

**THE PROVINCE OF
GAUTENG**



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GAUTENG**

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PART 1 OF 2

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DEPARTMENT OF HEALTH

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GAUTENG PROVINCIAL GAZETTE

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

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- **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**
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- **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 1324 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**

I, **Jacques Rossouw** of the Firm **J Rossouw Town Planners & Associates (Pty) Ltd**, the applicant in my capacity as authorised agent of the owner of **Erf 2665, Montana Park Extension 84 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 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 Bylaw, 2016 of the property as described above. **The property is situated at 116 Khai-Appel Street, Montana Park Extension 84 Township. The rezoning is from "Special" for Commercial Uses and / or Restricted Industries with a coverage of 40%, F.A.R. of 0,4 and no direct access from Breed Street to "Special" for Mini / Public Storage with subservient Office and Shop at a coverage of 50%, F.A.R. of 0,5 and direct access from Breed Street, subject to certain conditions. The intension of the applicant in this matter is to obtain appropriate land use rights to allow for the development of 41 additional mini / public storage units with a subservient office and shop and direct access from Breed Street. Currently 293 mini / public storage units have been developed with an administrative office and access from Breed Street is not allowed in terms of the existing zoning. 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 and jrossouw@jrtpa.co.za (the applicant) from 5 October 2022 until 2 November 2022. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices and Offices of J Rossouw Town Planners & Associates as set out below, for a period of 28 days from 5 October 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: 7th Floor, Middestad Building, 252 Thabo Sehume Street, Municipal Offices, Pretoria. **Closing date for any objections and/or comments:** 2 November 2022 **Address of applicant:** J Rossouw Town Planners & Associates (Pty) Ltd, 708 Steekbaard Street, Garsfontein Extension 10, Pretoria, P O Box 72604, Lynnwood Ridge, 0040, www.jrtpa.co.za. Telephone: 010 010 5479 or Fax 086 573 3481 or E-mail: jrossouw@jrtpa.co.za **Date on which the application will be published:** 5 October 2022 and 12 October 2022 **Council Reference Number - Item No:** 36371

5-12

ALGEMENE KENNISGEWING 1324 VAN 2022

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

Ek, **Jacques Rossouw** van die Firma **J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk**, synde die applicant in my hoedanigheid as gemagtige agent van die eienaar van **Erf 2665, Dorp Montana Park Uitbreiding 84**, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die herosnering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. **Die eiendom is geleë te Khai-Appel Straat 116, Dorp Montana Park Uitbreiding 84. Die herosnering is vanaf "Spesiaal" vir Kommersiële Gebruike en / of Beperkte Nywerhede met 'n dekking van 40%, V.R.V. van 0,4 en geen direkte toegang vanaf Breedstraat na "Spesiaal" vir Mini / Openbare Berging met ondersteunende Kantoor en Winkel teen 'n dekking van 50%, V.R.V. van 0,5 en direkte toegang vanaf Breedstraat, onderhewig aan sekere voorwaardes. Die intensie van die applikant is om toepaslike grondgebruiksregte te verkry om voorsiening te maak vir die ontwikkeling van 41 bykomende mini / openbare stooreenhede met 'n ondersteunende kantoor en winkel en direkte toegang vanaf Breedstraat. Tans is 293 mini / openbare stooreenhede ontwikkel met 'n administratiewe kantoor en toegang vanaf Breedstraat word nie ingevolge die bestaande sonering toegelaat nie. Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za en jrossouw@jrtpa.co.za (applikant) vanaf **5 Oktober 2022 tot 2 November 2022**. Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale Kantore en Kantore van J Rossouw Stadsbeplanners & Medewerkers soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **5 Oktober 2022**. Indien 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: **newlanduseapplications@tshwane.gov.za**. Daarbenewens kan die applikant by indiening van die aansoek of 'n kopie elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat saam met die munisipaliteit aan **newlanduseapplications@tshwane.gov.za** voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant '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 applikant voorsien is, 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 enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie.**

Adres van die Munisipale kantore: 7de Vloer, Middestadgebou, Thabo Sehumestraat 252, Munisipale Kantore, Pretoria. **Sluitingsdatum vir enige beswaar(e):** 2 November 2022 **Adres van gemagtigde agent (applikant):** J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk, Steekbaardstraat 708, Garsfontein Uitbreiding 10, Pretoria, Posbus 72604, Lynnwoodrif, 0040, www.jrtpa.co.za. Telefoon: 010 010 5479 of Faks: 086 573 3481 of E-pos: jrossouw@jrtpa.co.za **Datum van publikasie van die kennisgewing:** 5 Oktober 2022 en 12 Oktober 2022 **Stadsraad Verwysings Nommer - Item No:** 36371

GENERAL NOTICE 1325 OF 2022**NOTICE OF A SIMULTANEOUS APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME
APPLICATION IN TERMS OF SECTION 48 AND SECTION 55 FOR REZONING AND CONSOLIDATION OF
THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE
MANAGEMENT BY-LAW, 2019**

I, François du Plooy, being the authorised agent of the owners of Erven 1364, 1365, Remaining Extent of Erf 1366 and Portion 1 of Erf 1366 Primrose Township, hereby give notice in terms of Section 48 and Section 55 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, as read TOGETHER with the provisions of the City of Ekurhuleni Land Use Scheme, 2021, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of Erven 1364, 1365, Remaining Extent of Erf 1366 and Portion 1 of Erf 1366 Primrose Township and consolidation of the properties described above, situated at 27, 29 and 31 Ebony Road, from Residential 1 to Business 3 to permit Offices, a Laboratory and Related Storage, subject to certain conditions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Germiston Customer Care Agency, Golden Heights Building 5th floor Cnr. Victoria & Odendaal Streets Germiston CBD 1401, Germiston for the period of 28 days from **5 October 2022**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 4, Alberton 1450, within a period of 28 days from **5 October 2022 up to 2 November 2022**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 568-8329.

E-mail: francois@fdpass.co.za

5-12

GENERAL NOTICE 1326 OF 2022**MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 60 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, *Synchronicity Development Planning*, being the applicant (on behalf of the landowner), hereby give notice in terms of Section 60(2) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to the Mogale City Local Municipality for the subdivision of the property mentioned below.

The application intends to subdivide the Remainder of Portion 18 of the farm Van Wyks Restant 182 IQ into two portions, as detailed below.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Manager Economic Services, Development and Planning to the address below or email pauline.mokale@mogalecity.gov.za Tel No (011) 951-2004 and copy the applicant (detail below) from 5 October to 2 November 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for 28 days from 5 October 2022.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp

Closing date for any objections / comments: 2 November 2022

Postal address of applicant: PO Box 1422, Noordheuwel, 1756 Telephone: 082 448 7368
Email: info@synchroplan.co.za

Full name of applicant: Synchronicity Development Planning on behalf of Mrs HM Matthee.

Dates on which notice will be published: 5 and 12 October 2022

The property is located west of the R28/N14 highway, south of Utopia Road, Muldersdrift.

The proposed subdivision will result in the following portions: Proposed Portion A: 11,8012 hectares and the Proposed Remainder of Portion 18: 15,2868 hectares.

5-12

GENERAL NOTICE 1328 OF 2022**NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF LAND USE MANAGEMENT BY-LAW, 2016**

I, Maryjane Chikukwa, of Alpha Town Planning, being the authorised agent of the registered owner(s) of Erf 142 Meyerspark, situated at 169 Jan Meyers Drive, hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) by rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 the property described above. The proposed rezoning is from "Special" for Dwelling House, Offices including a Conference Facility to "Special" for purposes of Dwelling Units and Offices. The proposed density shall be 70du/ha, permitting 12 dwelling units on the Erf, whilst the floor area for Office use shall be restricted to 50m²

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) in respect of the application must be lodged with or made in writing to the Strategic Executive Director PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za, from 05 October 2022 until 02 November 2022.

Full particulars of the application will lie for inspection during normal office hours at the office of The Strategic Executive Director: City Planning and Development, 7th Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria for a period of 28 days from from the date of first publication of the notice in the Provincial Gazette, Citizen and Beeld newspapers.

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 from the following email address: newlanduseapplications@tshwane.gov.za. Alternatively, such a copy can be requested by contacting the applicant by means of the contact details provided below. The costs of any hard copies of the application will be for the account of the party requesting the copies. 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 on e-Tshwane portal. 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 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. Closing date for objections: 02 November 2022

Address of agent: P.O.BOX 408 KELVIN, 2054. Tel: 082 319 5577, E-Mail: tp1@alphatp.co.za

Date of first publication: 05 October 2022. Date of second publication 12 October 2022

Ref no (Rezoning): (Item 36279)

5-12

ALGEMENE KENNISGEWING 1328 VAN 2022**KENNISGEWING VAN 'N AANSOEK OOR HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE VERORDENING VIR DIE BESTUUR VAN DIE STAD VAN GRONDGEBRUIK, 2016**

Ek, Maryjane Chikukwa, van Alpha Town Planning, synde die gemagtigde agent van die geregistreerde eienaar(s) van Erf 142 Meyerspark, geleë te Jan Meyersrylaan 169, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) deur hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016 die eiendom hierbo beskryf. Die voorgestelde hersonering is van "Spesiaal" vir Woonhuis, Kantore insluitend 'n Konferensiefasiliteit na "Spesiaal" vir doeleindes van Wooneenhede en Kantore. Die voorgestelde digtheid sal 70du/ha wees, wat 12 wooneenhede op die Erf toelaat, terwyl die vloeroppervlakte vir Kantoorgebruik beperk sal word tot 50m²

Enige beswaar(s) en/of kommentaar(s) insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. en/of kommentaar(s) ten opsigte van die aansoek moet ingedien of skriftelik by die Strategiese Uitvoerende Direkteur Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za, vanaf 05 Oktober 2022 tot 02 November 2022 ingedien of gemaak word. .

Volledige besonderhede van die aansoek le te insae gedurende gewone kantoorure by die kantoor van Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, 7de Vloer, Middestadgebou, Thabo Sehumestraat 252, Pretoria vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Citizen en Beeld koerante.

Indien enige belangstellende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif van die volgende e-posadres aan te vra: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan so 'n afskrif aangevra word deur die aansoeker te kontak deur middel van die kontakbesonderhede hieronder verskaf. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat die kopieë versoek. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n kopie elektronies aanstuur óf die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit op die Tshwane-portaal ingedien word. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif 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 die intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie beskou word as gronde om die verwerking en oorweging te verbied. van die aansoek. Sluitingsdatum vir besware: 02 November 2022

Adres van agent: P.O.BOX 408 KELVIN, 2054. Tel: 082 319 5577, E-pos: tp1@alphatp.co.za

Datum van eerste publikasie: 05 Oktober 2022. Datum van tweede publikasie 12 Oktober 2022

Verwysingsnr (Hersonering): (Item 36279)

GENERAL NOTICE 1000 OF 2022

CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATIONS IN TERMS OF SECTION 16(1) AND 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO

I, Jacobus Johannes Barnard, being the applicant and authorized agent of the owner of Portion 108 (portion of Portion 84) of the farm Klipdrift 90-JR (or part thereof) hereby gives 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 of 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 located approximately 3 km east of the Hammanskraal residential area, north of the Boekenhoutskloof Road and south and east of the Rust de Winter Road within the Dinokeng Game Reserve. Access is via an east-west servitude road on the northern side of the application property, linking to the Rust de Winter Road to the north. Rezoning is applied from "Undetermined" to "Special" for a Recreation Resort and related uses including Access Control as per a proposed Annexure in terms of the Tshwane Town-Planning Scheme, 2008 (revised 2014) including amended definitions. The intention of the applicant in the matter is to develop land and buildings to be used for recreational purposes and accommodation of guests or tourists for short periods away from their permanent residence and may include swimming pools, braai facilities, self-catering Units, a Camping Site, staff accommodation, Natural Areas and ancillary and subservient uses including Access Control that means land and buildings used for security gates, to control access to the Recreation Resort. The proposal is for Coverage of 10%, Height 2 storeys and 1708 m² gross floor area for buildings. Self-catering units limited to 7, Camping Site Units limited to 4, subject to certain conditions. Notice is also given for a further application for consent from the Municipality in terms of certain conditions contained in the Title Deed in terms of section 16(2)(d) of the City of Tshwane Land Use Management By-law, 2016. The application is pertaining to Title Deed T32156/2022 and paragraph V. 1. and 2.

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.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Pretoria News newspapers. 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: 05 October 2022 and 12 October 2022. Closing date for any objections and/or comments: 02 November 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 05 October 2022. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: ITEM 36238 (Rezoning) and 36240 (Consent)

5-12

ALGEMENE KENNISGEWING 1333 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VIR AANSOEKE IN TERME VAN ARTIKEL 16(1) EN 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 SAAMGELEES MET SKEDULE 23**

Hiermee word aan alle belanghebbendes kennis gegee ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, dat ek Jacobus Johannes Barnard, die aansoeker en gevolmagdigde agent van die geregistreerde eienaar van Gedeelte 108 (gedeelte van Gedeelte 84) van die plaas Klipdrift 90-JR (of deel daarvan), dat aansoek gedoen is by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane-dorpbeplanningskema, 2008 (hersien 2014), deur die hersonering in terme van artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van eiendom hierbo beskryf. Die eiendom is geleë ongeveer 3 km oos van die Hammanskraal residensiele area, Noord van die Boekenhoutskloof pad en suid en oos van die Rust de Winter Pad binne die Dinokeng Wildreservaat. Toegang is via 'n oos-wes servituut pad aan die noordekant van die aansoekperseel wat aansluit met die Rust de Winter Pad aan die noorde. Hersonering aansoek word gedoen van "Onbepaald" na "Spesiaal" vir 'n Rekreasie Oord en Toegangsbeheer soos per voorgestelde Bylae insluitend gewysigde definisies. Die intensie van die aansoeker in die verband is ongrond en geboue te ontwikkel vir die gebruik ontspanningsdoeleindes en vir die akkommodasie van gaste of toeriste vir kort periodes weg van hulle permanente residensie, insluitend, swembaddens, braaifasiliteite, selfsorgeenhede, Kampeerterrein, werkersakkomodasie, Natuurareas en ondergeskikte en aanverwante gebruike insluitend Toegangsbeheer wat beteken grond en geboue vir 'n sekuriteitshekke, Dekking van 10%, Hoogte 2 verdiepings en 1708 m² bruto vloeroppervlakte vir die verwante geboue. Selfsorgeenhede beperk tot 7 en Kampeerterrein eenhede tot 4, onderworpe aan sekere voorwaardes. Kennis word ook gegee vir 'n verdere aansoek vir toestemming van die Munisipaliteit in terme van sekere voorwaardes in die Titellakte in terme van artikel 16(2)(d) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016. Die aansoek het betrekking tot Titellakte T32156/2022 and paragraph V. 1. and 2. (Page 3) .

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, Beeld en Pretoria News koerante. Bogenoemde kan elektronies ingedien word en die aansoeker mag ingekopie word aan barnard@btplan.co.za Datums waarop kennisgewing gepubliseer word: 05 Oktober 2022 en 12 Oktober 2022 datum. Sluitingsdatum vir enige besware/ kommentare: 02 November 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 05 Oktober 2022. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: ITEM 36238 (Hersonering) en 36240 (Toestemming)

5-12

GENERAL NOTICE 1337 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF THE REZONING APPLICATION 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 of **Erf 27 Pretoria Gardens** hereby gives 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, - 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 540 Willie Behrends street, Pretoria Gardens. The rezoning is from: **"Residential 1" to "Business 1"**. The intension of the applicant in this matter is to utilise the erf for business purposes.

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 **5 October 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 **3 November 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: **3 November 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: **5 October 2022 and 12 October 2022**

Reference: CPD/9/2/4/2-6728T. Item No: 36318

ALGEMENE KENNISGEWING 1337 VAN 2022
STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VIR DIE HERSONERING AANSOEK IN TERME VAN DIE GEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKBEHEERVERORDERINGE, 2016.

Ek, **Linzele Terblanche van Thandiwe Stads-en-Streekbeplanners**, synde die applikant van die eienaar van **Erf 27 Pretoria Gardens**, 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 Metropolitaanse 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 540 Willie Behrends straat, Pretoria Gardens. Die hersonering is vanaf **“Residensieël 1” na “Besigheid 1”**. Die intensie van die applikant in hierdie geval is om die erf te gebruik vir bsinheidsdoeleindes.

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 **5 Oktober 2022** (eerste datum van kennisgewing soos uiteengesit in Artikel 16(1) (f) van die Stad van Tshwane Grondgebruikbeheerverordeninge, 2016) tot **3 November 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 by: **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): **3 November 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: **5 Oktober 2022 en 12 Oktober 2022**
Verwysing: CPD/9/2/4/2-6728T, Item no:36318.

