël 1. Die intensie van die aansoeker is:- vir die verkryging van toestemming vir een addisionele woonhuis vir okkupasie deur sy ouers.

Enige besware/kommentaar met volledige kontakbesonderhede van beswaarmaker waarsonder die Munisipaliteit nie kan korrespondeer nie, moet ingedien word en gerig word aan: The Group Head Economic Development and Spatial Planning, Posbus 3242, Pretoria 0001 of e-pos aan cityp_registration@tshwane.gov.za vanaf 13 Julie 2022 (eerste datum van publikasie) tot 10 Augustus 2022 (nie minder as 28 dae na datum van eerste publikasie van kennisgewing).

Indien die persoon 'n afskrif van aansoek wil bekom of besigtig, kan dit by die munisipaliteit aangevra word by:- newlanduseapplications@tshwane.gov.za of by die applikant:- lella@absamail.co.za of Posbus 902 Wierdapark, 0149 of Umkomaas Straat 151, Alphen Park Pretoria.

Sel: 082 821 2851 Kantoor-ure: 08:00 tot 16:30 (skakel vir afspraak vooraf indien nodig)

Item: 35667

PROVINCIAL NOTICE 552 OF 2022**APPLICATION IN TERMS OF SECTION 51, OF THE MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018: FOR A DIVISION OF AGRICULTURAL LAND: HOLDING 243 HOMESTEAD APPLE ORCHARD SMALL HOLDINGS,**

I, Mirna Ann Mulder of MM Town Planning Services hereby give notice, in terms of Section 53 of the Midvaal Land Use Management By-law, 2016 that I have applied to the Midvaal Local Municipality for the subdivision of the agricultural land described above.

Any objections of comments with the grounds thereof and contact details shall be lodged within a period of 28 days from the first date of which the notice appeared, with or made in writing to the Municipality at: c/o TOWN PLANNING, at the Civic Centre Building, MITCHELL STREET, MEYERTON, 1961.

Full particulars and plans may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from the date of first publication of the advert in the Provincial Gazette and the Citizen newspaper.

Closing date for any objections: **10 AUGUST 2022.**

Address of applicant: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441 / PO Box 296, HEIDELBERG, 1438/ Tel No 016-349 2948/ 082 4000 909 info@townplanningservices.co.za.

Date on which notice will be published: **13 JULY 2022.**

Description of land: **HOLDING 243 HOMESTEAD APPLE ORCHARD SMALL HOLDINGS**

Number and area of proposed portions	2 portions
Proposed Portion 1 in extent approximately	2,0235
HaProposed Remainder of holding 243, in extent approximately	2,0236
Ha	

TOTAL in extent approximately	4, 0471Ha
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PROVINCIAL NOTICE 553 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSES 16 OF THE TSHWANE TOWN-
PLANNING SCHEME 2008 (REVISED 2014)**

I, Thandi khashang being the owner of the Erf 18139 Ext 8 Soshanguve, hereby give notice in terms of clause 16 of the Tshwane Metropolitan Town Planning Scheme, 2008 (Revised in 2014), that I have applied to the City of Tshwane Municipality for a Consent use for a Place of Child Care on the abovementioned property. The property is situated at Erf 18139 Ext 8 Soshanguve, the current zoning is Residential 1. The intension of the applicant in this matter is to Teaching of Toddlers. 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 objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or CityP_registration@tshwane.gov.za from 13 July 2022 the first date of publication of the notice set out in the clause 16 of the Tshwane Metropolitan Town Planning Scheme, 2008 (Revised in 2014) until 22 August 2022. Not less than 28 days after the date of first publication of the notice. Full details maybe inspected during normal office hours at the Municipality offices, as set out below, for a period of 28 days from the date of the first publication of the notice in the Provincial gazette / Newspaper. Address of Municipality office: 45 Heinrich Street, Karenpark. Closing date for any objections or Comments 22 August 2022. Applicant details: Erf 18139 Ext 8 Soshanguve South, postal address 18139 Ext 8 Shoshanguve. Applicant Telephone No: 0724282408 / 0766637868. Date on which notice will be published: 13 July 2022

Reference: CPD: 10095/18139

Item No. 30665

PROVINSIALE KENNISGEWING 553 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN
DIE TSHWANE DORPSBEPLANNINGSKEMA 2008 (HERSIEN 2014)**

Ek, Thandi Khashang synde die eienaar van die Erf 18139 Ext 8 Soshanguve, gee hiermee kennis ingevolge klousule 16 van die Tshwane Metropolitaanse Stadsbeplanningskema, 2008 (Hersien in 2014), dat ek by die Stad Tshwane Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg op die bogenoemde eiendom. Die eiendom is geleë te Erf 18139 Ext 8 Soshanguve, die huidige sonering is Residensieel 1. Die voorneme van die aansoeker in hierdie saak is om Plek van Kindersorg. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar(s) indien nie. en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Die Groep Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_registration@tshwane.gov.za vanaf 13 Julie 2022, die eerste datum van publikasie van die kennisgewing uiteengesit in klousule 16 van die Tshwane Metropolitaanse Stadsbeplanningskema, 2008 (Hersien in 2014) tot 22 Augustus 2022. Nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing. Volledige besonderhede kan tydens normale kantoor besigtig word. ure by die Munisipaliteitskantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant Adres van Munisipaliteitskantoor: Heinrichstraat 45, Karenpark Sluitingsdatum vir enige besware of Kommentaar 22 Augustus 2022. Aansoekerbesonderhede: Erf 18139 Ext 8 Soshanguve South, posadres 18139 Ext 8 Shoshanguve. Aansoeker se telefoonnommer: 0724282408 / 0766637868. Datum waarop kennisgewing gepubliseer sal word: 13 Julie 2022

Verwysing: CPD: 10095/18139

Item No. 30665

PROVINCIAL NOTICE 554 OF 2022**EKURHULENI METROPOLITAN MUNICIPALITY****GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996.****EKURHULENI AMENDMENT SCHEME E0138: REMAINING EXTENT OF ERF 117 SENDERWOOD EXTENSION 1 TOWNSHIP.**

It is hereby notified that in terms of Section 6(8) of the Gauteng Removal of Restrictions Act (Act 3 of 1996) that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the Remaining Extent of Erf 119 Senderwood Extension 1 Township from "Residential 1" to "Residential 3" to permit 20 dwelling units per hectare: AND that conditions 9, 10, 11, and 12 from the Deed of Transfer T6255/2015 be simultaneously removed.

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: Edenvale CCC, Edenvale Civic Centre.

This Scheme shall come into operation 56 days from the date of publication of this notice.

Dr Imogen Mashazi, City Manager

2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston

PROVINCIAL NOTICE 555 OF 2022**NOTICE OF APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, George Onatu of Geo-Onat Development Consultancy, being the authorized agent of the owner/s of Erf 1225 Rosettenville Ext. (hereinafter referred to as "the site") hereby give notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 and with Section 28 (1) of the Spatial Planning and Land Use Management Act no.16 of 2013 by rezoning of the site from "Residential 4" height Zone 0 (three storeys) and coverage of 50% to "Business 1" height (0) 3 Storeys and a coverage of 60% to allow for retail shops, Spaza, Hair salon and residential units. Particulars of the application will lie for inspection during normal office hours at the office of the Executive Director, Development Planning, Room 8100, 8th Floor, A Block, Metro Centre, 158 Civic Boulevard, Braamfontein, for period of 28 days from the 13th July 2022. Objections to or representations in respect of the application must be lodged with or made in writing to the Executive Director, Development Planning at the above address or at No. 27 St Amant Street Malvern, 2094 P.O.Box 40312, Cleveland, 2020 Tel: 073 363 0388, 011 615 2241 Email: georgeonatos1@gmail.com within a period of 28 days from 13th July 2022.

PROVINCIAL NOTICE 556 OF 2022**NOTICE OF APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, George Onatu of Geo-Onat Development Consultancy, being the authorized agent of the owner/s of Erf 1991 Rosettenville Ext. (hereinafter referred to as "the site") hereby give notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 and with Section 24 (1) of the Spatial Planning and Land Use Management Act no.16 of 2013 by rezoning of the site from "Residential 4" to "Residential 4" to accommodate a second dwelling and regularise existing development with, coverage of 70%, F.A.R.0.5 and height (0) 3 storeys. Particulars of the application will lie for inspection during normal office hours at the office of the Executive Director, Development Planning, Room 8100, 8th Floor, A Block, Metro Centre, 158 Civic Boulevard, Braamfontein, for period of 28 days from the 13th July 2022. Objections to or representations in respect of the application must be lodged with or made in writing to the Executive Director, Development Planning at the above address or at No. 27 St Amant Street Malvern, 2094 P.O.Box 40312, Cleveland, 2020 Tel: 073 363 0388, 011 615 2241 Email: georgeonatos1@gmail.com within a period of 28 days from 13th July 2022.

PROVINCIAL NOTICE 557 OF 2022**MERAFONG CITY LOCAL MUNICIPALITY****NOTICE IN TERMS OF SECTION 59 OF THE MERAFONG CITY LOCAL MUNICIPALITY AND LAND USE MANAGEMENT BY-LAW, 2020**

Notice is hereby given by Merafong City Local Municipality in terms of Section 59 of the Merafong City Local Municipality Spatial Planning and Land Use Management By-law, 2020, that it wishes to amend and remove certain conditions contained in the Title Deed of Erf 445, Oberholzer

The main proposals, nature, purport and effect of the application are as follows: The removal of restrictive condition (j) from Deed of Transfer T159557/2003.

All relevant documents relating to the applications will be open for inspection during normal office hours at the office of the Acting Municipal Manager, Merafong City Local Municipality, Room G21, Halite Street, Carletonville for a period of 28 days from the date of this notice first appearing in the Provincial Gazette.

Any person wishing to object to or submit representations in respect of the above proposals must lodge same in writing with the said authorized local authority at its address and room number specified above on or before the 28 day period.

MR. & MS. LPJ & A BADENHORST

PROVINCIAL NOTICE 558 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Multiprof Property Intelligence (Pty) Ltd, being the applicant of property for the Portion 1 of Erf 1680, Lyttelton Manor Extension 3 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 the property is situated at no. 151 River road, Lyttelton Manor Extension 3.

The application is for the removal of the following conditions: 2.A.(f) for the Title deed T23100/1997.

The intension of the applicant in this matter is to apply to the municipality to obtain approval of building plans by removing the conditions which are restrictive and conditions which are considered outdated and / or no longer relevant 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: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 13 July 2022, until 10 August 2022.

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 this notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such copy through the following contact details: NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of municipal offices: Registry Office, No. 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and/or comments: 10 August 2022.

Address of applicant: Multiprof Property Intelligence (Pty) Ltd, Unit 25, Garsfontein Office Park, 645 Jacqueline drive, Garsfontein / P.O. Box 1285, Garsfontein, 0042. Tel: (012) 361 5095 / cell: 082 556 0944 / e-mail: info@mpdp.co.za

Dates on which notice will be published: 13 July 2022 & 20 July 2022

Item no: 35906

13-20

PROVINSIALE KENNISGEWING 558 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS BY-WET, 2016**

Ons, Multiprof Property Intelligence (PTY) LTD, synde die aansoeker namens die eienaar van die gedeelte 1 van Erf 1680 Lyttelton Manor Uitbreiding 3, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, dat ons by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die titelakte ingevolge Artikel 16 (2) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016 van die bogenoemde eiendom. Die eiendom is geleë op Riverstraat 151, Lyttelton Manor Uitbreiding 3.

Die doel vir die opheffing van beperkende titelaktevoorwaardes is vir die verwyderingsvoorwaardes van toepassing op die titelakte naamlik voorwaardes: 2.A.(f) in titelakte T23100/1997.

Die aansoeker se voorneme is om by die Munisipaliteit aansoek te doen vir die goedkeuring van bouplanne deur die beperkende voorwaardes en voorwaardes wat verouderd en / of nie meer van toepassing is nie, te verwyder.

Enige beswaar(e) en/of kommentaar(e), met gronde vir die beswaar(e) en/of kommentaar(e) asook volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of te e-pos na Cityp_registration@tshwane.gov.za vanaf 13 Julie 2022 tot en met 10 Augustus 2022.