GENERAL NOTICE 1338 OF 2022**NOTICE OF A SIMULTANEOUS APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME
APPLICATION IN TERMS OF SECTION 48 AND SECTION 55 FOR REZONING AND CONSOLIDATION OF THE CITY OF
EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, François du Plooy, being the authorised agent of the owners of Erven 1364, 1365, Remaining Extent of Erf 1366 and Portion 1 of Erf 1366 Primrose Township, hereby give notice in terms of Section 48 and Section 55 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, as read together with the provisions of the City of Ekurhuleni Land Use Scheme, 2021, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of Erven 1364, 1365, Remaining Extent of Erf 1366 and Portion 1 of Erf 1366 Primrose Township and consolidation of the properties described above, situated at 27, 29 and 31 Ebony Road, from Residential 1 to Business 3 to permit Offices, a Laboratory and Related Storage, subject to certain conditions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Germiston Customer Care Agency, 5th Floor, Golden Heights Building, 70 Odendaal Street, Cnr. Victoria & Odendaal Streets, Germiston CBD for the period of 28 days from **5 October 2022**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 145, Germiston, 1400, within a period of 28 days from **5 October 2022 up to 2 November 2022**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 568-8329.

E-mail: francois@fdpass.co.za

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GENERAL NOTICE 1340 OF 2022

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

I, Stephanus Johannes Martinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Erf 75, Lydiana hereby gives 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 of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 from "Residential 1" with a minimum erf size of 1 dwelling per 1 500m² to "Residential 1" with a minimum erf size of 1 dwelling house per 700m². The property is situated at 28 Ratel Avenue. The intention of the owner in this matter is to subdivide the property into two full title erven in order to develop a new dwelling house on the proposed Portion 1 of Erf 75, Lydiana.
2. The removal of certain restrictive conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 pertaining to the property as described above. The application is for the removal of conditions A. (b), (g), (i), (j), (k), (k.i)(k.ii), (l), and B in Title Deed T28966/2022.

The intention of the applicant in this matter is to remove the restrictive conditions in the Title Deed regarding the street building lines, prescribed land use, nature and number of allowable buildings and the building materials to be used in construction in order to realise the intended development. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from the 5th of October 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 the 2nd of November 2022 (not more than 28 days after the date of first publication of the notice). Closing date for any objections and/or comments: 2 November 2022. Dates on which notice will be published: 5 October 2022 & 12 October 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. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion and/or Pretoria Office: City of Tshwane Metropolitan Municipality - Administration: 6th Floor, Middestad Building, Plaza East, 252 Thabo Sehume Street, Pretoria and/or Akasia Municipal Complex, 485 Heinrich Avenue, (Entrance Dale Street), 1st Floor, Room F12, Karenpark, Akasia. **Municipal Reference – Rezoning:** Item No: 35535 and **Removal Reference:** Item No: 35538

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 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. 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 Applicant:** 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Postal:** Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Cell No: 082 8044844. Email: fanus@acropolisplanning.co.za

ALGEMENE KENNISGEWING 1340 VAN 2022

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) ASOOK 'N AANSOEK OM
VERWYDERING VAN BEPERKENDE TITELKVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBESTUURS BY-WET, 2016

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtigde agent van die eienaar van Erf 75, Lydiana, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs By-Wet 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), deur

1. Die hersonering van die eiendom soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs By-Wet, 2016 vanaf "Residensieel 1" met n minimum erf grootte van 1 woonhuis per 1 500m² na "Residensieel 1" met n minimum erf grootte van 1 woonhuis per 700m². Die eiendom is gelee te Ratel Laan No 28. Die intensie van die eienaar is die onderverdeling van die Erf, gevolg deur die ontwikkeling van 'n woonhuis op die voorgestelde Gedeelte 1.
2. Die opheffing van sekere beperkende voorwaardes in die titelakte van die eiendom ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016. Die aansoek is vir die opheffing van voorwaardes A. (b), (g), (i), (j), (k), (k.i)(k.ii), (l), en B in Titelakte T28966/2022.

Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaarde in die titelakte rakende die straatboulyn, voorgekrewe grondgebruik, die aard en aantal toegelate geboue asook die voorgeskrewe boumateriale in die konstruksie van geboue asook die verwydering van alle ander oorbodige en irrelevante voorwaardes in die titelakte ten einde die ontwikkeling te realiseer. Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 5 Oktober 2022 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 2 November 2022 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Volledige besonderhede en planne (Indien beskikbaar) le ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 5 Oktober 2022 (die datum van die eerste publikasie van hierdie kennisgewing). Sluitings datum vir besware en/of kommentare: 2 November 2022. Datum waarop kennisgewing sal verskyn: 5 Oktober 2022 & 12 Oktober 2022. Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit – Administrasie: 6de Vloer, Middestad Gebou, Plaza Oos, 252 Thabo Sehume Straat, Pretoria en/of Akasia Munisipale Kompleks, Heinrich Straat 485 (Ingang Dale Straat), 1ste Vloer, Kamer F12, Karenpark, Akasia. Verwyssing – **Hersonering**: Item No: 35535 en **Opheffing**: Item No: 35538

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is. Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die 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. As 'n belanghebbende of geaffekteerde party nie stappe neem 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 redes beskou om die verwerking en oorweging van die aansoek te verbied nie. **Adres of aansoeker**: 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Posadres**: Postnet Suite 547. Privaat Sak X 18, Lynnwood Ridge. 0040. Sel No: 082 8044844. Epos: fanus@acropolisplanning.co.za

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GENERAL NOTICE 1341 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf R/381, Valhalla, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the above-mentioned property. The property is situated at 110 Burgers Avenue, Lyttelton Manor. The application is for the removal of the following conditions: B.1. and B.2. on page 2, and B.3., B.4., B.5. and B.6. on page 3 of Deed of Transfer No. T80573/2014. The intension of the applicant in this matter is to remove all redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s, as well as all existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 5 October 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 2 November 2022 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments 2 November 2022. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 5 October 2022 and 12 October 2022 respectively. **Reference: CPD LYT/0387/00381/R Item No: 36113.**

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 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.

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 applicant: Physical: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Email address: sl.townplanning@vodamail.co.za

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ALGEMENE KENNISGEWING 1341 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf R/381, Lyttelton Manor gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Burgerslaan 110, Lyttelton Manor. Die aansoek is vir die opheffing van die volgende voorwaardes: B.1. en B.2. op bladsy 2, en B.3., B.4., B.5. en B.6. op bladsy 3 in Titellakte Nr. T80573/2014. Die applikant is van voorneme alle oorbodige en irrelevante voorwaardes in die relevante titellakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde)-, sowel as alle bestaande reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubesker Kantoor. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waaronder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf 5 Oktober 2022 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 2 November 2022 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 2 November 2022. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 5 Oktober 2022 en 12 Oktober 2022 respektiewelik. **Verwysing: CPD LYT/0387/00381/R Item Nr: 36113.**

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is.

Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aanvrager van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die aanvrager 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. As 'n belanghebbende of geaffekteerde party nie stappe neem 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 redes beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van aanvrager: Fisies: Platrandstraat 769, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Epos adres: sl.townplanning@vodamail.co.za

GENERAL NOTICE 1344 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, CHARLOTTE CATHARINA VAN DER MERWE, being the applicant on behalf of the owner of Erf 301 Murrayfield Extension 1 hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the abovementioned property. The property is situated at No 204 Althea Avenue, Murrayfield Extension 1. The application is for the removal of conditions 1, 2(a) to 2(f), 2(h) to 2(j), 3(a) to 3(c), 4 and 6 in Title Deed T 122446/2001. The intension of the applicant in this matter is to remove conditions relating to the building line restriction along the street boundary, as well as other redundant and irrelevant conditions in the relevant Title Deed, to obtain building plan approval for all existing and proposed buildings.

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 5 October 2022 until 2 November 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, Die Beeld and The Star. 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: City Planning, Development and Regional Services, Middestad Building, 7th Floor, 252 Thabo Sehume street, Municipal Offices, Pretoria. **Address of Applicant:** PO Box 35974, Menlo Park, 0102. No 27 24th Street, Menlo Park, 0081. Cell Number: 072 444 6850. Dates on which notice will be published: **5 October 2022 and 12 October 2022**. Closing dates for any objections and/or comments: **2 November 2022**. **Item Nr: 36219**.

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ALGEMENE KENNISGEWING 1344 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK VIR OPHEFFING VAN BEPERKENDE TITELVOORWAARDES INGEVOLGE ARTIKEL 16(2) VAN STAD TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ek, CHARLOTTE CATHARINA VAN DER MERWE, synde die aansoeker namens die eienaar van Erf 301 Murrayfield Uitbreiding 1 gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016 dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die Titellakte van bogenoemde eiendom in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016. Die eiendom is geleë te Althealaan 204, Murrayfield Uitbreiding 1. Die aansoek is vir die opheffing van voorwaardes 1, 2(a) tot 2(f), 2(h) tot 2(j), 3(a) tot 3(c), 4 en 6 in Titellakte T 122446/2001. Die applikant is van voorneme om die voorwaardes rakende boulynbeperkings langs die straatgrens, asook ander oorbodige en irrelevante voorwaardes in die betrokke Titellakte op te hef, ten einde bouplangoedkeuring te bekom vir alle bestaande en voorgestelde geboue op die betrokke eiendom.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP.Registration@tshwane.gov.za, ingedien of gerig word binne 'n tydperk van 28 dae vanaf 5 Oktober 2022 tot 2 November 2022. Volledige besonderhede en planne (indien enige) lê ter insae gedurende normale kantoorure 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, Die Beeld en The Star. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of verkry, kan 'n afskrif van die Munisipaliteit versoek word deur sodanige afskrif deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die applikant by indiening van die aansoek 'n afskrif elektronies stuur of die aansoek publiseer, met 'n bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant moet verseker dat die afskrif gepubliseer of wat aangestuur word aan enige belanghebbende en geaffekteerde party die afskrif is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-posadres of ander wyse moet voorsien waardeur die gemelde kopie elektronies verskaf moet word. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en te verkry nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te verkry, nie as gronde beskou word om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale Kantore: Stadsbeplanning, Ontwikkeling en Streeksdienste, Middestad Gebou, 7e Vloer, Thabo Sehume straat 252, Munisipale Kantore, Pretoria. **Adres van Aansoeker:** Posbus 35974, Menlopark, 0102. 24ste Straat 27, Menlopark, 0081.

Selnommer 072 444 6850. Datums waarop kennisgewing sal verskyn: **5 Oktober 2022 en 12 Oktober 2022.** Sluitingsdatum vir enige besware en/of kommentare: **2 November 2022.** **Item Nr: 36219.**

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GENERAL NOTICE 1351 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**

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Portion 1 of Erf 784, Sunnyside (Pta) hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at 402 Farenden Street. The rezoning is from "Residential 1" with a minimum erf size of 1 dwelling house per 500m² to "Business 4" excluding Medical Consulting Rooms and a Veterinary Clinic. The aim of the application is the development of Offices on the property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from the 5th of October 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 the 2nd of November 2022 (not more than 28 days after the date of first publication of the notice). Dates on which notice will be published: 5 October 2022 and 12 October 2022. Closing date for any objections and/or comments: 2 November 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. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion and/or Pretoria Office: City of Tshwane Metropolitan Municipality - Administration: 6th Floor, Middestad Building, Plaza East, 252 Thabo Sehume Street, Pretoria and/or Akasia Municipal Complex, 485 Heinrich Avenue, (Entrance Dale Street), 1st Floor, Room F12, Karenpark, Akasia. **Reference Number:** Item No – 36249

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 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. 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 Applicant: Physical:** 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081.

Postal: Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Telephone No: 082 8044844. E-Mail: fanus@acropolisplanning.co.za

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ALGEMENE KENNISGEWING 1351 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtige agent van die eienaar van Gedeelte 1 van Erf 784, Sunnyside (Pta), gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs By-Wet 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), deur die heronering van die eiendom soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs By-Wet, 2016. Die eiendom is gelee te Farenden Straat No 402. Die heronering is vanaf "Residensieel 1" met 'n minimum erf grootte van 1 woonhuis per 500m² na "Besigheid 4" Mediese spreekkamers en 'n Veearts uitgesluit. Die intensie van die eienaar is om die ontwikkeling van kantore. Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za asook vanaf 5 Oktober 2022 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 2 November 2022 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Volledige besonderhede en planne (Indien beskikbaar) le ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 5 Oktober 2022 (die datum van die eerste publikasie van hierdie kennisgewing). Datum waarop kennisgewing sal verskyn: 5 Oktober 2022 en 12 Oktober 2022. Sluitings datum vir besware en/of kommentare: 2 November 2022. Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit – Administrasie: 7de Vloer, Middestad Gebou, Plaza Oos, 252 Thabo Sehume Straat, Pretoria en/of Akasia Munisipale Kompleks, Heinrich Straat 485 (Ingang Dale Straat), 1ste Vloer, Kamer F12, Karenpark, Akasia. Verwysings No: **Item No:** 36249

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is. Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. As 'n belanghebbende of geaffekteerde party nie stappe neem 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 redes beskou om die verwerking en oorweging van die aansoek te verbied nie. **Adres of aansoeker:** 62B Ixex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Posadres:** Postnet Suite 547. Privaat Sak X 18, Lynnwood Ridge. 0040. Sel no: 082 8044844. E-Pos: fanus@acropolisplanning.co.za

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GENERAL NOTICE 1352 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**

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of the Remainder of Erf 528, Sunnyside (Pta) hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at 151 Verdoorn Street. The rezoning is from "Special" in terms of Annexure T6606 (one dwelling-house or offices for professional Consultants), to "Special" for a Boarding House. The intension of the owner in this matter is to use the property for a boarding house consisting of 17 rooms. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from the 5th of October 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 the 2nd of November 2022 (not more than 28 days after the date of first publication of the notice). Dates on which notice will be published: 5 October 2022 and 12 October 2022. Closing date for any objections and/or comments: 2 November 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. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion and/or Pretoria Office: City of Tshwane Metropolitan Municipality - Administration: 6th Floor, Middestad Building, Plaza East, 252 Thabo Sehume Street, Pretoria and/or Akasia Municipal Complex, 485 Heinrich Avenue, (Entrance Dale Street), 1st Floor, Room F12, Karenpark, Akasia. **Reference: Item No: 36247**

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 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. 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 Applicant: Physical:** 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Postal:** Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Telephone No: 082 8044844. E-Mail: fanus@acropolisplanning.co.za

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ALGEMENE KENNISGEWING 1352 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtige agent van die eienaar van die Restant van Erf 528, Sunnyside (Pta), gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), deur die hersonering van die eiendom soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendom is gelee te Verdoorn Straat No 151. Die hersonering is vanaf “Spesiaal” onderhewig aan Bylae T6606 (een woonhuis of vir kantore vir professionele Konsultante) na “Spesiaal” vir ‘n Losieshuis. Die intensie van die eienaar is om die eiendom vir ‘n losieshuis bestaande uit 17 kamers te gebruik. Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 5 Oktober 2022 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die By-Wet, 2016 tot 2 November 2022 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Volledige besonderhede en planne (Indien beskikbaar) le te insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 5 Oktober 2022 (die datum van die eerste publikasie van hierdie kennisgewing). Datum waarop kennisgewing sal verskyn: 5 Oktober 2022 en 12 Oktober 2022. Sluitings datum vir besware en/of kommentare: 2 November 2022. Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit – Administrasie: 6de Vloer, Middestad Gebou, Plaza Oos, 252 Thabo Sehume Straat, Pretoria en/of Akasia Munisipale Kompleks, Heinrich Straat 485 (Ingang Dale Straat), 1ste Vloer, Kamer F12, Karenpark, Akasia. **Verwysing: Item No: 36247**

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is. Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die 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. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die aansoek 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 redes beskou om die verwerking en oorweging van die aansoek te verbied nie. **Adres of aansoeker:** 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Posadres:** Postnet Suite 547. Privaat Sak X 18, Lynnwood Ridge. 0040. Sel no: 082 8044844. E-Pos: fanus@acropolisplanning.co.za

GENERAL NOTICE 1353 OF 2022

NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48, READ WITH SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 ERF 511 EVELEIGH EXTENSION 45

I, WJS (Stefan) Roets of Terraplan Gauteng Pty Ltd, being authorized agent of the owner of Erf 511 Eveleigh Extension 45 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/We have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated on Edgar Road (halfway between Rondebult Road and Trichards Road), Eveleigh Extension 45, from "Business 3" to "Business 3" for self-storage units only, subject to certain restrictive measures (Floor Area Ratio of 0.8).

Particulars of the application will lie for inspection during normal office hours at the office of the Manager Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality Boksburg CCC: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg and at the offices of Terraplan Gauteng Pty Ltd for the period of 28 days from 05/10/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality Boksburg CCC: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg or PO Box 215, Boksburg, 1460 or by email to Alrich.Bestbier@ekurhuleni.gov.za within a period of 28 days from 05/10/2022, on or before 02/11/2022.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620 or 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9, Fax: 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: HS 3206)

5-12

GENERAL NOTICE 1357 OF 2022**NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME
IN TERMS OF SECTIONS 21(2) AND 41 OF THE CITY OF JOHANNESBURG
MUNICIPAL PLANNING BY-LAW, 2016**

CITY OF JOHANNESBURG AMENDMENT SCHEME: 20-01-4326 & 20/03/3233/2022

We, **LM Consultancy Group**, being the authorized agent of the owner(s) of **Erf 354 Coronationville** hereby give notice in terms of section 21(2) and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the simultaneous removal of restrictive conditions and amendment of the town-planning scheme known as the **City of Johannesburg Land Use Scheme, 2018** of the property described above, situated at **30 Maitland Street, Coronationville**, from **“Residential 1”** to **“Business 1”**, subject to certain conditions.

The nature and general purpose of the application is to develop the site for business purposes.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 47 Riverside at Amberfile Valley Estates, and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **12 October 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, E-mail objectionsplanning@joburg.org.za and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

8 November 2022

Contact details of applicant (authorised agent):

LM Consultancy Group
Professional Town Planners
47 Riverside at Amberfile Valley Estates
Rooihuiskraal North
0157

(Cell No) 073 466 0019
E-mail : consultgroupplm@gmail.com

GENERAL NOTICE 1358 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 20-02-4322**

I, **Hendrik Raven**, being the authorized agent of the owner(s) of **Erf 96 Hurlingham**, 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 **37 Sutherland Avenue, Hurlingham**, from "**Residential 3**" in terms of Amendment Scheme **13-13542** to "**Residential 4**", permitting a density of 120 dwelling units per hectare, subject to certain amended conditions.

The general purpose of the application is to amend the City of Johannesburg Land Use Management Scheme, 2018 in order to permit the development of a high density residential development 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 **12 October 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

9 November 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 : danisa@raventp.co.za

GENERAL NOTICE 1359 OF 2022**MIDVAAL LOCAL MUNICIPALITY****ERVEN 24 AND 25 KLIPRIVIER TOWNSHIP**

It is hereby notified in terms of the provisions of Section 39(4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that the MIDVAAL LOCAL MUNICIPALITY has approved the amendment of the Midvaal Land Use Scheme, 2017, for Erven 24 and 25 Kliprivier Township from "Residential 1" with a density of one (1) dwelling per 1000m² to "Residential 1" with a density of one (1) dwelling unit per 500m². This amendment is known as MLUS135 and shall come into operation on the date of publication of this notice.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: 12 October 2022

GENERAL NOTICE 1360 OF 2022**MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTIONS 45 OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018
AMENDMENT SCHEME 0006**

We, Futurescope Town and Regional Planners, being the authorised agent for the owners of Portion 723 of Erf 241, Krugersdorp hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to Mogale City Local Municipality for amendment of the Krugersdorp Land Use Scheme, 2022, by the rezoning of the property as described above from 'Residential 1' to 'Business 4' for offices. The property is situated at 68 Viljoen Road, Krugersdorp.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: Economic Services, First Floor, Furn City Building, cnr Human & Monument Streets, Krugersdorp from 12 October until 9 November 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* / Citizen newspaper.

Address of Municipal offices: First Floor, Furn City Building, cnr Human & Monument Streets, Krugersdorp and at Futurescope, 146 Carol Road, Silverfields, Krugersdorp.

Closing date for any objections and/or comments: 9 November 2022

Address of applicant: Futurescope Town and Regional Planners CC, P.O. Box 59, Paardekraal, 1752, Tel: 011-955-5537; Cell: 082-821-9138 or Fax: 086-672-5726, e-mail: petrus@futurescope.co.za

Dates on which notice will be published: 12 and 19 October 2022.

12-19

GENERAL NOTICE 1361 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 "Special" for offices to "Residential 4" with a density of 24 dwelling units.

APPLICATION PURPOSES: To allow the owners to redevelop the site with a new block of flats with 24 dwelling units.

SITE DESCRIPTION: Portion 1 of Erf 587 Ferndale, located at 381 Surrey Avenue.

COUNCIL REFERENCE NUMBER: 20-04-4327

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 **12 October 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 9 November 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 1362 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**

I, Gerrit Hendrik De Graaff of Developlan Town Planners, being the applicant of Portion 17 of Erf 538, Claremont hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the above mentioned By-law, of the property **FROM:** "Residential 1" with a minimum erf size of 500m² **TO:** "Special" for a Convenience Store and One Dwelling House subject to certain conditions. The proposed rezoning will have the result that the property could be utilized for a Convenience Store or for a Dwelling House. It is the intension to convert the existing Dwelling House into a Convenience Store. The property is situated at: 855 Wilhelm Street, Claremont, Pretoria.

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.gov.za (and may be copied to the applicant) from 12 October until 9 November 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 such copy through the following contact details of the applicant: gerrit@developlan.co.za / 54B Van Wouw Street, Groenkloof, 0181 / Tel: 012 346 0283.

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 advertisement in the Gauteng Gazette, The Star and Die Beeld newspapers. 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: 9 November 2022.

Dates on which notice will be published: 12 & 19 October 2022.

Reference: CPD 9/2/4/2-6709T (Item 36260).

12-19

ALGEMENE KENNISGEWING 1362 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016**

Ek, Gerrit Hendrik De Graaff van Developplan Stadsbeplanners, synde die applikant van Gedeelte 17 van Erf 538, Claremont gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom **VANAF**: "Residensieel 1" met 'n minimum erf grootte van 500m² **NA**: "Spesiaal" vir 'n Geriefswinkel en Een Woonhuis onderworpe aan sekere voorwaardes. Die resultaat van die voorgestelde hersonering sal wees dat die eiendom gebruik kan word vir 'n Geriefswinkel of vir 'n Woonhuis. Dit is die intensie om die bestaande woonhuis te omskep in 'n Geriefswinkel. Die eiendom is geleë te: Wilhelm Straat 855, Claremont, Pretoria.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak details (selfoon nommer en/of epos adres), 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 (en mag ook gekopieër word aan die applikant) vanaf 12 Oktober tot 9 November 2022.

Sou enige geïntereseerde of geaffekteerde party die grondontwikkelingsaansoek wou besigting of 'n kopie bekom, kan 'n kopie aangevra word deur die Munisipaliteit te kontak by: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan die kopie aangevra word deur die applikant te kontak by: gerrit@developplan.co.za / 54B Van Wouw Street, Groenkloof, 0181 / Tel: 012 346 0283.

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 verskyning van die kennisgewing op terrein. Die koste vir enige harde kopieë van die aansoek is vir die rekening van die party wat dit aanvra.

Sluitingsdatum vir enige beswaar en/of kommentaar: 9 November 2022.

Publikasiedatums van kennisgewing: 12 & 19 Oktober 2022.

Verwysing: CPD 9/2/4/2-6709T (Item 36260).

12-19

GENERAL NOTICE 1363 OF 2022

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATIONS FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, READ WITH SCHEDULE 23 THERETO
ONDERSTEPOORT EXTENSION 69**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the **ANNEXURE** hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **12 OCTOBER 2022** until **9 NOVEMBER 2022**. 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 and newspapers (Beeld & The Star). Closing date for any objections and/or comments: **9 NOVEMBER 2022**. 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.

Address of Municipal offices: Middestad Building, 252 Thabo Sehume Street, Pretoria.

Address of applicant: Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 32709, Glenstantia, 0010, 29 Selati Street, Ashlea Gardens, Telephone No: 012-346 1805, e-mail: vzb@esnet.co.za

Dates on which notice will be published: **12 OCTOBER 2022 & 19 OCTOBER 2022**

ANNEXURE

Name of township: **ONDERSTEPOORT EXTENSION 69**

Full name of applicant: Van Zyl & Benadé Stadsbeplanners BK on behalf of SAFDEV SSDC (PTY) LTD

Number of erven, proposed zoning and development control measures:

1300 Erven: Residential 1, (Minimum Erf Size 200 m²), Height 2 storeys, Coverage 60%

1 Erf: Educational, Height 2 storeys, Coverage 60%, FAR 0,6

9 Erven: Institutional, Height 2 storeys, Coverage 60%, FAR 0,6

1 Erf: Municipal

5 Erven: Public Open Space

The intention of the applicant in this matter is to establish a residential township consisting of residential erven, an educational stand, erven for institutional and municipal purposes and erven for parks.

Description of land on which township is to be established: **PORTIONS 134, 135, 136, 137, 138 AND THE REMAINDER OF PORTION 39 OF THE FARM HAAKDOORNBOOM 267-JR.**

Locality of proposed township: The proposed township is situated in the northern regions of Tshwane (Region 2), east of the R80, between Hebron Road (K216), Metsi Metsuane Spruit and Soutpan Road (K95).

Reference: ITEM NO 35714

12-19

ALGEMENE KENNISGEWING 1363 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DORPSTIGTING INGEVOLGE ARTIKEL 16(4) VAN CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, SAAMGELEES MET SKEDULE 23 DAARTOE
ONDERSTEPSPOORT UITBREIDING 69**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant gee hiermee ingevolge artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir dorpstigting ingevolge Artikel 16(4) van die City of Tshwane Land Use Management By-law, 2016, soos verwys in die **BYLAE** hieronder.

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waaronder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf **12 OKTOBER 2022** tot **9 NOVEMBER 2022**. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hieronder aangetoon, vir n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaai (Beeld & The Star). Sluitingsdatum vir enige besware en/of kommentare: **9 NOVEMBER 2022**. 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.

Adres van Munisipale kantore: Middestad Gebou, Thabo Sehumestraat 252, Pretoria.

Adres van applikant: Van Zyl & Benadé Stadsbeplanners BK, Posbus 32709, Glenstantia, 0010, Selatistraat 29, Ashlea Gardens, Tel: 012- 346 1805, e-mail: vzb@esnet.co.za

Datums waarop kennisgewing gepubliseer word: **12 OKTOBER 2022 & 19 OKTOBER 2022**

BYLAE

Naam van dorp: **ONDERSTEPSPOORT UITBREIDING 69**

Volle naam van aansoeker: Van Zyl & Benadé Stadsbeplanners BK namens SAFDEV SSDC (EDMS) BPK

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreels:

1300 Erwe: Residensiële 1 (Minimum Erfgrootte 200 m²) Hoogte 2 verdiepings, Dekking 60%

1 Erf: Opvoedkundig, Hoogte 2 verdiepings, Dekking 60%, VRV 0,6

9 Erwe: Inrigting, Hoogte 2 verdiepings, Dekking 60%, VRV 0,6

1 Erwe: Munisipaal

5 Erwe: Publieke Oop Ruimte

Die applikant se bedoeling met hierdie saak is om 'n residensiële dorp te stig wat bestaan uit residensiële erwe, 'n opvoedkundige erf, erwe vir institusionele en munisipale doeleindes en erwe vir parke.

Beskrywing van grond waarop dorp gestig staan te word: GEDEELTE 134, 135 136, 137, 138 EN DIE RESTANT VAN GEDEELTE 39 VAN DIE PLAAS HAAKDOORNBOOM 267 JR.

Ligging van voorgestelde dorp: Die voorgestelde dorp is geleë in die noordelike deel van Tshwane (Region 2), oos van die R80, tussen Hebronweg (K216), die Metsi Metsuane Spruit en die Soutpanweg (K95).

Verwysing: ITEM NO 35714

12-19

GENERAL NOTICE 1364 OF 2022
CITY OF JOHANNESBURG LAND USE SCHEME, 2018
LUM 20-02-4334 and LUM 20/13/3263/2022

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme and the simultaneous removal of restrictive conditions of Title.

SITE DESCRIPTION

Portion 3 of Erf 843 Bryanston

STREET ADDRESS:

2 Tufnell Lane, Bryanston

APPLICATION TYPE:

Amendment of the City of Johannesburg Land Use Scheme, 2018.

APPLICATION PURPOSE:

To rezone Portion 3 of Erf 843 Bryanston from "Residential 1", to "Business 4", subject to conditions, and to simultaneously remove restrictive conditions of Title (c), (c)(i), (c)(ii), (c)(iii), (d), (e), (f), (g) and (h) from Deed of Transfer No. T67711/2022 in order to permit offices to be developed on the site.

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 12 October 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. The application reference numbers are LUM 20-02-4334 and LUM 20/13/3263/2022. The application will be available on the City's e-platform for inspection, for a period of 28 days from 12 October 2022.

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 9 November 2022. Please quote City of Johannesburg References 20-02-4334 and LUM 20/13/3263/2022 in your objection.

Address of authorised agent :

Tinie Bezuidenhout and Associates, P O Box 98558, Sloane Park, 2152,
4 Sanda Close, Morningside

Tel No. (011) 467-1004, Cell 083 253-9812,
email tiniebez@iafrica.com

Date of publication : 12 October 2022

GENERAL NOTICE 1365 OF 2022**NOTICE OF AN APPLICATION FOR THE AMENDMENT OF THE LAND USE SCHEME IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****EKURHULENI METROPOLITAN MUNICIPALITY: EDENVALE CUSTOMER CARE CENTRE**

I, Jacques Rossouw, of the Firm J Rossouw Town Planners & Associates (Pty) Ltd, being the authorised agent of the owner of **Erf 188, St. Andrews Extension 10 Township**, hereby gives 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 Ekurhuleni Land Use Scheme, 2021 by the rezoning of the property described above, situated at 4 Willow Crescent, St. Andrews Extension 10 Township from "Residential 1" to "Community Facility" for Place of Education, subject to certain conditions. Particulars of the application will lie for inspection during normal office hours at the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Corner of Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale, for a period of 28 days from **12 October 2022**. Objections to or representations in respect of the application must be lodged with or made in writing, together with the grounds thereof, to the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Corner Van Riebeeck and Hendrik Potgieter, Edenvale, 1609 or P.O. Box 25, Edenvale, 1610, and the undersigned within a period of 28 days from **12 October 2022**. The objection period will end on **9 November 2022**. *Address of Agent:* J Rossouw Town Planners & Associates, P.O. Box 72604, Lynnwood Ridge, 0040, E-mail: jrossouw@jrtpa.co.za, Tel.: 010 010 5479, Fax: 086 573 3481 Our Ref: J0822_2022 Council Ref: EMM Amendment Scheme E0537C.

12-19

ALGEMENE KENNISGEWING 1365 VAN 2022**KENNISGEWING VAN 'N AANSOEK VIR DIE WYSIGING VAN DIE GRONDGEBRUIKSKEMA INGEVOLGE ARTIKEL 48 VAN DIE STAD VAN EKURHULENI METROPOLITAANSE****MUNISIPALITEIT RUIMTELIKE BEPLANNING GRONDGEBRUIKBESTUUR BYWET, 2019****EKURHULENI METROPOLITAANSE MUNISIPALITEIT: EDENVALE KLIENTESORGSENTRUM**

Ek, Jacques Rossouw, van die Firma J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk, synde die gemagtigde agent van die eienaar van **Erf 188, Dorp St. Andrews Uitbreiding 10** gee hiermee ingevolge Artikel 10 van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Bywet, 2019 kennis dat ek by die Ekurhuleni Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Ekurhuleni Grondgebruik Skema, 2021 deur die herosnering van die eiendom hierbo beskryf geleë te Willowsingel 4, Dorp St. Andrews Uitbreiding 10, vanaf "Residensieël 1" na "Gemeenskapsfasiliteit" vir Plek van Onderwys, onderhewig aan sekere voorwaardes. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Area Bestuurder: Departement Stadsbeplanning, Edenvale Klientesorgsentrum van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, hoek van Van Riebeeck Laan en Hendrik Potgieter Straat, Edenvale, vir 'n tydperk van 28 dae vanaf **12 Oktober 2022**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **12 Oktober 2022** skriftelik, met die redes daarvoor, by beide die Area Bestuurder: Departement Stadsbeplanning, Edenvale Klientesorgsentrum, hoek van Van Riebeeck Laan en Hendrik Potgieter Straat, Edenvale of Posbus 25, Edenvale, 1610 en die ondergetekende ingedien of gerig word. Die beswaar tydperk eindig **9 November 2022**.

Adres van Agent: J Rossouw Stadsbeplanners & Medewerkers, Posbus 72604, Lynnwoodrif, 0040, E-pos: jrossouw@jrtpa.co.za, Tel.: 010 010 5479, Faks: 086 573 3481 Ons Verw: J0822_2022 Stadsraad Verw: EMM Wysigingskema E0537C.

12-19

GENERAL NOTICE 1366 OF 2022**NOTICE OF A SIMULTANEOUS REZONING- AND A REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION IN TERMS OF SECTIONS 16(1) AND 16(2) RESPECTIVELY OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014), by the rezoning of Erf 2515, Sinoville, located at 283 Blyde Avenue and 192 Vinko Street, Sinoville, from "Residential 1" to Special for Offices, Motor Vehicle Salesroom, Shops and Ancillary and Subservient Uses with Ancillary and Subservient Land Uses" in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, and the simultaneous Removal of Restrictive Title Deed conditions A.(f) and B(a) on Page 4, B.(c) on Pages 4 and 5, B.(c)(i), B.(c)(ii) and B.(d) on Page 5 of Title Deed T17084/2020, in terms of Section 16(2), and as required in terms of Schedule 4 of the City of Tshwane Land Use Management By-Law, 2016. The purpose of the said Rezoning- and Removal applications is to obtain the Land Use Rights as applied for. 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 persons or bodies 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 12 October 2022 to 9 November 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 Gauteng Provincial Gazette/Beeld/Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. 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 applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 0745828820: E-mail: bertus@bvtplan.co.za. COT Ref.: Item no. 36100 (Removal) & Item no. 36101 (Rezoning).