Volledige besonderhede van die aansoek en planne (indien enige) mag gedurende gewone kantoorure 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 Citizen koerante. As enige party wat belang stel of benadeel word deur die aansoek, 'n afskrif van die land ontwikkelings aansoek vereis, kan hulle skriftelik navraag doen by die munisipaliteit deur die volgende te kontak: NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA

Addisioneel kan die aansoeker met indiening van die aansoek 'n elektorniese afskrif aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, begeleidende die elektroniese afskrif op die webblad, as enige. Die aansoeker moet verseker dat die afskrif wat aan enige belanghebbende en aangeraakte party gegee word, of die afskrif word aan die munisipaliteit ingedien by NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA

Vir die doeleinde om 'n afskrif van die aansoek te kry, moet die party wat belang stel of geaffekteer word, die munisipaliteit en die aansoeker van 'n e-pos address of enige ander wyse van kommunikasie voorsien om die elektroniese afskrif deur te stuur. Geen deel van die dokumente wat die munisipaliteit of die aansoeker verskaf, mag gekopieer word of in enige manier gepubliseer word of gebruik word in 'n manier wat sal oortree op die intellektuele eiendomsregte van die aansoeker.

As enige party wat belang stel of geaffekteer word, geen stappe volg om die aansoek te kry en te sien nie, sal die mislukking deur die geaffekteerde of belangstellende party nie die aansoek benadeel nie. Die rede sal nie beskou word op die grond van die verwerking en oorweging van die aansoek te verbied nie.

Adres van munisipale kantore: Registrasie Kantoor, 252 Thabo Sehume Straat, Pretoria.

Sluitingsdatum vir enige kommentaar(e) en/of beswaar(e): 10 Augustus 2022.

Adres van gemagtigde agent: Multiprof Property Intelligence (PTY) LTD, Eenheid 25, Garsfontein kantoorpark, Jacqueline Rylaan 645, Garsfontein / Posbus 1285, Garsfontein, 0042 / Tel: (012) 361 5095 / Sel: 082 556 0944 / E-Pos: info@mpdp.co.za

Datum van publikasie van die kennisgewing: 13 Julie 2022 & 20 Julie 2022.

Item Nommer: 35906

13-20

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1117 OF 2022**

NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.

REMAINDER OF PORTION 44 FINAALSPAN 114 I.R. TO BE KNOWN AS SALFIN EXTENSION 18 TOWNSHIP.

I, Tshiamo Kgasi being authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in the **Title Deed T45267/2021 conditions b,c,d of Remainder of Portion 44 Finaalspan 114 IR to be known as Salfin Extension 18** which property is situated at North Boundary Road, Salfin, Boksburg, 1459.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg City Planning: Operations Offices Sub Section of the City of Ekurhuleni Metropolitan Municipality Boksburg CCC: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg for a period of 28 days from **6 July 2022 to 3 August 2022**.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg City Planning: Operations Offices Sub Section of the City of Ekurhuleni Metropolitan Municipality Boksburg CCC: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg or P.O. Box 215, Boksburg, 1460 or by email to **Alrich.Bestbier@ekurhuleni.gov.za**, within a period of 28 days from **6 July 2022 to 3 August 2022**.

Second date of publication: **13 July 2022**

Address of the authorised agent: Emendo (Pty) Ltd
30 Rae Frankel Street
Brackenhurst
Alberton
1448
Email: info@emendo.co.za
Tel. No.: (011) 867 1160

6-13

LOCAL AUTHORITY NOTICE 1120 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE IN TERMS OF SECTION 16 (1) OF THE
CITY OF TSHWANE LAND USE MANAGEMENT ACT, 2016**

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant, of the remainder of Erf 933, Pretoria North hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Municipality 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 described above.

The property is situated at 243 Jan van Riebeeck Street, Pretoria North.

The rezoning is from "*Residential 1 with a density of one dwelling per erf*" to "*Special*" for a Motor Dealership. The coverage will be 80%, the floor-space ratio 0.8 and two storeys.

The intention of the landowner is the sale of vehicles and to use the existing building for office purposes.

Full details of the Application and plans (if any) can be studied during normal office hours at the municipal offices for a period of 28 days from 6 July 2022. The address of the Akasia Municipal Office is the Strategic Executive Director: Economic Development and Spatial Planning Akasia Municipal Offices, 485 Heinrich Street (entrance in Dale Street), 1st floor, Room F8, Karenpark. Because of Covid19, an electronic copy of the Application can also be requested from the Municipality at CityP_Registration@TSHWANE.GOV.ZA or alternatively from the Applicant at dehaas@telkomsa.net / 083 226 1316.

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 may not correspond with the person or body that objected(s) and / or comments(s) if submitted, must be submitted or addressed to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or sent to CityP_Registration@TSHWANE.GOV.ZA from 6 July 2022 to 3 August 2022.

Address of Municipal Offices: Akasia Municipal Offices, 485 Heinrich Street (entrance in Dale Street), 1st floor, Room F8, Karenpark.

Closing date for any objections and / or comments: 3 August 2022

Address of authorized agent: Platinum Town and Regional Planners CC, Lindau Complex No. 4, 96 Scott Street, Schoemansville, Hartbeespoort; Box 1194, Hartbeespoort, 0216; 083 226 1316 or 072 184 9621

Dates on which notice will be published: 6 July and 13 July 2022.

Reference Item No: 35881

6-13

PLAASLIKE OWERHEID KENNISGEWING 1120 VAN 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE IN TERMS OF SECTION 16 (1) OF THE
CITY OF TSHWANE LAND USE MANAGEMENT ACT, 2016**

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant, of the remainder of Erf 933, Pretoria North hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Municipality 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 described above.

The property is situated at 243 Jan van Riebeeck Street, Pretoria North.

The rezoning is from "*Residential 1 with a density of one dwelling per erf*" to "*Special*" for a Motor Dealership. The coverage will be 80%, the floor-space ratio 0.8 and two storeys. The intention of the landowner is the sale of vehicles and to use the existing building for office purposes.

Full details of the Application and plans (if any) can be studied during normal office hours at the municipal offices for a period of 28 days from 6 July 2022. The address of the Akasia Municipal Office is the Strategic Executive Director: Economic Development and Spatial Planning Akasia Municipal Offices, 485 Heinrich Street (entrance in Dale Street), 1st floor, Room F8, Karenpark. Because of Covid19, an electronic copy of the Application can also be requested from the Municipality at CityP_Registration@TSHWANE.GOV.ZA or alternatively from the Applicant at dehaas@telkomsa.net / 083 226 1316.

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 may not correspond with the person or body that objected(s) and / or comments(s) if submitted, must be submitted or addressed to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or sent to CityP_Registration@TSHWANE.GOV.ZA from 6 July 2022 to 3 August 2022.