12-19

ALGEMENE KENNISGEWING 1366 VAN 2022**KENNISGEWING VAN 'N GESAMENTLIKE HERSONERINGS EN OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES AANSOEK INGEVOLGE ARTIKELS 16(1) EN 16(2) ONDERSKEIDELIK VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van Erf 2515, Sinoville, geleë te 283 Blyde Laan en 192 Vinko Straat, Sinoville, vanaf "Residensieël 1" na "Spesiaal vir Kantore, Motor Verkoops Lokaal, Winkels en Aanvullende en Ondergesikhte Gebruike met Aanvullende en Ondergesikhte Gebruike" ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurs-bywet, 2016, en die gelyktydige verwydering van Beperkende Titel Akte voorwaardes A.(f) en B.(a) op Bladsy 4, B.(c) op Bladsy 4 en 5, B.(c)(i), B.(c)(ii) op Bladsy 5 en B.(d) op Bladsy 5 van Titel Akte T17084/2020, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruikbestuursbywet, 2016, en soos benodig in terme van Skedule 4 van die Stad Tshwane se Grondgebruikbestuursbywet, 2016. Die doel van die genoemde Hersonerings- en Opheffing van Beperkende Titelakte Voorwaardes aansoek is om die regte soos voor aansoek doen te kan verkry. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien 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 12 Oktober 2022 tot 9 November 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 advertensie in die Gautengse Provinsiale Gazette/Beeld/Citizen koerante. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, Hoek van Basden- en Rabie Strate, Centurion. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die

applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek 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 oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: COT Ref.: Item no. 36100 (Opheffing) & Item no. 36101 (Hersonering).

12-19

GENERAL NOTICE 1367 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, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 377, Rosslyn Oos, situated at Number 37 Van Eden Crescent, Rosslyn Oos, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the Rezoning of the above mentioned property in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, from "Industrial 2" to "Industrial 2" with a Height of 3 Storeys, Coverage of 60% and an F.A.R. of 0.6. 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 persons or bodies 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 12 October 2022 to 9 November 2022. Closing date for any objections and/or comments: 9 November 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 Gauteng Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal offices: Akasia Municipal Complex, 485 Heinrich Avenue (entrance Dale Street), Karenpark, First Floor, Room F12. 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 applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 074 582 8820: E-mail: bertus@bvtplan.co.za. City of Tshwane Ref.: (Item no. 36003).

12-19

ALGEMENE KENNISGEWING 1367 VAN 2022**STAD VAN TSHWANE: KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 377, Rosslyn Oos, geleë te Nommer 37 Van Eden Singel, Rosslyn Oos, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde eiendom ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurs-bywet, 2016, van "Industrieël 2" na "Industrieël 2" met 'n hoogte van 3 verdiepings, dekking van 60% en 'n V.R.V van 0,6. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien 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 12 Oktober 2022 tot 9 November 2022. Sluitingsdatum vir enige besware: 9 November 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 advertensie in die Gautengse Provinsiale Koerant, Die Beeld en The Citizen. Adres van Munisipale kantore: Akasia Munisipale Kompleks, 485 Heinrich Laan (Ingang in Dale Straat), Karenpark, Eerste vloer, Kamer F12. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek 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 oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: (Item no. 36003).

12-19

GENERAL NOTICE 1368 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 SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS 2016, FOR A GUEST HOUSE WITH 10 (TEN) BEDROOMS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd., being the applicant of Remaining Extent of Holding 39, Waterkloof Agricultural Holdings, hereby give notice that we have applied to the City of Tshwane Metropolitan Municipality for Consent 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-laws 2016, for a Guest House with 10 (ten) bedrooms. The property is located at 156 Jochem Street, Waterkloof Agricultural Holdings. The current zoning of the property is "Agricultural". Any objection and/or comment, including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to cityp_registration@tshwane.gov.za from 12 October 2022 to 9 November 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 Gauteng Provincial Gazette. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Closing date for any objections and/or comments: 9 November 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 applicant: P.O. Box 11771, Hatfield, 0028. Tel. No: 0745828820, email: bertus@bvtplan.co.za. City of Tshwane Reference: (Item No: 36329).

ALGEMENE KENNISGEWING 1368 VAN 2022**KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIKS AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE STAD TSHWANE DORPSBEPLANNINGS SKEMA, 2008 (HERSIEN IN 2014), SAAM GELEES MET ARTIKEL 16(3) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016, VIR 'N GASTE HUIS MET 10 (TIEN) SLAAPKAMERS:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk., synde die aansoeker te wees van die Restant van Hoewe 39, Waterkloof Landbouhoewes, gee hiermee kennis dat ons aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir Toestemming ingevolge Klousule 16 van die Stad Tshwane Dorpsbeplannings Skema, 2008 (hersien in 2014), saam gelees met Artikel 16(3) van die Stad Tshwane se Grondgebruikbestuursbywet, 2016, vir 'n Gaste Huis met 10 (tien) slaapkamers. Die eiendom is geleë te 156 Jochem Straat, Waterkloof Landbouhoewes. Die huidige sonering van die eiendom is "Landbou". Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien 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 12 Oktober 2022 tot 9 November 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 advertensie op die terrein. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, hoek van Basden- en Rabie Strate, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 9 November 2022. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek 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 oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 11771, Hatfield, 0028. Tel. No: 0745828820, epos: bertus@bvtplan.co.za. Stad Tshwane verwysing: (Item No: 36329).

GENERAL NOTICE 1369 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A SUBDIVISION APPLICATION IN TERMS OF SECTION 16(12)(a)(iii) OF PORTION 26 (A PORTION OF PORTION 6) OF THE FARM DOORNFONTEIN 291JR:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered 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 a Subdivision application in terms of Section 16(12)(a)(iii). The aim of the Subdivision of the property is to create two Portions namely the Proposed Remainder of Portion 26 of the Farm Doornfontein 291JR, which will be 6.9819 Hectare in extent, and the Proposed Portion 28 (a Portion of Portion 26) of the Farm Doornfontein 291JR, which will be 5.0000 Hectare in extent. 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 persons or bodies 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 12 October 2022 to 9 November 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 Gauteng Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal offices: Akasia Municipal Complex, 485 Heinrich Avenue (entrance Dale Street), Karenpark, First Floor, Room F12. 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 applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 0745828820. E-mail: bertus@bvtplan.co.za. Closing date for any objections and/or comments: 9 November 2022. City of Tshwane Reference.: (APS Item No. 36177).

12-19

ALGEMENE KENNISGEWING 1369 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N ONDERVERDELINGS AANSOEK IN TERME VAN ARTIKEL 16(12)(a)(iii) VAN GEDEELTE 26 ('N GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS DOORNFONTEIN 291JR:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaar, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir 'n Onderverdelingsaansoek ingevolge Artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruikbestuursverordening, 2016. Die doel van die Onderverdeling van die eiendom is om twee Gedeeltes te skep, naamlik die Voorgestelde Restant van Gedeelte 26 van die Plaas Doornfontein 291JR, wat 6.9819 Hektaar groot sal wees, en die Voorgestelde Gedeelte 28 ('n Gedeelte van Gedeelte 26) van die Plaas Doornfontein 291JR, wat 5.000 Hektaar groot sal wees. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien 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 12 Oktober 2022 tot 9 November 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 advertensie in die Gautengse Provinsiale Koerant/Die Beeld/The Citizen. Adres van Munisipale kantore: Akasia Munisipale Kompleks, 485 Heinrich Laan (Ingang in Dale Straat), Karenpark, Eerste vloer, Kamer F12. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek 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 oorweging van die aansoek te bertus@bvtplan.co.za. Sluitingsdatum vir besware en/of kommentare: 9 November 2022. Stad van Tshwane Verwysing: (APS Item No. 36177).

12-19

GENERAL NOTICE 1370 OF 2022**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 and Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that I / we, the undersigned, have applied to the City of Johannesburg for an amendment to the land use scheme and removal of restrictive conditions in the title deed.

SITE DESCRIPTION:

Erf/Erven (stand) No (s): Erf 895
Township (suburb) Name: Franklin Roosevelt Park
Street Address: 124 Beyers Naudé Drive,
Franklin Roosevelt Park, Randburg, 2195.

APPLICATION TYPE:

APPLICATION IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG TOWN PLANNING SCHEME, 2018 AND THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEED IN RESPECT OF ERF 895 FRANKLIN ROOSEVELT PARK.

APPLICATION PURPOSES:

TO REZONE FROM "RESIDENTIAL 1" TO "BUSINESS 4" (OFFICES) AND REMOVE RESTRICTIVE TITLE CONDITIONS 1(A)(B)(C)(D)(E)(F)(G)(H)(I)(J)(K) DEFINITIONS- (I)(II); 1(A)(B)(C)(D)(E)(F)(G)(H)(I)(J) DEFINITIONS- (III)(IV) FROM TITLE DEED T29647/2021

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

Any objection or representation with regard to the application must be submitted to both the owner and 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 facsimile send to (011) 339 4000, or and and/or E-mail ObjectionsPlanning@joburg.org.za and/or email sent to benp@joburg.org.za , by no later than **09 November 2022**.

Any objections/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 assessment of the application.

AUTHORISED AGENT:

Full name: DLC Town Plan (Pty) Ltd
Postal Address: PO Box 35921; Menlo Park Code: 0102
Physical Address: 61 Thomas Edison Street; Menlo Park, 0018
Tel No. (W): 012 346 7890 Fax No.: 086 538 1064
Cell: 0649039111
E-mail address: dlc03@dlcgroup.co.za

DATE: 12 October 2022

GENERAL NOTICE 1371 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**

I Nobuhle Sibeko a Director of Lindtitz Town Planners, being the applicant and authorised agent of the registered owner of Erf 1757, Lyttelton Manor Ext 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 of the above-mentioned property. The property is situated at 1039, Beryl Avenue, Lyttelton Manor. The application is for the removal of conditions A (a), A (b), A (f), B(a), B(b), B(b)(i), B(b)(ii) and B(d), contained in Deed of Transfer No. T77206/2021. The intention of the applicant is to remove all irrelevant, outdated and restrictive conditions in the title deed in order for the owner to develop on the property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **12 October 2022**, until **9 November 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:** City of Tshwane Metropolitan Municipality; Centurion Office: Room E10, Cnr of Basden and Rabie Streets, Centurion. **Closing date for any objections and/or comments:** 9 November 2022. Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 20 Gropius Avenue, Die Hoewes, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Our ref LIN-045-22. Dates of publications: 12 October 2022 and 19 October 2022; reference: Item No 36362

12-19

ALGEMENE KENNISGEWING 1371 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM DIE OPHEFFING VAN 'N BEPERKENDE TITELVOORWAARDE IN DIE TITELAKTE
INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ek Nobuhle Sibeko, 'n Direkteur van Lindtitz Stadsbeplanners, synde die aansoeker en gemagtigde agent van die geregistreerde eienaar van Erf 1757, Lyttelton Manor Ext 3 gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening, 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 Grondgebruikbestuursverordening, 2016 van die bogenoemde eiendom. Die eiendom is geleë te 1039, Beryllaan, Lyttelton Manor. Die aansoek is vir die opheffing van voorwaardes A(a), A(b), A(f), B(a), B(b), B(b)(i), B(b)(ii) en B (d), vervat in Transportakte No. T77206/2021. Die bedoeling van die aansoeker is om alle irrelevante, verouderde en beperkende voorwaardes in die titelakte te verwyder sodat die eienaar op die eiendom kan ontwikkel. 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, P.O. Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 12 Oktober 2022, tot 9 November 2022. Indien enige belangstellende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif aangevra word by die munisipaliteit, deur so 'n afskrif aan te vra deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n kopie elektronies aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die munisipaliteit ingedien word by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif 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 die intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie beskou word as gronde om die verwerking en oorweging te verbied nie. van die aansoek Adres van Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit; Centurion-kantoor: Kamer E10, Hnr van Basden- en Rabiestraat, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 9 November 2022. Adres van agent: Nobuhle Sibeko 'n lid van Lindtitz Stadsbeplanners, Gropiuslaan 20, Die Hoewes, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Ons verw LIN-045-22. Datums van publikasies: 12 Oktober 2022 en 19 Oktober 2022; verwysing: Item No 36362.

12-19

GENERAL NOTICE 1372 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 City of Tshwane Land Use Management By-law, 2016 of consolidated **Erf 117, Maroelana** Township, which consist of three (3) zonings being Part A, Part B and Part C.
 - a. The rezoning of Part A will be from "Business 2" to "Business 2" with a Height of not more than 5 storeys, Floor Area Ratio of 1,0 and Coverage of 81% and other control measures as more fully specified in the so called "Annexure T", being part of the application.
 - b. The rezoning of Part B and Part C from "Special" to "Business 2" with a Height of not more than 5 storeys, Floor Area Ratio of 1,0 and Coverage of 81% and other control measures as more fully specified in the so called "Annexure T", being part of the application.
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 Condition B with all its subsections, Condition C with all its subsections and Condition D(a) and (b).

The intension of the applicant in this matter is to rezone Parts A, B and C of the spilt zoning of Erf 117, Maroelana to be one and the same, and to also redevelop and provide a facelift for the existing Maroelana Sentrum which has been in existence since the early 1970's.

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

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 12 October 2022 to 9 November 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 12 October 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: 9 November 2022.

Address of applicant: No.13, Oppidraai Complex, 72 Watent Crescent, Wapadrand; PostNet Suite#0955, Private Bag X37, Lynnwood Ridge, 0040; **E-mail:** KARL@LTS.CO.ZA **Cell phone:** 083399 7172

Date on which notice will be published: 12 October and 19 October 2022

Application ID Rezoning: **1724**

Item No.: **36398**

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

Item No.: **35712**

12-19

ALGEMENE KENNISGEWING 1372 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 die gekonsolideerde **Erf 117, Maroelana** wat bestaan uit 3 sonerings synde Deel A, Deel B en Deel C.
 - a. Die hersonering van Deel A is vanaf "Besigheid 2" na "Besigheid 2" met 'n Hoogte van nie meer as 5 verdiepings nie, Vloerruimteverhouding van 1,0 en Dekking van 81% met ander beheermaatreels soos meer volledig gespesifiseer in die sogenaamde "Aanhangsel T", synde deel van die aansoek.
 - b. Die hersonering van Deel B en Deel C is vanaf "Spesiaal" na "Besigheid 2" met 'n Hoogte van nie meer as 5 verdiepings nie, Vloerruimteverhouding van 1,0 en Dekking van 81% met ander beheermaatreels soos meer volledig gespesifiseer in die sogenaamde "Aanhangsel T", synde deel van die aansoek.
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 Voorwaarde B met al die onderafdelings, Voorwaarde D met al die onderafdelings, en Voorwaarde D(a) en D(b).

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

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

Enige beswaar en/of kommentaar, insluitend die redes vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), waaronder 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 12 Oktober 2022 tot 9 November 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 12 Oktober 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: 9 November 2022.

Adres van Applikant: Oppidraai Kompleks No.13, Watent Singel 72, Wapadrand; PostNet Suite #0955, Private Bag X37, Lynnwood Ridge, 0070; **E-pos:** KARL@LTS.CO.ZA; **Selfoon:** 083 399 7172

Datum wat kennisgewing geplaas sal word: 12 Oktober en 19 Oktober 2022

Aansoek ID Hersonering: **1724**

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

Item No.: **36398**

Item No.: **35712**

12-19

GENERAL NOTICE 1373 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR REZONING AND REMOVAL OF A RESTRICTIVE CONDITION IN TERMS OF RESPECTIVELY SECTION 16(1) AND 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 the Remainder of Erf 561, Portion 1 of Erf 561 and Remainder of Erf 565 Hatfield 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 City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The rezoning in respect of:
 - a. Remainder of Erf 561 is from "Special" for art studio, place of refreshment (tea garden/coffee bar), showroom for interior decorating, a cooking school and/or one dwelling-house to "Special" for Business Building, Shop, Place of Refreshment and Retail Industry.
 - b. Portion 1 of Erf 561 is from "Residential 1" to "Special" for Business Building, Shop, Place of Refreshment and Retail Industry.
 - c. Remainder of Erf 565 is from "Special" for offices, a place of refreshment, showroom for interior decorating, a cooking school and/or one dwelling-house to "Special" for Business Building, Shop, Place of Refreshment and Retail Industry.
2. the removal of certain conditions contained in Title Deeds in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the properties described above. The removal in respect of:
 - a. Remainder of Erf 561, the condition that "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in Title Deed T34479/2017.
 - b. Portion 1 of Erf 561, the condition that "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in Title Deed T34478/2017.
 - c. Remainder of Erf 565, the condition that "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in Title Deed T34480/2017

The properties are situated on the northeastern corner of Jan Shoba Street (the former Duncan Street) and Prospect Street.

The intension of the applicant in this matter is to offer shoppers a student-orientated dining and shopping experience inclusive of offices.

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 Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 12 October 2022 to 9 November 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 12 October 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: 9 November 2022.

Address of applicant: No.13, Oppidraai Complex, 72 Watent Crescent, Wapadrand; PostNet Suite #0955, Private Bag X37, Lynnwood Ridge, 0040; **E-mail:** karl@lts.co.za **Cell phone:** 083 399 7172

Date on which notice will be published: 12 October and 19 October 2022

Reference Rezoning: **CPD/9/2/4/2-6090T**

Reference Removal of Restrictive Conditions: **CPD/0272/00561/R**

Item No. **33868**

Item No. **33867**

12-19

ALGEMENE KENNISGEWING 1373 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK OM HERSONERING EN VERWYDERING VAN 'N BEPERKENDE TITEL VOORWAARDE RESPEKTIEWELIK IN TERME VAN ARTIKEL 16(1) EN 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Karl Jansen van Rensburg, synde die gemagtige agent van die eienaar van die Restant van Erf 561, Gedeelte 1 van Erf 561 en Restant van Erf 565, Hatfield, gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 en Artikel 33(1) en 41(2) (a) van die Ruimtelike Beplannings Grondgebruiksbestuur Wet (Wet 16 van 2013) (SPLUMA) kennis, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

1. 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 die eiendomme hierbo beskryf. Die hersonering ten aansien van:
 - a. Restant van Erf 561 van "Spesiaal" vir "art studio, place of refreshment (tea garden/coffee bar), showroom for interior decorating, a cooking school and/or one dwelling-house" tot "Spesiaal" vir "Business Building, Shop, Place of Refreshment and Retail Industry".
 - b. Gedeelte 1 van Erf 561 van "Residential 1" tot "Spesiaal" vir "Business Building, Shop, Place of Refreshment and Retail Industry".
 - c. Restant van Erf 565 van "Spesiaal" vir "offices, a place of refreshment, showroom for interior decorating, a cooking school and/or one dwelling-house" tot "Spesiaal" vir "Business Building, Shop, Place of Refreshment and Retail Industry".
2. Die opheffing van sekere voorwaardes in titelaktes in terme van artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendomme hierbo beskryf. Die opheffing ten aansien van:
 - a. Restant van Erf 561, die voorwaarde dat "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in titelakte T34479/2017.
 - b. Gedeelte 1 van Erf 561, die voorwaarde dat "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in titelakte T34478/2017.
 - c. Restant van Erf 561, die voorwaarde dat "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in titelakte T34480/2017.

Die eiendomme is geleë op die noordoostelike hoek van Jan Shobastraat (voorheen Duncanstraat) en Prospectstraat.

Die intensie van die applikant is die daarstel van 'n student georiënteerde uiteet en inkoop ervaring asook kantore.

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: The Group Head: Economic Development and Spatial Planning. Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 12 Oktober 2022 tot 9 November 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 12 Oktober 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: 9 November 2022.

Adres van Applikant: Oppidraai Kompleks No.13, Watent Singel 72, Wapadrand; PostNet Suite #0955, Private Bag X37, Lynnwood Ridge, 0040; **E-pos:** karl@lts.co.za; **Sellulêre foon:** 083 399 7172

Datum wat kennisgewing geplaas sal word: 12 Oktober en 19 Oktober 2022

Verwysing hersonering: **CPD/9/2/4/2-6090T**

Item No. **33868**

Verwysing opheffing van voorwaardes in titelaktes: **CPD/0272/00561/E**

Item No. **33867**

12-19

GENERAL NOTICE 1374 OF 2022**NOTICE OF APPLICATION FOR REZONING 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 & 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the Rezoning and Removal of Restrictive/Obsolete Conditions.

SITE DESCRIPTION:

Erf /Erven (stand) No(s): **45** Township (Suburb) Name: **Risidale**
 Street Address: **14 Mozart Road** Code: **2195**

APPLICATION TYPE: Rezoning and removal of restrictive/obsolete conditions from Title Deed T10329/2022 in order to permit 6 double storey dwelling units on site, subject to conditions.

APPLICATION PURPOSES: To rezone the property from "Residential 1" to "Residential 3" to allow 6 dwelling units on the property and to remove the following restrictive and outdated conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) (i) (ii), (k), (i) and (ii) from the Deed of Transfer.

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 **09 November 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: 12 October 2022.**

GENERAL NOTICE 1375 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 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 "Residential 1" to "Residential 3", permitting a boarding house comprising 33 rooms with shared facilities, subject to conditions and for the removal of restrictive conditions, namely Condition 1.A., 1.B.(a), 1.B.(b), 1.B.(c), 1.B.(d), the condition under Paragraph 2. which reads: "SUBJECT to conditions set out in A and B(a) to (d) inclusive." and the condition under Paragraph 3. which reads: "SUBJECT to conditions set out in A and B(a) to (d) inclusive." in Deed of Transfer No. T61507/2007.

Application Purpose To permit the use of the properties for a boarding house comprising 33 rooms with shared facilities, which includes a reduced parking ratio.

Site description **ERVEN 2666, 2667 AND 2668 JEPPESTOWN**
Street address **422 AND 424 MARSHALL STREET AND 54 BERG STREET, JEPPESTOWN, 2094**

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 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 9 November 2022

Should you wish to object, kindly quote the Council Reference Numbers **20-01-4347 and 20/13/3337/2022** 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: 12 October 2022; Council Ref Numbers **20-01-4347 and 20/13/3337/2022**

GENERAL NOTICE 1376 OF 2022**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given in terms of Sections 19 and 41 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

Type of application The removal of restrictive conditions, namely Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i) and (j) in Deed of Transfer No. T31845/2012 and for the Council's consent for a "Place of instruction" for autistic children and other learning disabilities.

The effect of the application To, inter alia, permit the removal of the conditions of title, and a "Place of instruction" for autistic children and other learning disabilities.

Site description **ERF 1843 SYDENHAM**

Street address 31 RAGLAN STREET, SYDENHAM, 2192

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 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 9 November 2022.

Should you wish to object, kindly quote the Council Reference Numbers **20/01/3289/2022 and 20/13/3290/2022** 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: 12 October 2022.

Council Reference Numbers **20/01/3289/2022 and 20/13/3290/2022**

GENERAL NOTICE 1377 OF 2022**ERF 435 FRANKLIN ROOSEVELT PARK****NOTICE IN TERMS OF THE PROVISIONS OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, Thembelihle Shelembe, being the authorized agent of the owner of Erf 435 Franklin Roosevelt Park, hereby give notice of an application submitted to the City of Johannesburg in terms of Sections 41 and 21 of the Planning By-Law, for the removal of certain conditions contained in the Deed of Title of the above property, as well as for the amendment of the Johannesburg Land Use Scheme, 2018, in respect of the above property situated at 73 Beyers Naude Drive Service Road, Franklin Roosevelt Park. The current zoning is "Residential 1". The proposed zoning is "Business 4" including dwelling unit.

For a period of 28 days from 12 October 2022 the application will be open for inspection on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications"), or available for inspection at the Department of Development Planning's walk-in services at the City's Metro Link at the Metro Centre, 158 Civic Boulevard, Braamfontein, (or at the temporary enquiry facility in Thuso House, 61 Jorissen Street, Braamfontein) from 08:00 to 15:30 on week days, or an electronic copy of the application can be requested from the Applicants' agent as per the contact details below.

The reference numbers allocated to this application are: 20-01-4348 & 20/13/3339/2022

Objections to, or representations in respect of the application, must be submitted in writing to the E.D.: Development Planning, at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or transmitted per facsimile to (011) 339-4000, or transmitted per e-mail to ObjectionsPlanning@joburg.org.za, by not later than 9 November 2022.

Address of Applicant: c/o Eduard van der Linde & Ass., P.O. Box 44310, Linden, 2104 Tel: (011) 888 2741, e-mail address: thembi@thetownplanner.co.za; cell 078 2741770.

GENERAL NOTICE 1378 OF 2022**CITY OF JOHANNESBURG LAND USE SCHEME, 2018****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF SECTION 19(1) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, *Gibbs Planning & Development*, being the applicant (authorised agent of the owner) of **PORTION 40 of the farm Witbos 409 - JR**, hereby give notice in terms of Section 19(2) of the City of Johannesburg Municipal Planning By-law, 2016, that we have applied to the City of Johannesburg for Consent for an ADDITIONAL (or Second) Dwelling Unit. The subject property is situated on Village Road within the Blue Hills Equestrian Estate. The current zoning of the property is *Agricultural*. It is the intention of the owner to: Construct two residential units – primary and secondary residences. The proposed buildings have ground floor areas of 712m² and 780m², respectively.

This application, made in terms of the **City of Johannesburg Land Use Scheme, 2018**, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the agent (applicant) and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000, or an e-mail sent to ObjectionsPlanning@joburg.org.za by not later than **8 November 2022** (a period not less than 28 days from the first date of display of this notice).

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 assessment of the application.

Address of Applicant: Gibbs Planning & Development, POSTNET SUITE 358, PRIVATE BAG X 1, DIE WILGERS, 0041. Contact person: Charles Gibbs; Tel: 083 679-2004; email: planning@gibbsplanningdev.co.za; Fax: 086 605-0764. Ref: PORTION 40 of the farm WITBOS 409 – JR

File Reference No: 20/07/3350/2022

GENERAL NOTICE 1379 OF 2022**NOTICE 27 OF 2022****KRUGERSDORP AMENDMENT SCHEME 1942**

Notice is hereby given in terms of Section 46(4) of the Mogale City Local Municipality Land Use Management By-Law 2018, that the Mogale City Local Municipality, has approved the amendment of the Krugersdorp Town Planning Scheme, 1980, by the rezoning of the Remaining Extent of Erf 815, Krugersdorp Township, from "**Residential 1**" to "**Business 3**" with an annexure, where the stand is located at 12 De Wet Street, Krugersdorp Township.

Map 3's and the scheme clauses of the amendment scheme are filed with the Manager of Development and Planning, Mogale City Local Municipality, C/o Human and Monument Streets, Krugersdorp are open for inspection at all reasonable times.

This amendment is known as Krugersdorp Amendment Scheme 1942.

Mr Makhosana Msezana
Municipal Manager, PO Box 94, Krugersdorp, 1740

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 845 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 BY-LAW, 2016

I Steyn Swanepoel, being the applicant and authorised agent of the registered owner of the remainder of **Portion 1 of the farm Onverwacht 509-JR** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the mentioned property as described below. The purpose of this application is to subdivide the portion into two full title 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, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 5 October 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 2 November 2022 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Dssconsulting 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 and/or Dssconsulting@mweb.co.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. 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: The application can be electronically perused at City of Tshwane Metropolitan Municipality Pretoria: Middestad building situated at 252 Thabo Sehume Street. The application can also be seen electronically at the Centurion offices room E10, corner of Basden- and Rabie Streets, Centurion. Closing date for any objections and/or comments: 2 November 2022. Address of applicant (Physical as well as postal address): 362 Oberon Avenue, Faerie Glen, Pretoria, and P.O. Box 724, Elarduspark, 0153; Tel: 081 896 6413; Email: dssconsulting@mweb.co.za; Reference: Q-Onverwacht Dates on which notice will be published: 5 October and 12 October 2022.

Number and area of proposed portions:

PROPOSED PORTIONS

Property Description	Area
Proposed Remainder	± 69.6593 ha
Proposed Portion 1	± 14.7 ha
Total Area of the remainder of Portion 1 of the Farm Onverwacht 509-JR	84.3593 ha

COUNCIL REFERENCE: Item Number: 36416

5-12

PROVINSIALE KENNISGEWING 845 VAN 2022

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DIE AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016

Ek, Steyn Swanepoel, synde die gemagtigde agent van die geregistreerde eienaar van die restant van **Gedeelte 1 van die plaas Onverwacht 509-JR** gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom soos hieronder beskryf. Die doel van hierdie aansoek is om die gedeelte te onderverdeel in twee vollitelgedeeltes wat meer as 4 hektaar is. 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, waarsonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 5 Oktober 2022 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot 2 November 2022 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). 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. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za en/of dssconsulting@mweb.co.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na 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 applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer 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 die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te proses of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. Adres van Munisipale Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, : Middestad building situated at 252 Thabo Sehume Street die aansoek kan elektronies deurgelees word by Centurion Municipal kantore, kamer E10, hoek van Basden- and Rabie Streets, Centurion en/of Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st floor, Room F12, Karenpark, . Sluitingsdatum vir enige besware en/of kommentaar 2 November 2022. Adres van agent: 362 Oberon Avenue, Faerie Glen, Pretoria en, Posbus 724, Elarduspark, 0153; Tel: 081 896 6413; Epos: dssconsulting@mweb.co.za. Verwysing: Q-Onverwacht Datums waarop die advertensie geplaas word: 5 Oktober en 12 Oktober 2022.

Nommer en oppervlakte van voorgestelde gedeeltes:

	Area
Voorgestelde Restant	± 69.6593 ha
Voorgestelde Gedeelte 1	± 14.7 ha
84.3593 ha	

Verwysing (Stadsraad): Item Number: 36416

5-12

PROVINCIAL NOTICE 846 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, New Town Town Planners, being the applicant and authorised agent of the registered owners of the **Erf 327, Clarina Extension 20** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning 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 149 Theron Street, Clarina X20. The rezoning of the mentioned erf is from **"Special" for the purposes of a Post office to "Residential 1" with a density of one dwelling per erf**, subject to certain conditions. The intention of the applicant is to obtain the land use rights for the property in order to allow the development of one dwelling house. 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 5 October 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 2 November 2022 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of New Town Town Planners as set out below, for a period of 28 days from the 5 October 2022 first date of 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 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:** City of Tshwane Metropolitan Municipality; Akasia Municipal Complex 485 Heinrich avenue (Entrance Dale street) 1st floor, Room F12, Karenpark, Akasia Municipal Offices. **Closing date for any objections and/or comments:** 2 November 2022. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and New Town Town Planners CC, Posbus 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; **Reference:** A1427. **Dates on which notice will be published:** 5 October 2022 and 12 October 2022. **Reference (Council):** Item no.: 36289

5-12

PROVINSIALE KENNISGEWING 846 VAN 2022

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) IN TERME VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaars van Erf 327, Clarina uitbreiding 20 gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die herosnering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te Theron straat 149, Clarina X20. Die herosnering van die bogenoemde erf is vanaf **"Spesiaal" vir die doeleindes van 'n Poskantoor na "Residensieel 1" met 'n digtheid van een woning per erf**, onderhewig aan sekere voorwaardes. Die voorneme van die eienaar is om die grondbegruisregte van een woonhuis te bekom. 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, waaronder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 5 Oktober 2022 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot 2 November 2022 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners 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. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afkrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afkrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afkrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afkrif sal wees wat ingedien was by die Munisipaliteit na 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 applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afkrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer 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 die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te proseseer of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit; Akasia Munisipale kompleks 485 Heinrich avenue (ingang Dale straat) 1st vloer, Kamer F12, Karenpark, Akasia Munisipale Kantoor. **Sluitingsdatum vir enige besware en/of kommentaar:** 2 November 2022. **Adres van agent:** Club Laan 105, Waterkloof Heights and New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; **Verwysing:** A1427. **Datums waarop die advertensie geplaas word:** 5 Oktober 2022 en 12 Oktober 2022. **Verwysing (Stadsraad):**, Item no.: 36289

5-12

PROVINCIAL NOTICE 847 OF 2022

WAVERLEY, ERF 809, CITY OF TSHWANE METROPOLITAN MUNICIPALITY. NOTICE OF A REZONING AND REMOVAL OF TITLE DEED CONDITIONS APPLICATION IN TERMS OF SECTIONS 16(1) & (2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Machiel A. vd Merwe being the applicant of erf 809, Waverley, hereby give notice in terms of sections 16(1) and 16(2) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (revised 2014), by the rezoning in terms of sections 16(1) and 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 1279 Lawson Street. The rezoning is from "Residential 1" to "Residential 2" subject to "Annexure T" and for the removal of conditions (a); (b); (c); (d); (e); (f); (g); (h); (i); (j); (k) of title deed T25790/2021. The intention of the owner in this matter is to erect 6 dwelling units and one outbuilding. 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, Development and Regional Services, PO Box 3242, Pretoria, 0001 or to CityPRegistration@tshwane.gov.za from 5 October until 2 November 2022. Full particulars and plans may be inspected during normal office hours at Plaza East located at 252 Thabo Sehume Street, Pretoria for a period of 28 days from the date of first publication of the notice in the Provincial Gazette /Beeld and Star newspapers. Should any interested or affected party have been prevented to view or obtain a copy of the land development application due to the aforesaid Municipal Office being closed, such copy can be obtained by requesting such copy through the following contacts details: newlanduseapplications@tshwane.gov.za or vandermewe.mike@gmail.com. For purposes of obtaining a copy of the application, it must be noted that the interested 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 the intellectual property rights of the applicant. Should any interested and effected party to obtain a copy of an application shall not be regarded as grounds for to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 2 November 2022. Address of applicant; PO Box 12602, Queenswood, 0121; Tel 012 329 4100. Date on which notice will be published: 5 and 12 October 2022 Reference: Items no 36271 and 37272

5-12

PROVINCIAL NOTICE 852 OF 2022**TOWN PLANNING SCHEME**

NOTICE OF APPLICATION FOR CONSENT USE FOR A GUESTHOUSE IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME, 2008, REVISED 2014 AND READS WITH SECT 16(3) (a) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW SCHEDULES, 2016 ON PORTION 38 OF ERF 7279 SOSHANGUVE EAST EXT 4

I, **Maria Helberg** of the firm **Monate Liquor**, being the authorised agent for the owner of **Portion 38/7279 Soshanguve** 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 **Consent use** for a **GUESTHOUSE** facilities of the aforementioned property.