Address of Municipal Offices: Akasia Municipal Offices, 485 Heinrich Street (entrance in Dale Street), 1st floor, Room F8, Karenpark.

Closing date for any objections and / or comments: 3 August 2022

Address of authorized agent: Platinum Town and Regional Planners CC, Lindau Complex No. 4, 96 Scott Street, Schoemansville, Hartbeespoort; Box 1194, Hartbeespoort, 0216; 083 226 1316 or 072 184 9621

Dates on which notice will be published: 6 July and 13 July 2022.

Reference Item No: 35881

6-13

LOCAL AUTHORITY NOTICE 1121 OF 2022



**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)**

I, Pieter Gerhard de Haas of the firm Platinum Town and Regional Planners CC (2008/161136/23), the authorized agent of Portion 23 of the farm Vlakfontein 494-JQ, hereby gives notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that I have applied to the City of Tshwane Metropolitan Municipality for a Consent Use in terms of the Tshwane Town-planning Scheme, 2008 (revised 2014), as well as consent in terms of Section 16(2)(c)(iii)(bb) and (cc) relating to condition E(d) in title deed T 6031/2022 , of the Tshwane Metropolitan Municipality Land Use Management By-Law, 2016, for a recreational resort.

Portion 23 of the farm Vlakfontein 494 JQ is located to the north of the Blair Atholl Golf Estate approximately 3.88 km. in an eastern direction from the Road R512 (Broederstroom/ Lanseria Road).

The current zoning is "Undetermined". The intension of the applicant in this matter is to develop a recreational resort. The proposed recreational resort will consist of swimming pools, water slides, braai facilities, self-catering units, a camping site, a place of refreshment, a conference centre / social hall, wedding chapel, staff accommodation, recreational and natural areas and ancillary and subservient uses which includes a health and wellness centre but excluding cultural and music events. The total development will be restricted to a floor area of 3000m² along the Jukskei River.

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 6 July 2022 until 3 August 2022.

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 / Placard Notice.

Address of Municipal offices: Room E10, Cnr Basden and Rabie Streets, Centurion.

Closing date for any objections and/or comments: 3 August 2022

Address of applicant: Platinum Town and Regional Planners, Po Box 1194, Hartbeespoort, 0216.. Telephone No: 083 226 1316 or 072 184 9621

Date on which notice will be published: 6 July 2022

Reference: /Item Nrs. 35739 and 35741

6-13

PLAASLIKE OWERHEID KENNISGEWING 1121 VAN 2022



**TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR N TOESTEMMING GEBRUIKS AANSOEK INGEVOLGE KLOUSULE
16 VAN DIE TSHWANE DORPSBEPLANNING SKEMA , 2008 (gewysig in 2014)**

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die gemagtigde agent van die eienaar van Gedeelte 23 van die plaas Vlakfontein 494 JQ , gee hiermee kennis dat ek aansoek gedoen het by die Tshwane Metropolitaanse Munisipaliteit ingevolge klousule 16 van die Tshwane Dorpsbeplanning skema, 2008(soos gewysig in 2014) en in terme van klousule 16 (2) (c) (iii) (bb) and (cc) met betrekking tot voorwaarde E (d) in die titelakte T 6031/2022 , van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuurs Bywet 2016 , vir n Ontspannings Oord.

Die eiendom is geleë op Gedeelte 23 van die plaas Vlakfontein 494 JQ, ongeveer 3,88 km in n oostelike rigting vanaf Pad R512 (Broederstroom/ Lanseria pad) Noord van Blair Atholl Golf Landgoed.

Die huidige sonering is: Onbepaald. Die bedoeling van die eienaar is om die eiendom te ontwikkel as n Ontspannings Oord. Die ontspannings oord sal bestaan uit swembaddens, waterglybane, braai fasiliteite, selfonderhoudende wooneenhede, n kampeerterrrein, verversingsplek, konferensie fasiliteite en n sosiale saal, kapel , personeel akkommodasie , ontspanning -en natuur areas en ondergeskikte en aanverwante gebuie wat n gesondheid sentrum insluit maar kulturele en musiek feeste uitgesluit. Die totale ontwikkeling sal beperk word tot n vloerooppervlakte van 3000m² langs die Jukskei Rivier.

Besware teen of vertoë ten opsigte van die aansoek insluitende die gronde van sodanige besware of vertoë met volle kontak besonderhede , waarsonder die munisipaliteit nie kan korrespondeer nie , moet sodanige besware of vertoë skriftelik rig of indien by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling Munisipale by Posbus 3242, Pretoria, 0001, ingedien of gerig word of aan CityP_Registration@tshwane.gov.za vanaf 6 Julie 2022 tot 3 Augustus 2022.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale kantore, soos hieronder vermeld, vir n periode van 28 dae vanaf die dag van eerste plasing in die Provinsiale Koerant of die Terrein kennisgewing.

Adres van Munisipale kantore: Kamer E10, H/v Basden- en Rabie – Strate , Centurion

Sluitingsdatum vir enige besware en / of vertoë: 3 Augustus 2022

Adres van gemagtigde agent: Platinum Town and Regional Planners, Posbus 1194, Hartbeespoort, 0216. Telefoonnommers: 083 226 1316 of 072 184 9621

Datum waarop kennisgewing gepubliseer word: 6 Julie 2022

Verwysing / Item nrs. 35739 en 35741

LOCAL AUTHORITY NOTICE 1127 OF 2022

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

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owners of **Erf 93, Valhalla** 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 15 Freya Road, Valhalla. The application is for the removal of all the title deed conditions - A; B; C.(a); C.(b); C.(1); C.(1)(a); C.(1)(b); C.(1)(ii); C.(1)(iii); C.(1)(c); C.(1)(d); C.(1)(e); C.(1)(f); C.(1)(g); C.(1)(h); C.(1)(i)(i); C.(1)(i)(ii); C.(1)(i)(iii); C.(1)(j)(i); C.(1)(j)(ii); C.(1)(j)(iii); C.(1)(k); DEFINITIONS: (i); (ii) in Title Deed T15210/1993. A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website – www.tph.co.za. Should an interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. 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 **6 July 2022** until **3 August 2022**. 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:** Room E10, cnr Basden and Rabie Street, Centurion Municipal Offices. **Closing date for any objections and/or comments:** 3 August 2022 **Address of authorised agent:** The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Block B, Unit M, Cole Rd, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH22495 **Dates on which notice will be published:** 6 and 13 July 2022 **Reference nr: ITEM NO. 35813**

6-13

PLAASLIKE OWERHEID KENNISGEWING 1127 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaars van **Erf 93, Valhalla** gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die titelakte in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te 15 Freya Straat, Valhalla. Die aansoek is vir die opheffing van voorwaardes A; B; C.(a); C.(b); C.(1); C.(1)(a); C.(1)(b); C.(1)(ii); C.(1)(iii); C.(1)(c); C.(1)(d); C.(1)(e); C.(1)(f); C.(1)(g); C.(1)(h); C.(1)(i)(i); C.(1)(i)(ii); C.(1)(i)(iii); C.(1)(j)(i); C.(1)(j)(ii); C.(1)(j)(iii); C.(1)(k); DEFINITIONS: (i); (ii) in Akte T15210/1993. 'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek om grondontwikkeling is ook beskikbaar vanaf ons webtuiste – www.tph.co.za. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie. Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien word of gepos word na Posbus 3242, Pretoria, 0001 of 'n e-pos na CityP_Registration@tshwane.gov.za gestuur word, tussen **6 Julie 2022** en **3 Augustus 2022**. 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:** Kamer E10, h/v Basden en Rabie Strate, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 3 Augustus 2022 **Adres van agent:** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid M, Cole Straat, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH22495 **Datums waarop die advertensie geplaas word:** 6 en 13 Julie 2022 **Verwysings nr: ITEM NO. 35813**

6-13

LOCAL AUTHORITY NOTICE 1128 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owner Erf 1177, Celtisdal Extension 44, 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), in operation, by the rezoning of the property described above from "Business 2" to "Business 2" to allow for the deletion of the restrictions under the Floor Area Ratio. The property is situated at 18 Louisa Street, Celtisdal (north western corner of Hendrik Verwoerd Drive and Rooihuiskraal Drive). The intention of this application is to remove the Floor Area Ratio restrictions per use, but keep the overall Floor Area Ratio at 0.35. A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website: www.tph.co.za. Should an interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. 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 **6 July 2022** until **3 August 2022**. 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:** Centurion Municipal Offices, Room E10, corner of Basden and Rabie Streets, Centurion, Pretoria. **Closing date for any objections and/or comments:** 3 August 2022 **Address of authorised agent:** The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Block B, Unit M, Cole Rd, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH22489. **Dates on which notice will be published:** 6 and 13 July 2022 **Reference nr:** Item nr: 35817

6-13

PLAASLIKE OWERHEID KENNISGEWING 1128 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaar van Erf 1177, Celtisdal Uitbreiding 44, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom hierbo beskry vanaf "Besigheid 2" na "Besigheid 2" om voorsiening te maak vir die verwydering van die beperkings onder die vloeroppervlakteverhouding. Die eiendom is geleë te 18 Louisa Straat, Celtisdal (noordwetelike hoek van Hendrik Verwoerd Rylaan en Rooihuiskraal Rylaan). Die bedoeling van hierdie aansoek is om die vloeroppervlakteverhouding beperkings per gebruik te verwyder, maar die algehele vloeroppervlakteverhouding op 0.35 te hou. 'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek is ook beskikbaar vanaf ons webtuiste: www.tph.co.za. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versoek deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie. Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien word of gepos word (Posbus 3242, Pretoria, 0001) of 'n e-pos na CityP_Registration@tshwane.gov.za gestuur word, tussen **6 Julie 2022** en **3 Augustus 2022**. 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:** Centurion Munisipale Kantore, Kamer E10, h/v Basden en Rabie Strate, Centurion, Pretoria. **Sluitingsdatum vir enige besware en/of kommentaar:** 3 Augustus 2022 **Adres van agent:** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid M, Cole Straat, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH22489 **Datums waarop die advertensie geplaas word:** 6 en 13 Julie 2022 **Verwysing nr:** Item nr: 35817

6-13

LOCAL AUTHORITY NOTICE 1129 OF 2022**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ISITHEBE EXTENSION 1**

I, Beatrix Elizabeth Fletcher of The Town Planning Hub CC, being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni for the establishment of the township 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: Tembisa Customer Care Centre, City Planning, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, or to the Area Manager, City Planning Department, PO Box 13, Kempton Park, 1620 from **6 July 2022** until **3 August 2022**.

Full particulars and plans (if any) may be inspected during normal office hours at the 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 Star newspapers. A copy of the land development application is also available on our website – www.tph.co.za.

Address of Municipal offices: Tembisa Customer Care Centre, Department City Planning, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

Closing date for any objections and/or comments: 3 August 2022

Address of applicant: The Town Planning Hub CC, Lombardy Corporate Park, Block B, Unit M, Cole Road, Shere, 0084; PO Box 11437, Silver Lakes, 0054; **Telephone No:** 0128092229; **Dates on which notice will be published:** 6 and 13 July 2022

ANNEXURE

Name of township: ISITHEBE EXTENSION 1

Property description: Part ABCD of Site 2 Sethebe (proposed Portion 108 (a portion of the Remainder) of the farm Tembisa 9-IR)

Full name of applicant: The Town Planning Hub CC on behalf of Tembisa Development Holdings (Pty) Ltd

Number of erven, proposed zoning and development control measures: The township will comprise of 2 erven to be zoned as follows:

Erven 1 and 2: "Business 2" for business purposes, shops and restaurant; Height: 2 storeys; Coverage: 60%; FAR: 0.6

The intention of the applicant in this matter is to develop a shopping centre.

6-13

LOCAL AUTHORITY NOTICE 1145 OF 2022

NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.

REMAINDER OF PORTION 44 FINAALSPAN 114 I.R. TO BE KNOWN AS SALFIN EXTENSION 18 TOWNSHIP.

I, Tshiamo Kgasi being authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in the **Title Deed T45267/2021 conditions b,c,d of Remainder of Portion 44 Finaalspan 114 IR to be known as Salfin Extension 18** which property is situated at North Boundary Road, Salfin, Boksburg, 1459.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg City Planning: Operations Offices Sub Section of the City of Ekurhuleni Metropolitan Municipality Boksburg CCC: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg for a period of 28 days from **6 July 2022 to 3 August 2022**.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg City Planning: Operations Offices Sub Section of the City of Ekurhuleni Metropolitan Municipality Boksburg CCC: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg or P.O. Box 215, Boksburg, 1460 or by email to **Alrich.Bestbier@ekurhuleni.gov.za**, within a period of 28 days from **6 July 2022 to 3 August 2022**.