Particulars of the application will lie for inspection during normal office hours at the office of: **The Group Head: Economic Development and Spatial Planning, P.O. Box 3242 PRETORIA 0001** or to cityp_registration@tshwane.gov.za from 12 October 2022 (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town Planning Scheme 2008 (revised 2014), until 02 November 2022 (not less than 28 days after the date of first publication of the notice 12 October 2022). Full particulars and plans (if any) may be inspected during 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

Objections to or representations in respect of the application must be lodged with or made in writing to: The Strategic Executive Director: City Planning Department, at the above address or at PO Box 3242, Pretoria, 0001 within a period of 28 days from 12 October 2022.

Address of authorised agent: Monate Liquor, 939 Ben Swart Street, Pretoria, 0186.
Tel: 0712552467

Closing date for objections: 02 November 2022

PROVINSIALE KENNISGEWING 852 VAN 2022
DORPSBEPLANNINGSKEMA

KENNISGEWING VAN AANSOEK OM VERGUNNINGS GEBRUIK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008, HERSIEN 2014 EN LEES SAAM MET KLOUSULE 16(3)(a) VAN DIE STAD TSHWANE LAND USE MANAGEMENT BY-LAE SKEDULES, 2016 OP GEDEELTE 38 VAN ERF 7279 SOSHANGUVE EAST EXT 4

Ek, **Maria Helberg** van die firma **Monate Liquor**, synde die gemagtigde agent vir die eienaar van **Gedeelte 38 op Erf 7279 Soshanguve East ext 4** gee hiermee in terme van klousule 16 van die Dorpsbeplanningskema, 2008, gewysig 2014 kennis dat ek by die Stad Tshwane aansoek gedoen het om **Vergunningsgebruik** vir 'n **Gastehuis** van die bogenoemde eiendom.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van: **Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, POSBUS 3242, PRETORIA, 0001** of aan cityp_registration@tshwane.go.za vanaf 12 Oktober 2022 (die datum van publikasie soos uiteengesit in Klousule 16 van die Tshwane Dorpsbeplanningskema 2008 (hersien 2014) tot 2 November 2022 (nie minder as 28 dae na datum van eerste publikasie van kennisgewing in Provinsiale Gazette))
Besware kan gerig word aan Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Grond-Afdeling Grondgebruiksregte, Kamer 004, LG, Isivuno House, 143 Lilian Ngoyi Street (Van der Walt), Pretoria, 0002, vir die tydperk van 28 dae vanaf 12 Oktober 2022.

Besware teen of vertoe ten opsigte van die aansoek moet ingedien word by of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, by die bovermelde adres of by Posbus 3242, Pretoria, 0001, binne 'n tydperk van 28 dae vanaf 12 Oktober 2022.

Adres van gemagtigde agent: Monate Liquor, 939 Ben Swartstraat, Pretoria, 0186.
Tel: 0712552467

Sluitings datum vir objeksies: 02 November 2022

PROVINCIAL NOTICE 853 OF 2022

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

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the authorised agent of the owner of **PORTIONS 1 AND 2 OF ERF 176 SOSHANGUVE TT** 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 in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) by the rezoning of the above-mentioned properties from "Institutional" to "Residential 1".

The properties are situated at 6741 and 6745 Baby's Breath Street in Soshanguve TT respectively. The intention of the applicant in this matter is to reduce the existing zoning rights of the properties mentioned above and to use them for residential purposes.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application, with the full contact details of the person submitting the objection(s) and/or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Group Head: Economic Development and Spatial Planning, at the Akasia Municipal Offices, 16 Dale Avenue, Akasia or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za, to reach the Municipality between **12 October 2022** and **09 November 2022**. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Full particulars of the application and plans (if any) may be inspected during normal office hours at the Municipal Office at the address above and at the offices of Metroplan at the address provided below, for 28 days from **12 October 2022**. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be viewed at the Municipality, at the address above, for a period of 28 days from **12 October 2022**. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from **12 October 2022**.

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

Dates on which the notices will be published: **12 October 2022** and **19 October 2022**

Closing date for objection(s) and or comment(s): **09 November 2022**

Reference: Item Number: 36414

12-19

PROVINSIALE KENNISGEWING 853 VAN 2022

DIE STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY WET, 2016

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **GEDEELTE 1 EN 2 VAN ERF 176 SOSHANGUVE TT** gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening By-wet, 2016 dat ons by die Stad van Tshwane aansoek gedoen het ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur By-wet, 2016 vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde erwe vanaf "Institusioneel" na "Residensieël 1".

Die eiendom is geleë te Baby's Breathstraat 6741 en 6745, Soshanguve TT. Die voorneme van die aansoeker in hierdie saak is om die bestaande soneringsregte van die eiendom hierbo genoem te verminder en die eiendom te gebruik vir residensieële doeleindes.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by die Akasia Munisipale kantore, Dalelaan 16, Akasia of Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za ingedien word, om die Stadsraad te bereik tussen **12 Oktober 2022** en **09 November 2022**. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Volledige besonderhede van die aansoek en planne (indien enige) kan gedurende gewone kantoor ure besigtig word by die Munisipale Kantore by bogenoemde adres en by die kantore van Metroplan by die adres hier onder verskaf, vir 28 dae vanaf **12 Oktober 2022**. Indien enige geïntereseerde of geïmpakteerde party die aansoek wil besigtig of 'n afskrif wil aanvra, kan 'n afskrif besigtig word by die munisipale kantore, by die bostaande adres, vir 'n periode van 28 dae vanaf **12 Oktober 2022**. 'n Afskrif en/of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf **12 Oktober 2022** ontvang word.

Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel:012 804 2522; en E-pos: viljoen@metroplan.net/ thapelo@metroplan.net.

Datums van publikasie: **12 Oktober 2022** en **19 Oktober 2022**

Sluitingsdatum vir besware- en/of kommentare: **09 November 2022**.

Verwysing:

Item Nommer: 36414

PROVINCIAL NOTICE 854 OF 2022

MEC FOR ECONOMIC DEVELOPMENT, AGRICULTURE AND ENVIRONMENT

GAUTENG DEPARTMENT OF ECONOMIC DEVELOPMENT

TOURISM ACT, 2014
(ACT NO. 3 OF 2014)

GENERAL NOTICE

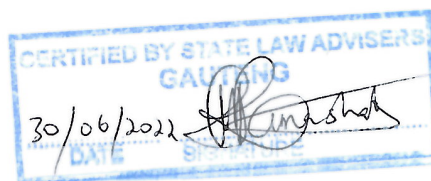
APPOINTMENT OF THE PROVINCIAL REGISTRAR OF TOURIST GUIDES

I, Mpho Franklin Tau, MPL and MEC for Economic Development, Agriculture and Environment in the Province of Gauteng, hereby in terms of section 49(1) of the Tourism Act (Act No.3 of 2014), appoint Mr Mbuyiselo Kona as the Provincial Registrar of Tourist Guides for the Province of Gauteng, with effect from 1 April 2022.



MPHO FRANKLIN TAU, (MPL)
MEC FOR ECONOMIC DEVELOPMENT, AGRICULTURE AND ENVIRONMENT

DATE: 12/07/2022



PROVINCIAL NOTICE 855 OF 2022

EKURHULENI METROPOLITAN MUNICIPALITY
NOTICE OF THE AMENDMENT OF A TOWNSHIP ESTABLISHMENT APPLICATION IN TERMS OF SECTION 100
OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)
DALPARK EXTENSION 3 TOWNSHIP

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **Part of Portion 95 of the farm Witpoortje No. 117-IR** to be known as Dalpark Extension 3 Township, hereby give notice in terms of Section 100 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that we have applied to the Ekurhuleni Metropolitan Municipality for the amendment of a township establishment application in terms of Section 100 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) 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 Area Manager: City Planning Department, Brakpan Customer Care Center, Ekurhuleni Metropolitan Municipality, P. O. Box 15, Brakpan, 1540 from 12 October 2022 until 9 November 2022 (*not less than 28 days after the date of first publication of the notice*).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal offices:** Brakpan Customer Care Centre, E-Block, Room E212, Brakpan Civic Centre, corner Elliot Road and Escombe Avenue, Brakpan.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk, 0181 or P. O Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax: (012) 346 0638 Email: admin@sfplan.co.za
Dates on which notice will be published: 12 and 19 October 2022
Closing date for objections and/or comments: 9 November 2022

ANNEXURE

Name of township: Dalpark Extension 3 Township

Full name of applicant: SFP Townplanning (Pty) Ltd on behalf of the registered owner being Double Time Investments CC.

The amendment is from: Erf 4578 - "Residential 1" with a coverage of 60%, a density of one dwelling per 300m², and a Height of 2 storeys, Erf 4579 - "Business 3" including a public garage with a coverage of 60%, F.A.R. of 1,0 and a height of 2 storeys **to Erven 4578 and 4579** - "Business 3" including shops with a coverage of 31%, F.A.R. of 0,31 and a height of 2 storeys.

The intension of the developer is to develop a neighbourhood shopping centre on the application property (8700 GLA).

Description of property on which township is to be established: Part of Portion 95 of the farm Witpoortje No. 117-IR.

Locality of the proposed Township: the property is located along the N17, at the intersection of Springs Road and Afrikaner Road, Dalpark.

Reference: 15/3/Dalpark X3

Our ref: F2585

12-19

PROVINSIALE KENNISGEWING 855 VAN 2022
STAD VAN EKURHULENI METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N WYSIGING VAN 'N AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 100 VAN
DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)
DORP DALPARK UITBREIDING 3

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte van Gedeelte 95**

van die plaas Witpoortje No 117-IR om bekend te staan as Dorp Dalpark Uitbreiding 3, gee hiermee ingevolge Artikel 96(4) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat ons aansoek gedoen het aan die Stad van Ekurhuleni Metropolitaanse Munisipaliteit vir die wysiging van 'n dorpstigtingsaansoek in terme van Artikel 100 van die van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) 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, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Area Bestuurder: Stedelike Beplanning, Ekurhuleni Metropolitaanse Munisipaliteit, Brakpan Klientediens Sentrum, Posbus 15, Brakpan, 1540 vanaf 12 Oktober 2022 tot 9 November 2022 (*nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing*).

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer 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 Munisipale Kantore:** Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Brakpan Klientedienssentrum, E-Blok, Kamer E212, Brakpan Burgersentrum, Elliotweg en Escombelaan, Brakpan.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk
371 Melk Straat, Nieuw Muckleneuk, 0181 of Posbus 908, Groenkloof, 0027
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za
Datum waarop kennisgewing gepubliseer 12 en 19 Oktober 2022
Sluitingsdatum vir besware / kommentare: 9 November 2022

BYLAE

Naam van Dorp: Dorp Dalpark Uitbreiding 3.

Volle naam van aansoeker: SFP Stadsbeplanning (Edms) Bpk namens die geregistreerde eienaar Double Time Investments CC.

Die wysiging is van: Erf 4578 - "Residensieel 1" met 'n dekking van 60%, 'n digtheid van een woning per 300m², en 'n Hoogte van 2 verdiepings, Erf 4579 - "Besigheid 3" insluitend 'n openbare garage met 'n dekking van 60%, V.R.V. van 1,0 en 'n hoogte van 2 verdiepings **na Erwe 4578 en 4579** - "Besigheid 3" insluitend winkels met 'n dekking van 31%, V.R.V. van 0,31 en 'n hoogte van 2 verdiepings".

Die voorname van die ontwikkelaar is om 'n gemeenskaps winkelsentrum op die aansoek eiendom te ontwikkel (8700 GLA).

Beskrywing van grond waarop dorp gestig gaan word: Gedeelte van Gedeelte 95 van die plaas Witpoortje No. 117-IR.

Ligging van voorgestelde dorp: die eiendom is geleë langs die N17, by die kruising van Springsweg en Afrikanerweg, Dalpark.

Verwysing: 15/3/Dalpark X3

Ons verw: F2585

12-19

PROVINCIAL NOTICE 856 OF 2022**NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16 (3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

NOTICE IS HEREBY GIVEN TO ALL WHOM IT MAY CONCERN, THAT IN TERMS OF TERMS OF SECTION 16(2) OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16 (3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 THAT I, (FULL NAME) MS TLOU MAPETLA, DIRECTOR AT MTT COUNCIL CONSULTANT PTY HAVE APPLIED TO THE CITY OF TSHWANE MUNICIPALITY FOR CONSENT USE APPLICATION FOR A GUEST HOUSE WITH 10 GUEST UNITS ERF 1/418 WOLMER 339 BAKENKLOOF STREET. THE PROPERTY IS ZONED FOR RESIDENTIAL 1

ANY OBJECTION, WITH THE GROUNDS THEREFORE, SHALL BE LODGED WITH OR MADE IN WRITING TO: THE STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING AND DEVELOPMENT (AT THE RELEVANT OFFICE) ***AKASIA: AKASIA MUNICIPAL COMPLEX, 485 HEINRICH AVENUE, (ENTRANCE DALE STREET), KARENPARK. PO BOX 58393, KARENPARK, 0118** KARENPARK. PO BOX 58393, KARENPARK, 0118 OR REGISTRY ROOM MUNICIPAL OFFICES CITYP_REGISTRATION@TSHWANE.GOV.ZA WITHIN 28 DAYS OF THE PUBLICATION OF THE ADVERTISEMENT IN THE PROVINCIAL GAZETTE, PLACARD NOTICES **12 OCTOBER 2022**.

SHOULD ANY INTERESTED OR AFFECTED PARTY WISH TO VIEW OR OBTAIN A COPY OF LAND DEVELOPMENT APPLICATION, A COPY CAN BE REQUESTED FROM MUNICIPALITY, and THROUGH THE FOLLOWING CONTACT DETAILS: newlanduseapplications@tshwane.gov.za. ALTERNATIVELY A COPY OF THE APPLICATION COULD BE OBTAINED FROM THE APPLICANT AT THE CONTACT DETAILS PROVIDED BELOW

FULL PARTICULARS AND PLANS (IF ANY) MAY BE INSPECTED DURING NORMAL OFFICE HOURS AT THE ABOVEMENTIONED OFFICE, FOR A PERIOD OF 28 DAYS AFTER THE PUBLICATION OF THE ADVERTISEMENT IN THE PROVINCIAL GAZETTE. CLOSING DATE FOR ANY OBJECTIONS: **09 NOVEMBER 2022**.

APPLICANT STREET ADDRESS AND POSTAL ADDRESS

428 EMILLY HOBHOUSE STREET

PRETORIA NORTH, 0182

TELEPHONE NUMBER: 0814563358

MTTCOUNCILCONSULTANT@GMAIL.COM

REFERENCE NUMBER: - ITEM 36341

PROVINCIAL NOTICE 857 OF 2022**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME
APPLICATION IN TERMS OF SECTION 68 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 Remainder of Erf 33, Ptn 2 of Erf 33, Ptn 4 of Erf 33, Ptn 1 of Erf 34 and Ptn 2 of Erf 34 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 and consolidation of the properties described above, situated at the intersection of Seventh Avenue, Tenth Street and Eighth Avenue, Edenvale from "Residential 1" "Parking" and "Business 3" to "Business 1" for a public garage, including for a motor showroom and ancillary uses such as coffee shop, canteen, restaurant, offices, hair salon, boardroom and retail space.

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 12 October 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 12 October 2022. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. noelbb@mweb.co.za 083 255 6583

12-19

PROVINCIAL NOTICE 858 OF 2022**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

I, Gavin Ashley Edwards, of GE Town Planning Consultancy CC, being the authorised agent of the owner of Erf 202 Franklin Roosevelt Park Township, hereby give notice in terms of Sections 41 and 21 of the City of Johannesburg Municipal Planning By-Law, 2016 read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the removal of restrictive conditions namely conditions (a) to (k) contained within Deed of Transfer T34041/2016 of title and the simultaneous amendment of the City of Johannesburg Land Use Scheme, 2018 relating to Erf 202 Franklin Roosevelt Park Township from "Residential 1" permitting a single dwelling house with related outbuildings, subject to certain conditions to "Business 4" permitting "Offices" with ancillary and related uses subject to certain conditions.

The above application will be open for inspection from 08:00 to 15:30 at the offices of GE Town Planning Consultancy, located at 06 Porsche Avenue, Wierda Park, Centurion, for a period of twenty-eight (28) days from 12 October 2022. A copy of the application documents can be provided via email, upon request to the authorised agent (contact details below). The application will also be placed on the City's e-platform for access by the public to inspect the application (www.joburg.org.za). The application reference numbers are, as follows: Removal of restrictive conditions: 20/13/3261/2022 & Rezoning application: 20-01-4329.