Second date of publication: **13 July 2022**

Address of the authorised agent: Emendo (Pty) Ltd
30 Rae Frankel Street
Brackenhurst
Alberton
1448
Email: info@emendo.co.za
Tel. No.: (011) 867 1160

6-13

LOCAL AUTHORITY NOTICE 1151 OF 2022

Notice Is Hereby Given, In Terms Of Section 41 Of The City Of Johannesburg Municipal Planning By – Law, 2016 That I/We, The Undersigned, Intend To Apply To The City Of Johannesburg For:

APPLICATION TYPE:

Removal of restrictive conditions

APPLICATION PURPOSE:

Removal of Restrictive condition (I) in order to permit a guest house (Residential Building)

SITE DESCRIPTION:

Erf/erven (stand) No (s): 723
Township (suburb) name: Cyrildene
Street address: 52 Hettie Street, code: 2198

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 81, 8th Floor A-Block, Metropolitan Center, 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, Email Sent To objectionsplanning@joburg.org.za, By no later than 10th of August 2022

OWNER/AUTHORISED AGENT

Full Name: Tewodors Abebe Admassie
Street Address: 52 Hettie Street, Code: 2198
Cell: 084 350 9880
Email address: jordan@solution4u.com
Date: 13/07/2022

LOCAL AUTHORITY NOTICE 1152 OF 2022**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**
NOTICE IN TERMS OF SECTION 44(1)(C)(I) OF THE RATIONALISATION OF LOCAL
GOVERNMENT AFFAIRS ACT, 1998

The City of Ekurhuleni Metropolitan Municipality hereby gives notice in terms of section 44(1)(c)(i) read with section 45(3) of the Rationalization of Local Government Affairs Act, 1998, that it intends to authorize Lilianton Security NPC to restrict access to Daniel Road, Eric Road, Robert Road, Lilian Avenue, Saint Bruno Road, Calla Avenue, Heather Avenue, Ismene Avenue, Gild Road, Esson Road, Bird Road, Lester Road, Lorant Road, James Road, Gail Road, Barend Road, Buys Street, Sargent Avenue, Brenda Avenue, Simon Road, Anna Road, Saint Joseph Road, Robin Road, Duncan Road and Goldband Road in a portion of Lilianton, Witfield and Berton Park Townships, based on an application received in terms of section 45 of the said act.

Comments are being sought on the draft and proposed terms of the restriction which are as follows:

- 1.1.1. That the Residents' Association accept that all the roads within the said restriction of access still constitutes public roads after the envisaged restriction of access, legally vesting in the Council.
- 1.1.2. That access to such roads for whatever reason may not be prohibited and that unrestricted access must be guaranteed at all times to:
 - (a) Employees of the State, the South African Police Services (SAPS), the Council and its employees/contractors, any municipal entity, organ of state, Telkom, Eskom and any telecommunications provider acting within the course and scope of their employment and the vehicles they use in connection with their employment;
 - (b) Doctors on call, ambulances and any other emergency service.
- 1.1.3. The approval of the said application for a period of two years only, where after the applicant may re-apply. All conditions must be complied with during the approval period, failing which the Council may withdraw the approval and all costs to remove all closures within the subject area, shall be to the cost of the applicant.
- 1.1.4. The security guards with guardhouse shall be placed at the proposed entry points to monitor movement activities. Personnel (security guards) manning the access control point may only monitor activity and may not:
 - search vehicles or people,
 - require the filling in of a register
 - require personal information from any person entering
 - require the person to produce any form of identification
 - interrogate the person entering
 - apply any form of discrimination to determine who should enter the area
 - charge any fee for entering the area
 - delay traffic (pedestrian or vehicular) other than the absolute minimum required to open any boom or gate.
- 1.1.5. That the Resident's association must accept full responsibility towards all inhabitants within the restricted area as far as ingress and egress arrangements are concerned (i.e. instructions to guards, payments due, etc.)
- 1.1.6. That the Residents' Association shall be responsible for the payment of all Council services used in connection with the proposed restriction of access (e.g. electricity,

water, sewerage etc.).

- 1.1.7. That the Residents' Association obtain a public liability policy to the amount of R2 000 000,00 per incident fully paid up in advance for two years in order to protect the interest of the Council and the Residents' Association in this matter.
- 1.1.8. That adequate traffic signs and road markings be erected in consultation with the Head of Department: Roads and Stormwater.
- 1.1.9. That no security fences, gates, guard houses or booms, etc. be erected before the approval of the detailed plans indicating the positions of accesses and the road signs to be installed, by the HOD: Roads and Storm-water, the proclamation of the closure in the Government Gazette and the completion/signing of the Agreement for the closure by both the Municipality & the Residents Association.
- 1.1.10. That any damage caused to the Council's services as a result of the closure of the relevant public street be for the account of the Residents' Association.
- 1.1.11. The Resident' Association shall ensure full compliance with Emergency Services Bylaws as it applies water supply for firefighting purposes and in all cases to any other component of the same bylaw.
- 1.1.12. A 24-hour safe, convenient and direct access is required for personnel from the Department: Electricity and Energy Services for construction or maintenance purposes and meter reading.
- 1.1.13. That the Department of Electricity & Energy be contacted at (011) 999-1505 or (011) 999-1226, before any groundwork commences, to indicate existing electrical services.
- 1.1.14. No structures are to be erected on or close to any electrical services unless written consent from the Head of Department: Energy Services has been obtained.
- 1.1.15. That the Residents' Association enters into an agreement with the Council as prescribed by the Council's current policy, for the restriction of access to public places.
- 1.1.16. The Residents' Association must at all times maintain all such buildings, structures, equipment, machinery, barriers, signs and notices at its cost to the satisfaction of the local authority.
- 1.1.17. The recommended access control measure must be in operation for 24 hours with full, free vehicular and pedestrian access at all times to any person.
- 1.1.18. Any accesses that are closed must be capable of being open immediately in the event of an emergency and/or as determined in the authorizations.
- 1.1.19. Access cannot be controlled by remotes, cards identification, fingerprinting and other electronic means. Access must be manned on a "24/7" basis and shall be in the form of a boom gate that is synchronized with a surveillance camera which detects the movement activities and automatically opens the gate when the car is stopped in front of the boom gate. The boom gate and synchronized camera can also be linked to a push button that will be activated by the driver of the vehicle in order to open the boom gate and enable the camera to capture each scene.

- 1.1.20. All pedestrian access points must adhere to the following:
- (a) All pedestrian access points must have unrestricted 24hr pedestrian access.
 - (b) The standalone pedestrian gate must be unlocked at all times.
 - (c) These pedestrian gates shall be provided at each and every position where all streets have been closed.
- 1.1.21. The following additional conditions must be implemented at the following street streets to ensure efficient rendering of refuse removal services:
- (a) Calla Avenue at Field Road – the gate at Calla Avenue must be opened by the security guards to permit the refuse removal truck to exit at Calla Avenue at the corner with Field Road
 - (b) Heather Avenue at Field Road – 32-38 & 41-49 Calla Avenue must take their refuse bins to the corner of Calla Avenue & St James Road to accommodate the refuse removal truck and to prevent reversing of the refuse removal truck
 - (c) Ismene Road at Brenda/Esson Road – security guards at the 24 hour gate will open the gate for the refuse removal truck to exit
 - (d) Duncan Road at Lorant Road– the 4 houses at the closed gate (11-13 & 8-10 Duncan Road) must take their refuse bins to the corner of Gail Road & Duncan Road for refuse collection.
- 1.1.22. The applicant shall provide acceptance of the conditions (point 3.2.1. above) from the owner/s of the affected properties. If the respective owner/s do not support the proposal, they will be considered as objectors against the application.
- 1.1.23. All residents that are required to take their bins to a central point for collection must paint their full street address on their bins.
- 1.1.24. A route plan will be drafted by the applicant to ensure a quick and efficient collection of refuse in the area and will be submitted to this department at the correct time.

The application, sketch plan of the area, comments by municipal departments and a traffic impact study being relied on by the Municipality to pass the resolution will lie for inspection during normal office hours at the offices of the Department City Planning: Boksburg Customer Care Centre, room 246, 2nd floor, Civic Centre, Boksburg.

Enquiries and comments on the terms of the restriction may be lodged with the Manager: Town Planning: Boksburg Sub Section, P.O. Box 215, Boksburg, 1460 within a period of 28 days from 13 July 2022..(date of first advertisement)

Description of the public places: Daniel Road, Eric Road, Robert Road, Lilian Avenue, Saint Bruno Road, Calla Avenue, Heather Avenue, Ismene Avenue, Gild Road, Esson Road, Bird Road, Lester Road, Lorant Road, James Road, Gail Road, Barend Road, Buys Street, Sargent Avenue, Brenda Avenue, Simon Road, Anna Road, Saint Joseph Road, Robin Road, Duncan Road and Goldband Road in a portion of Lilianton, Witfield and Berton Park Townships.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

LOCAL AUTHORITY NOTICE 1153 OF 2022

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013), WHICH I / WE THE AUTHORISED AGENT/S, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:

APPLICATION TYPE:

AMENDMENT OF LAND USE SCHEME (REZONING) APPLICATION, CITY OF JOHANNESBURG LAND USE SCHEME, 2018.

APPLICATION PURPOSES:

REZONING THE PROPERTY FROM "RESIDENTIAL 1" TO "RESIDENTIAL 1" INCLUDING A "PLACE OF INSTRUCTION" FOR EDUCATIONAL PURPOSES.

SITE DESCRIPTION:

ERF NO: ERF 434

TOWNSHIP NAME: FAIRLAND

STREET ADDRESS: 114 CASPER ROAD, FAIRLAND.

PARTICULARS OF THE ABOVE APPLICATION CAN BE MADE AVAILABLE FOR INSPECTION VIA ARRANGEMENT **ONLY** AT METRO LINK, METROPOLITAN CENTRE, 158 CIVIC BOULEVARD, BRAAMFONTEIN – CONTACT OBJECTIONSPLANNING@JOBURG.ORG.ZA OR 011 407 6202/ 6395/ 6135. **ALTERNATIVELY** ANY INTERESTED PARTY CAN CONTACT THE APPLICANT, VAN BRAKEL PROFESSIONAL PLANNING AND PROPERTY SERVICES, TO PROVIDE THE PARTY WITH A COPY OF THE APPLICATION.

ANY OBJECTIONS OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO BOTH THE APPLICANT 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 4000, OR AN E-MAIL SEND TO OBJECTIONSPLANNING@JOBURG.ORG.ZA, BY NO LATER THAN 10 AUGUST 2022.

OWNER / AUTHORISED AGENT

FULL NAME: THEUNIS JOHANNES VAN BRAKEL AND/OR RUANDRO MINNAAR

POSTAL ADDRESS: POSTNET SUITE 60, PRIVATE BAG X17, WELTEVREDENPARK, 1715

TEL NO (W): 011 431 0464

CELL: 083 307 9243 / 076 928 3953

FAX NO: 086 550 0660

E-MAIL ADDRESS: THEUNS@VANBRAKELPPPS.CO.ZA / RUANDRO@VANBRAKELPPPS.CO.ZA

REF NO.: 20-01-4116

DATE: 13 JULY 2022

LOCAL AUTHORITY NOTICE 1154 OF 2022**CITY OF JOHANNESBURG
CITY OF JOHANNESBURG LAND-USE SCHEME, 2018
NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME (REZONING) AND SIMULTANEOUS
REMOVAL OF RESTRICTIVE CONDITIONS****ERF 387 PARKWOOD**

I, **AHG Town Planning**, being the authorised agent of the owner(s) of the land described herein, hereby give notice in terms of **Section 21**, read together with **Section 41**, of the **City of Johannesburg Municipal Planning By-Law, 2016** that I have applied to the City of Johannesburg Metropolitan Municipality for the rezoning and removal of restrictive Title Deed conditions pertaining to Erf 387 Parkwood. Application reference no. for the rezoning is **20-01-4074**. Application reference no. for the removal of restrictions is **20/13/1764/2022**.

Erf 387 Parkwood is situated at No. 12 Bolton Road (cnr Sussex), Parkwood. The application entails an amendment of the City of Johannesburg Land-Use Scheme, 2018, being a **rezoning** from “**Residential 1**” to “**Business 4**” as well as the removal of conditions (b); (d); (e); (h) & (i) on page 2 to 4 of Deed of Transfer T64583/2001. The purposes of the application is to accommodate and formalise the existing office use on the property.