Any objection(s) to or representation(s) in respect of the applications must be lodged with or made in writing to both the owner/agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000, or an email sent to objectionsplanning@joburg.org.za, within a period of twenty-eight (28) days from 12 October 2022 and by no later than 9 November 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.

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

PROVINCIAL NOTICE 859 OF 2022

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

I, Ludwig Greyvensteyn from Land Development Planning, being the applicant of Portion 208 Kameeldrift 298JR Pretoria, hereby give notice in terms of Section 16(1) of the City of Tshwane Land Use Management by-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property described below. The property is situated at 1941 Hoefyster Crescent Kameeldrift 298JR. The current zoning of property is USE Zone 17 Agricultural. The intention of the applicant in this matter is to subdivide the property into two full title stands of which the proposed remainder of Portion 208 will accommodate the dwelling unit and outbuildings.

Any objections and/or comments, including the grounds for such objections with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection, 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 **12 October 2022** (the first date of the publication of the notice set out in Section 16(1) of the By-Law referred to above), until **8 November 2022** (not less than 28 days after the date of first publication of the notice on **12 October 2022**).

Full particulars and plans (if any) may be inspected during 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 **12 October 2022**.

Address Municipal Offices: Mid City Building, c/o Pretorius Street and Thabo Sehome Street Pretoria

Closing date for any objections: **8 November 2022**.

Address of Applicant: P.O. Box 902, Wierda Park, 0149; 151 Umkomaas Road, Alphen Park, Tel: 082 821 2851

Date on which notice will be published: 12 October 2022

Proposed Portion 1 in extent approximately 43874.34m²

Proposed Remainder in extent approximately 43982.66m²

Total: 87857.00m²

Reference CPD 0613/208

Item: 31484

12-19

PROVINSIALE KENNISGEWING 859 VAN 2022

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK VIR
ONDERVERDELING VAN GROND IN TERME VAN KLOUSULE 16(12)(a)(iii) VAN DIE STAD TSHWANE LAND USE
MANAGEMENT BY-LAW 2016**

Ek, Ludwig Greyvensteyn van Land Development Planning, synde die applikant van gedeelte 208 Kameeldrift 298JR Pretoria, gee hiermee kennis ingevolge Klousule 16(1) van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), dat ek by die Stad van Tshwane aansoek gedoen het vir: die onderverdeling van die eiendom in twee voltitel eiendomme waarvan die huidige woonhuis en buitegebou deel sal uitmaak van die voorgestelde resterende gedeelte van plot 208 Kameeldrift 298JR. Die eiendom is geleë te 1941 Hoefystersingel Kameeldrift 298JR met huidige sonering Gebruiksone 17 Landbou.

Die intensie van die aansoeker is om aansoek te doen vir 'n onderverdeling van eiendom ter sprake in twee voltitel erwe. Enige besware en gronde vir besware, met volledige kontakbesonderhede van beswaarmaker waarsonder die Munisipaliteit nie kan korrespondeer nie, moet ingedien word en skriftelik gerig word aan: Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, POSBUS 3242, PRETORIA, 0001 of aan cityp_registration@tshwane.go.za vanaf **12 Oktober 2022** (die datum van publikasie van kennisgewing soos vervat in klousule 16(1)(f) van die by-wet soos verwys hierbo, tot **8 November 2022** (nie minder as 28 dae na datum van eerste publikasie van kennisgewing op **12 Oktober 2022**).

Volledige besonderhede van die aansoek kan besigtig word by die Munisipale kantore gedurende kantoorure vir 'n tydperk van 28 dae vanaf **12 Oktober 2022** (datum van eerste publikasie van kennisgewing).

Adres van Munisipale kantore: Mid City Building, h/v Pretorius Straat en Thabo Sehome Straat, Pretoria.

Sluitingsdatum vir enige beswaar: **8 November 2022**

Adres van Applikant:, Posbus 902 Wierdapark, 0149, Umkomaas Straat 151, Alphen Park Pretoria.

Tel: 082 821 2851

Datum van eerste publikasie van kennisgewing: 12 Oktober 2022

Voorgestelde Ged. 1 oppervlakte ongeveer 43874.34m²

Voorgestelde restant oppervlakte ongeveer 43982.66m²

Totaal: 87857.00m²

Verwysingsnommer CPD 0613/208

Item: 31484

12-19

PROVINCIAL NOTICE 860 OF 2022

City of Tshwane Metropolitan Municipality
Notice of an Application for the Removal of Restrictive Conditions in the Title Deed in Terms of
Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016

We, Delacon Planning being the applicant and authorised agent of the registered owner of Erf 271 Lynnwood Glen, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of the above-mentioned property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The property is situated at 49 Idol Road, Lynnwood Glen. The application is for the removal of the following conditions: Clause Clause 3 - (A)(a), (A)(b), (A)(c), (A)(d), (A)(e), (A)(f), (A)(g), (A)(h), (A)(i), (C)(a), (C)(b), (C)(c), (C)(c)(i), (C)(c)(ii), (C)(d), (C)(e), and (D)(ii) in Title Deed T85392/2012. The intention is to have the restrictive conditions removed in order to be able to obtain building plan approval for all current and proposed structures on the property. There are currently conditions prohibiting certain materials to be used for the roofs, the material of the structures on the property and the erection of structures within the 7.62 meter street building line. In order to have the building plans approved, these conditions have to be removed from the Title Deed as there are structures built within the 7.62 meter street building line, there is a wooden windy and the roofs are of corrugated iron sheeting.

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 lodge with, or made in writing to the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za and to planning@delacon.co.za from **12 October 2022** until **9 November 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 or directly from the applicant at planning@delacon.co.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application 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. 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 an 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 (Room E10, cnr Basden & Rabie Streets, Centurion Municipal Offices) for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and the Citizen.

Closing date for any objections and/or comments: **9 November 2022**. Dates on which notice will be published: **12 October 2022 and 19 October 2022**. Address of applicant: 101 Karin Avenue, Doringkloof Centurion, P. O. Box 7522, Centurion, 0046, E-mail: planning@delacon.co.za, Telephone No: (012) 667-1993 / 083 231 0543. Reference: Item nr: 36406.

12-19

PROVINSIALE KENNISGEWING 860 VAN 2022

Die Stad Tshwane Metropolitaanse Munisipaliteit
Kennisgewing van 'n Aansoek vir die Opheffing van Beperkende Voorwaardes in die Titellakte
ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016

Ons, Delacon Planning, synde die applikant en gemagtigde agent van die geregistreerde eienaar van Erf 271 Lynnwood Glen gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing/verwydering van sekere voorwaardes vervat in die Titellakte van toepassing op die erf in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016. Die eiendom is geleë te Idolstraat 49, Lynnwood Glen. Die aansoek is vir die opheffing van die volgende voorwaardes, Klousule 3. (A)(a), (A)(b), (A)(c), (A)(d), (A)(e), (A)(f), (A)(g), (A)(h), (A)(i), (C)(a), (C)(b), (C)(c), (C)(c)(i), (C)(c)(ii), (C)(d), (C)(e), and (D)(ii) in die Titellakte T85392/2012. Die bedoeling is om die beperkende voorwaardes in die titellakte te verwyder om sodoende bouplan goedkeuring vir alle huidige en voorgestelde strukture op die eiendom te kan verkry. Daar is tans voorwaardes wat sekere materiale wat gebruik mag word vir die dakke te verbied, die materiaal van die strukture op die eiendom en die oprigting van strukture binne die 7,62 meter straatboulyn. Om die bouplanne goed te keur, moet hierdie voorwaardes uit die Titellakte verwyder word aangesien daar strukture binne die 7,62 meter straatboulyn gebou is, die Wendy is van hout en sekere dakke het sinkdakke.

Enige beswaar en/of kommentaar teen die aansoek, met redes daarvoor, tesame met die volledige kontakbesonderhede (selfoonnommer & e-pos adres) van die persoon wat die beswaar of kommentaar indien en waarsonder die Munisipaliteit en die applikant nie instaat is om met die persoon wat die beswaar of kommentaar gelewer het te kommunikeer nie, moet skriftelik vanaf **12 Oktober 2022 tot 9 November 2022** by of tot die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za en planning@delacon.co.za ingedien of gerig word.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of bekom, kan 'n afskrif van die aansoek aangevra word by die munisipaliteit by newlanduseapplications@tshwane.gov.za of direk by die applikant by planning@delacon.co.za. Alternatiewelik kan die applikant by die indiening van die aansoek, 'n afskrif van die aansoek elektronies aanstuur of die aansoek publiseer op die applikant se webtuiste (indien enige). Die applikant sal toesien dat die afskrif van die aansoek wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur is, die afskrif van die aansoek is soos dit ingedien is by die munisipaliteit. Om die aansoek te bekom, moet die belanghebbende en geaffekteerde party beide die munisipaliteit en die applikant voorsien met 'n e-pos adres of enige ander manier om die aansoek elektronies te kan verskaf. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe geneem het om 'n afskrif van die aansoek te besigtig en / of te bekom nie, word die versuim deur 'n belanghebbende of 'n geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, (Kamer E10, hoek van Basden & Rabie Strate, Centurion Munisipale Kantore) vir 'n periode van 28 dae vanaf die eerste verskyning van die kennisgewings in die Provinsiale Koerant, die Beeld en die Citizen.

Sluitingsdatum vir enige besware: **9 November 2022**. Datums waarop kennisgewings gepubliseer sal word: **12 Oktober 2022 en 19 Oktober 2022**. Adres van applikant: Karinlaan 101, Doringkloof, Centurion, Posbus 7522, Centurion, 0046, E-pos: planning@delacon.co.za, Telefoonnr: 012 667 1993 / 083 231 0543. Verwysing: Item no: 36406.

12-19

PROVINCIAL NOTICE 861 OF 2022**NOTICE**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we intend to apply to the City of Johannesburg to amend the land use scheme.

SITE DESCRIPTION

Erven: 193
Township: Parkmore
Street Address: 51 12th Avenue
Code: 2196

APPLICATION TYPE: REZONING

APPLICATION PURPOSES: For the rezoning of the abovementioned erf from "Residential 1" to "Business 2" permitting Shop and Dwelling Unit, subject to conditions.

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

Any objection or representation with regard to the applications must be submitted to both the Owner and the Registration Section of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile sent to (011) 339 4000, or an email sent to objectionsplanning@joburg.org.za, by not later than 09 November 2022 (state date 28 day from date on which the application notice was published).

Full name: Moyo & Sekano Holdings, 21 Corwen Street, Ormonde, 072 018 4321, chmoyo@gmail.com.

12 October 2022

PROVINCIAL NOTICE 862 OF 2022

**NOTICE OF AN APPLICATION FOR REZONING
IN TERMS OF SECTION 21 OF THE CITY OF
JOHANNESBURG LAND USE MANAGEMENT
BY-LAW, 2016 OF THE CITY OF TSHWANE LAND
USE MANAGEMENT BY-LAW, 2016.**

I, Augustine Maela Seima, of Seima & Partners (Pty) Ltd (Reg. No. 2013/034018/07) ("Metroplan") being the authorised agent of the owner of the **Portion 1 of Erf 84 Buccluech** hereby gives notice in terms Section 21 that we have applied to the City of Johannesburg Metropolitan Municipality for amendment of the Johannesburg Land Use Scheme, 2018 by the rezoning of **Portion 1 of Erf 84** from "Residential 1" to "Residential 3" for a purposes to establish a Guest-house as defined in the City of Johannesburg Land Use Scheme, 2018.

The said property is situated at 06 Martin Close, Buccluech. The intention of the applicant in this matter is to obtain the zoning rights for Guest-house on the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application shall be lodged with the full contact details of the person submitting the

objection(s) and/or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), or made in writing to the Strategic Executive Director: City Planning and Development. Objections and/or comments can be mailed to P.O. Box 30733. Braamfontein, 2007 or hand deliver to Metropolitan Centre, 158 Civic Boulevard, Braamfontein or e-mailed to ObjectionsPlanning@joburg.org.za to reach the Municipality from 12 October 2022 until 01 November 2022.

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above and at the offices of S&P as set out below, for a period of 21 days from 12 October 2022.

Address of Seima & Partners (the applicant): Postal Address: P.O. Box 0157, The Reeds; Physical Address: 1 Marula Street, Kosmosdal, Centurion; Cell: (067) 934 7305; and E-mail: seimanpartners@gmail.com

Dates on which notices will be published: 12 October 2022 and 19 October 2022

Closing date for any objections: 01 November 2022

REG:NO_ Rezoning: (20-02-4254)

12–19

PROVINCIAL NOTICE 863 OF 2022

NOTICE IN TERMS OF SECTION 48, 55, 63 & 68 THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 READ TOGETHER WITH THE APPLICABLE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 FOR THE REZONING & AMENDMENT OF A GENERAL PLAN: ERVEN 1267-1359, 2202-2300, 1745-1780, 1826-1897, 1675-1741 VAN DYK PARK EXT 2

I, Nkosifaneludumo Mdaka being the authorized agent of the owners of Erven 1267-1359, 2202-2300, 1745-1780, 1826-1897, 1675-1741 Van Dyk Park Extension 2 Township hereby give notice for the rezoning and amendment of the general plan in terms of Sections 48, 55, 63 and 68 of the City of Ekurhuleni Metropolitan Spatial Planning and Land Use Management By-law, 2019 read together with the applicable provisions of the Spatial Planning and Land Use Management Act, No. 16 of 2013, that I have applied to Ekurhuleni Metropolitan Municipality (Boksburg Customer Care).

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning, (Boksburg Customer Care Area), Room 347, Third Floor, Boksburg Civic Centre, corner Trichardt's Road and Commissioner Street Boksburg, 1459, for a period of **28 days** from **12 October 2022**.

Objections to or representation in respect of the application must be lodged with or made in writing to and in duplicate to the Area Manager: City Planning, Boksburg Customer Care Area, at the address above or at P O Box 215, Boksburg, 1460, within a period of **28 days** from **12 October 2022**.

Address of Agent: Nkosifaneludumo Mdaka
Unit 4 Crestview Mews, 277 Weltevreden Road, Blackheath, 2195
Cell: 072 796 4490
Email: dumo@siyadumo.co.za

12-19

PROVINCIAL NOTICE 864 OF 2022

NEWSPAPER ADVERTISEMENT FOR TOWN PLANNING SCHEMES

APPLICABLE SCHEME:

City of Johannesburg Municipal Planning By-Law, 2016

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

SITE DESCRIPTION

ERF/ERVEN (Stand) No(s): 1144

Township (Suburb) Name: **Mulbarton Extension 4**

Street Address: **2 Vredenhof Road CODE: 2059**

APPLICATION TYPE:

Amendment of Land Use - Rezoning Application

APPLICATION PURPOSES:

To rezone from Residential 4 to Special in order to permit a Nursery and other related uses.

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

Any objection or representation with regard to the application must be submitted to both the owner / agent and the registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to ObjectionsPlanning@joburg.org.za, by no later than **21 November 2022**

OWNER / AUTHORISED AGENT

Full Name: **ECD Upliftment Projects and Consulting**

Postal Address: **P.O. Box 938, Walkerville, 1876**

Residential Address: **Plot 252, Road No 6, Homestead Apple Orchards AH, Walkerville**

Tel No (W): **073 515 8478**

Cell No: **083 308 8620**

Email Address: **lisa@ecdupliftmentprojects.co.za**

Date: **12 October 2022**

PROVINCIAL NOTICE 865 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 ERF 308 BEDFORDVIEW EXTENSION 56.**

I, Noel Brownlee 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 T011430/04 of the Remainder of Erf 308 Bedfordview Extension 56 which property is situated 5 de Wet Road Bedfordview.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Sub Section of the City of Ekurhuleni Metropolitan Municipality, City Development, Ground Floor, Room 248, Corner van Riebeeck and Hendrik Potgieter Road, Edenvale, for a period of 28 days from 12 October 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: Town Planning, Edenvale Sub Section of the City of Ekurhuleni Metropolitan Municipality, Ground Floor, Room 248, Corner van Riebeeck and Hendrik Potgieter Road, Edenvale or P O Box 25 Edenvale, 1609 or by email to gugulethusurprise.zuma@ekurhuleni.gov.za within a period of 28 days from 12 October 2022.

Address of the authorised agent: P O Box 2487, Bedfordview 2008 email: noelbb@mweb.co.za.

12-19

PROVINCIAL NOTICE 866 OF 2022**NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME, 1987, AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF PORTION 3 OF ERF 200 VANDERBIJL PARK CENTRAL EAST 6 EXT 2.**

I, Harold Rivombo, of A4 Advisory and Consulting (Pty) Ltd, being the authorized agent of the owner of Portion 3 of Erf 200 Vanderbijl Park Central East 6 Ext 2, situated at 1 Rabie Street, Vanderbijlpark CE 6 Ext 2, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Portion 3 of Erf 200 Vanderbijl Park Central East 6 Ext 2 and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Portion 3 of Erf 200 Vanderbijl Park Central East 6 Ext 2 from "Public Garage" and "Industrial 1" to "Special" for a filling station and ancillary and subservient convenient shop limited to 100m², with a coverage of 40%, height of 1 storey, F.A.R. of 0.40 and building lines 6m from all streets, 6m from northern boundary, 3m from the western boundary, and access as determined by the Gauteng Department of Roads and Transport. Access from R42, Barrage Road, will be limited to a filling station only.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark, and the office of the agent hereunder for 28 days from 21 September 2022. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 21 September 2022.