An electronic copy of the application documents can made available free of any costs and can be requested from the agent by sending an email to leon.jubilius@ahg-property.co.za. The application will also be placed on the City’s e-platform for access by the public to inspect at www.joburg.org.za.

Any objection, comment or representation in regard hereto must be submitted to both the agent and the Registration Section of the Department of Development Planning via email to ObjectionsPlanning@joburg.org.za by not later than **10 August 2022**. The application reference number (**20-01-4074**) for the rezoning application and/or (**20/13/1764/2022**) for the Removal of restrictions must be quoted in all correspondence.

Authorised agent: **AHG Town Planning**, PO Box 2992, Somerset West, 7129.
Tel: 082 782 0374 / email: leon.jubilius@ahg-property.co.za

LOCAL AUTHORITY NOTICE 1155 OF 2022**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)**

I, Tshilidzi Timothy Mudzielwana from Fulwana Planning Consultants cc, being the applicant of Portion 1 of Erf 698 Pretoria North, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that I have applied to the City of Tshwane Metropolitan Municipality for a Special Consent Application for the purpose of Place of Childcare on the above-mentioned erf 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 . The property is situated at 300 Emily Hobhouse Avenue in Pretoria North Township. The current zoning of the property is Residential 1. The intension of the applicant in this matter is to erect a Place of Childcare (formalize the rights of an existing facility).

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 13 July 2022 and 13 August 2022. Should any interested or affected party wish to view or obtain a copy of the land development application: It can be viewed at the Office of the Municipality as indicated above; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za ; or a copy can be requested from the applicant at the address indicated in the advertisement.

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 Gauteng Provincial Gazette.

Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street

Closing date for any objections and/or comments: 13 August 2022

Address of applicant: 27 Christelle Street, Pretoria East 0081.

P.O.BOX 2577, Faerie Glen, Pretoria, 0043

Telephone No: 0724266537

Date on which notice will be published: 13 July 2022

Item no: 35459

PLAASLIKE OWERHEID KENNISGEWING 1155 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16
VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ek, Tshilidzi Timothy Mudzielwana van Fulwana Planning Consultants cc, synde die aansoeker van Gedeelte 1 van Erf 698 Pretoria-Noord, gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Spesiale Toestemmingsaansoek vir die doel van Plek van Kindersorg op die bogenoemde erf in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruikbestuursverordening, 2016. Die eiendom is geleë te Emily Hobhouseaan 300 in Pretoria-Noord Township. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie saak is om 'n Plek van Kindersorg op te rig (formaliseer die regte van 'n bestaande fasiliteit).

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 13 Julie 2022 en 13 Augustus 2022. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom: Dit kan by die Kantoor van die Munisipaliteit besigtig word soos hierbo aangedui; of 'n afskrif kan van die Munisipaliteit aangevra word, slegs in die geval dat die belanghebbende en geaffekteerde party nie in staat is om die aansoek te besigtig gedurende die tydperk wanneer die aansoek ter insae lê, by die onderskeie Munisipale Kantoor nie, omdat die Munisipale Kantoor gesluit is. vir COVID-19, deur so 'n afskrif aan te vra deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za; of 'n afskrif kan van die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

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

Adres van munisipale kantore: LG004, Isivuno House, Lilian Ngoyi straat 143

Sluitingsdatum vir enige besware en/of kommentaar: 13 Augustus 2022

Adres van applikant: Christellestraat 27, Pretoria-Oos 0081.

P.O.BOX 2577, Faerie Glen, Pretoria, 0043

Telefoonnommer: 0724266537

Datum waarop kennisgewing gepubliseer sal word: 13 Julie 2022

Item Nr: 35459

LOCAL AUTHORITY NOTICE 1156 OF 2022**AMENDMENT SCHEME 04-6663**

Notice has been given in terms of section 57 (1) of the Town Planning and Townships Ordinance, 1986, that the City of Johannesburg approved the amendment of the Randburg Town Planning Scheme, 1976, by the rezoning of Erven 4203, 4204 and 4205 Randparkrif Extension 78 from "Residential 1", "Residential 2" and "Special", respectively, to "Business 1" for the purpose of a local shopping centre, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 04-6663.

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 04-6663 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 457/2022

LOCAL AUTHORITY NOTICE 1157 OF 2022**APPLICABLE SCHEME: 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, the undersigned, intend to apply to the City of Johannesburg for Removal of Restrictive Title Conditions.

SITE DESCRIPTION:

Portion No: Portion 101 (a portion of portion 4)
Farm Name: Farm Diepsloot No 388 JR
Street Address: 101 Ridge Road

APPLICATION TYPE:

Removal of Restrictions in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016.

APPLICATION PURPOSES:

The application is for the removal of the following restrictive title conditions: "A.", "A.i." "A.ii.", "B.", "B. (a)", "B. (b)", "B.(c)", "B. (c) i." and "B (d)" in respect of Title Deed T77857/2018 for Portion 101 (a portion of portion 4) of the farm Diepsloot No. 388 JR. The title conditions are deemed to be incompatible with the proposed township establishment of Tanganani Extension 31 on the farm portion and thus needs to be removed to allow the opening of the township register.

The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. The department has also made arrangements that viewing of applications is done via the City's e-platform at www.joburg.org.za.

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 send to ObjectionsPlanning@joburg.org.za, by not later than 10 August 2022.

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. Any objection or representation lodged with the City of Johannesburg must reference the City of Johannesburg Land Use Management application reference number in the objections. The application reference number is: 20/13/2074/2022.

AUTHORISED AGENT: Full name: Daniel Paul van der Merwe, Postal Address: PO Box 2223 Cresta, 2118, Cell: 083 419 5755, Email Address: danie@d-plan.co.za;

DATE: 13 July 2022

LOCAL AUTHORITY NOTICE 1158 OF 2022

EKURHULENI METROPOLITAN MUNICIPALITY
GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996
REMAINING EXTENT OF ERF 562 WADEVILLE EXTENSION 4 TOWNSHIP

It is hereby notified in terms of the provisions of the Gauteng Removal of Restrictions Act, Act 3 of 1996, that the Ekurhuleni Metropolitan Municipality has approved that condition 2) in the Deed of Transfer No. T 50209/1995 be removed.

I, Mashazi, City Manager

City Planning Department, P O Box 145 Germiston, 1400

Notice No.

Date:

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