Agent address: 2 Leeuwenhoek Street, Duncanville, 1939, Tel: 083 407 6683, Email: harold@a4consulting.co.za, Fax: 086 457 5115

FIRST PUBLICATION: 21 SEPTEMBER 2022

PROVINSIALE KENNISGEWING 866 VAN 2022**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VANDERBIJLPARK DORPSBEPLANNINGSKEMA, 1987 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN GEDEELTE 3 VAN ERF 200 VANDERBIJL PARK CENTRAL EAST 6 UITBREIDING 2.**

Ek, Harold Rivombo, van A4 Advisory and Consulting (Pty) Ltd, synde die gemagtigde agent van die eienaar van Gedeelte 3 van Erf 200 Vanderbijl Park Central East 6 Uitbreiding 2, geleë te Rabiestraat 1, Vanderbijlpark CE 6 Uitbreiding 2, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Bywet, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titelakte van Gedeelte 3 van Erf 200 Vanderbijl Park Central East 6 Uitbreiding 2 en die gelyktydige wysiging van die Vanderbijlpark Dorpsbeplanningskema, 1987, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Gedeelte 3 van Erf 200 Vanderbijl Park Central East 6 Uitbreiding 2 vanaf "Openbare Garage" en "Industrieel 1" na "Spesiaal" vir 'n vulstasie en aanverwante en ondergeskikte gerieflikheidswinkel beperk tot 100m², met 'n dekking van 40%, hoogte van 1 verdieping, V.O.V. van 0,40 en boulyne 6m vanaf alle strate, 6m vanaf noordelike grens en 3m vanaf westelike grens en toegang soos bepaal deur die Gauteng Departement van Paaie en Vervoer. Toegang vanaf R42 Barragepad, sal beperk wees tot 'n vulstasie alleen.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 21 September 2022. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 21 September 2022 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Leeuwenhoekstraat 2, Duncanville, 1939, Tel: 083 407 6683, Epos: harold@a4consulting.co.za, Fax: 086 457 5115:

EERSTE PUBLIKASIE: 21 SEPTEMBER 2022.

PROVINCIAL NOTICE 867 OF 2022
GAUTENG DEPARTMENT OF ROADS AND TRANSPORT

NOTICE OF ACCEPTANCE OF AN AMENDED SECTION OF PROVINCIAL ROUTE(S) PWV5.

GAUTENG TRANSPORT INFRASTRUCTURE ACT, 2001 (ACT NO. 8 of 2001)

The Member of the Executive Council for Roads and Transport of Gauteng Province hereby gives notice that he proposes to amend a section of Provincial route PWV5 in terms of section 6 of the Gauteng Transport Infrastructure Act 8 of 2001 (as amended).

The following is a broad description of the new and amended routes:

Route PWV5 (Addendum 456 K2): The proposed alignment for route PWV5 commences at the P157-1 (R21 freeway) / PWV5 interchange at km 118.480 and traverses the Farm Hartebeesfontein 17-IR Re/3/17 up to km 121.968. The alignment extends from the P157-1 (R21 freeway) / PWV5 interchange and crosses the R21 Expressway up to the powerlines towards the east. The total length of this section of the route is approximately 3.488km.

The centre line of the new and amended route has been determined and is indicated in route determination report which may be inspected at the following addresses during office hours from 08h00 to 15h00 on weekdays:

Office of the Gauteng Department of Roads and Transport

Life Centre Building, 18th Floor

45 Commissioner Street, Johannesburg

OR

The Plan Room, Office of the Gauteng Department of Roads and Transport

1215 Nico Smith Street, Koedoespoort, Pretoria.

Interested and affected parties are invited to submit written comments on the recommended routes within 30 days from the date of the publication of this notice, quoting relevant route and environmental report numbers either by e-mail to the following address: nokuthula.modikoe@gpg.gov.za or by post to Private Bag X83, Marshalltown, 2107, for the attention of the Director: Transport Infrastructure Planning, quoting the relevant route and environmental report numbers.

Notice is also given that the regulatory measures contemplated in section 7 of the Act will take effect on publication of the route in terms of section 6(11) of the Act. These measures include that every application for the establishment of a township, for subdivision of land, for any change of land use in terms of any law or town planning scheme as well as for any authorisation contemplated in the National Environmental Management Act (Act 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 in respect of the areas mentioned in section 8(1) of the Act, must be accompanied by a written report by a consulting civil engineering firm specialising in road design and transportation engineering, reporting on the matters set out in that section. These measures appear from that section, which is quoted below for convenience:

"7 Regulatory measures In respect of routes

- (1) After the publication of the notice contemplated in section 6(11) and in addition to any law, every application for the establishment of a township, for subdivision of land, for any change of land use in terms of any law or town planning scheme as well as for any authorisation contemplated in the ECA and NEMA, in respect of the areas mentioned in section 8(1), must be accompanied by a written report by a consulting civil engineering firm specialising in road design and transportation engineering, reporting on the following matters:
 - (a) The effect and Impact which the granting of such application may have in respect of,
 - (i) the route contemplated in section 6(11);
 - (ii) the future preliminary design of the provincial road or railway line in respect of which the said route has been determined; and
 - (iii) any other route published or deemed to have been published in terms of section 6(11), any preliminary design in respect of which the acceptance has been published or deemed to have been published in terms of section 8(7) and any other provincial road or railway line;
 - (b) the feasibility of amending the said route and the costs in respect thereof, should the application be granted;
 - (c) the additional cost in respect of future preliminary design if an amended route should be found to be feasible, should the application be granted; and
 - (d) any other relevant matter pertaining to the said route, design and construction of the provincial road or railway line which may be relevant should the application be granted.
- (2) The consulting civil engineering firm referred to in subsection (1) must be approved by the MEC as having members with the necessary specialisation and competence as contemplated in subsection (1) and with at least ten years experience in the required disciplines.
- (3) The application accompanied by the report in addition to the provisions of any other law must be forwarded to the MEC by.
 - (a) the municipality; or
 - (b) the authority or body to which such application has been made; or
 - (c) the applicant, provided that the applicant must-
 - (i) obtain the consent of the authorities mentioned in paragraph (a) or (b); and
 - (ii) submit proof to the satisfaction of the relevant authority that the applicant has forwarded the application to the MEC.
- (4) The MEC may comment in writing on the application and accompanying report to the municipality, other authority or body to whom the application has been made, within a period of 60 days after having received the application and accompanying report, or such shorter period as may be prescribed in terms of any other law.
- (5) No application may be granted without due consideration of-
 - (a) the comments submitted by the MEC;
 - (b) the written report and matters contemplated in subsection (1) above;
 - (c) the additional costs which the granting of the application may cause directly and Indirectly to the State and the community concerned, weighed against the advantage to the applicant and the community of granting the application; and
 - (d) the extent to which the granting of the application promotes sustainable development which integrates transport planning and land use planning in view of transportation engineering requirements.
- (6) After having made its decision on the application, the municipality or other authority must Inform the MEC in writing of its decision within 14 days after having made such decision and in the event of the application having been granted, must furnish full reasons for such decision in writing to the MEC within the said period.
- (7) Within 28 days after having received the decision and reasons for having granted the application, the MEC is entitled to appeal against the decision, in accordance with the procedure prescribed in the applicable law with the necessary granges being made, to the appeal authority or appeal tribunal provided for in the relevant law, provided that where the applicable law prescribes an appeal to the Premier, any member of the Executive Committee, or Government official of the Province, the appeal must be heard and finally disposed of by the Townships Board for the Province as though the said Townships Board had the final appellate jurisdiction with regard to the appeal.
- (8) After the publication of the notice contemplated in section 6(11) and despite any law to the contrary, no service provider may after commencement of this section, lay, construct, alter or add to any pipeline, electricity line or cable, telephone line or cable, or any other structure on, over or under the areas described in section 8(1) or may construct, alter or add to any structure of any nature whatsoever on, over or under such areas, except-
 - (a) if the written permission of the MEC has been obtained and only in terms of such conditions as the MEC may prescribe; or
 - (b) in terms of an existing registered servitude."

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1817 OF 2022**

NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 EVELEIGH EXTENSION 59

I, Willem Johannes Stefanus (Stefan) Roets, 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/we have applied to the City of Ekurhuleni for the establishment of a township, referred to in the Annexure hereto,

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 05/10/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg, or PO Box 215, Boksburg, 1460 or by email to Alrich.Bestbier@ekurhuleni.gov.za from 05/10/2022, on or before 02/11/2022.

Closing date for any objections and/or comments: 02/11/2022

Address of applicant: PO Box 1903, Kempton Park, 1620 / 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, Telephone No: 011 394 1418, E-Mail: jhb@terraplan.co.za, Our ref: DP1043

Dates on which notice will be published: 05/10/2022

ANNEXURE

Name of township: Portion 110 of the farm Klipfontein 83 I.R. (proposed Eveleigh Extension 59)

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Adele Smit and Jan Thomas Martins Smith.

Number of erven, proposed zoning and development control measures:

Erven 1 – 2, Zoning: "Residential 4" excluding residential buildings, Height: 3 storeys, Coverage: 60%, Density: 120 Units/ha (total of 48 dwelling units).

The intension of the applicant in this matter is to develop a sectional title housing development on the property.

Locality and description of property on which township is to be established: The site is located just to the west of Trichardts Road and Asquith Road T-junction. More site specific, the site is being bordered by: Erf 521 Eveleigh Extension 55 to the north, Erf 493 Eveleigh Extension 42 to the east, Asquith Road to the south, Portion 59 of the farm Klipfontein 83 I.R. to the west. The proposed township is situated at 72 Asquith Road, Boksburg.

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LOCAL AUTHORITY NOTICE 1843 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 READ WITH SCHEDULE 23 THERETO**

I Eric Trevor Basson of the Practice Group (Pty) Ltd, the applicant in my capacity as authorised agent of the owners of the properties namely the Remainder of Erf 412 and Erf 353 Blair Atholl Extension 4, Gauteng, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The subject properties are situated within the confines of Blair Atholl Golf and Equestrian Estate. Wetlands Meander Street provides access to the subject properties.

The rezoning is from "Private Open Space" with regard to part ($\pm 1621\text{m}^2$) of the Remainder of Erf 412 to "Residential 1" and the rezoning from "Residential 1" with regard to part ($\pm 1621\text{m}^2$) of Erf 353 to "Private Open Space".

The intention of the applicant in this matter is to regularize the sitting of the existing dwelling house and associated buildings situated on parts of Erf 353 and the Remainder of Erf 412. In so doing the part of the Remainder of Erf 412 to be consolidated with Erf 353 will be exchanged for an area of the same size to be subdivided from Erf 353 and consolidated with the Remainder of Erf 412.

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.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Star newspapers.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices set out below for a period of 28 days from the date of first publication of the notice in the Provincial Gazette/Beeld/Star. Address of Municipal Offices: Centurion Municipal Offices, Room 8, Cnr Basden and Radie Streets, Centurion.

Dates on which notice will be published: 5 October 2022 (first date) and 12 October 2022 (second date).
Closing date for any objections and/or comments: 2 November 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: eric@practicegroup.co.za
- Postal Address: Po Box 35895, Menlo Park, 0102
- Physical Address of offices of applicant: Cnr, Brooklyn Street and First Street, Menlo Park, 0081
- Contact Telephone Number: 012 362 1741

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.

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 5 October 2022. The costs of any hard copies of the application will be for the account of the party requesting same.

Item No: 36490

5-12

PLAASLIKE OWERHEID KENNISGEWING 1843 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE
SE GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Eric Trevor Basson van The Practice Group (Edms) Bpk, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaars van die volgende eiendomme naamlik die Restant van Erf 412 en Erf 353 Blair Atholl Uitbreiding 4, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016 van die bogenoemde eiendom. Die eiendomme is geleë in die groter Blair Atholl Golf and Equestrian Estate. Die eiendomme verkry toegang vanaf Wetlands Meanderstraat.

Die hersonering is VAN "Privaat Oopruimte" met betrekking tot n gedeelte (1621m²) van die Restant van Erf 412 na "Residensiële 1" en die hersonering van "Residensiële 1" met betrekking tot n gedeelte van Erf 353 na "Privaat Oopruimte".

Die voorneme van die applikant is om die ligging van die bestaande woonhuis en verwante geboue op dele van Erf 353 en die Restant van Erf 412 te wettig, deur n gedeelte van die Restant van Erf 412 te veruil en met Erf 353 te konsolideer, terwyl n gedeelte van Erf 353, van dieselfde grote, gekonsolideer sal word met die Restant van Erf 412.

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, Beeld en Star koerante.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette/Beeld en Star nuusblaai, by die Centurion Munisipale Kompleks, Kamer 8, H/v Based en Rabiëstrate, Centurion.

Datums waarop kennisgewing gepubliseer word: 5 Oktober 2022 (eerste datum) en 12 Oktober 2022 (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: 2 November 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:

- Epos adres: eric@practicegroup.co.za
- Posadres: Posbus 35895, Menlo Park, 0102
- Fisiese adres van die kantoor van die applikant: H/v Brooklynstraat and Eerstestraat, Menlo Park, 0081
- Kontak telefoonnommer: 012 362 1741

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 aanseker moet verskaf om sodanige afskrif elektronies te bekom.

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 5 Oktober 2022. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Item Nr. 36490

5-12

LOCAL AUTHORITY NOTICE 1844 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 READ WITH SCHEDULE 23 THERETO**

I, Eric Trevor Basson of the Practice Group (Pty) Ltd, the applicant in my capacity as authorised agent of the owner of the properties namely Erven 24 and 29, Perseuor Extension 7, Gauteng, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The subject properties are situated between the N1 National Road in the west and Meiring Naude Road in the east and currently accommodate part of the Hotel Street Road reserve.

The rezoning is from "Special" for offices and a technopark to "Existing Street". The intention of the applicant in this matter is to make possible the re-alignment of the Hotel Street Road Serve over the properties and to transfer the properties to the City of Tshwane Metropolitan Municipality.

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.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Star newspapers.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices set out below for a period of 28 days from the date of first publication of the notice in the Provincial Gazette/Beeld/Star. Address of Municipal Offices: Pretoria Municipal Offices, Middestad Building, 252 Thabo Sehume Street, 1st Floor.

Dates on which notice will be published: 5 October 2022 (first date) and 12 October 2022 (second date).
Closing date for any objections and/or comments: 2 November 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: eric@practicegroup.co.za
- Postal Address: Po Box 35895, Menlo Park, 0102
- Physical Address of offices of applicant: Cnr, Brooklyn Street and First Street, Menlo Park, 0081
- Contact Telephone Number: 012 362 1741

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide an e-mail address or other means by which to provide the said copy electronically.

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 5 October 2022. The costs of any hard copies of the application will be for the account of the party requesting same.

Item No. 36299

5-12

PLAASLIKE OWERHEID KENNISGEWING 1844 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE SE
GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Eric Trevor Basson van The Practice Group (Edms) Bpk, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaars van die volgende eiendomme naamlik Erwe 24 en 29 Perseuor Uitbreiding 7, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016 van die bogenoemde eiendomme. Die eiendomme is geleë tussen die N1 Nasionalepad in die weste en Meiring Naudepad in die ooste, en akkommodeer tans n gedeelte van die Hotel Straat padbeleving.

Die hersonering is van "Spesiaal" vir kantore en n technopark tot "Bestaande Strate". Die voorneme van die applikant is om Hotel Straat te herbelyn oor die eiendomme en om die eiendomme oor te dra aan die Stad van Tshwane.

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, Beeld en Star koerante.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette/Beeld en Star nuusblaai, by die Pretoria Munisipale Kantore, Middestad Gebou, 252 Thabo Sehumestraat, 1st Vloer.

Datums waarop kennisgewing gepubliseer word: 5 Oktober 2022 (eerste datum) en 12 Oktober 2022 (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: 2 November 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:

- Epos adres: eric@practicegroup.co.za
- Posadres: Posbus 35895, Menlo Park, 0102
- Fisiese adres van die kantoor van die applikant: H/v Brooklynstraat and Eerstestraat, Menlo Park, 0081
- Kontak telefoonnommer: 012 362 1741

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 moet verskaf om sodanige afskrif elektronies te bekom.

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 5 Oktober 2022. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Item Nr. 36299

5-12

LOCAL AUTHORITY NOTICE 1846 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 READ WITH SCHEDULE 23 THERETO**

I, Eric Trevor Basson, of The Practice Group (Pty) Ltd, being the applicant in my capacity as the authorized agent acting for the owners of Portion 4 of Erf 867 Waterkloof Glen Extension 2 and Portion 2 of Erf 82 Menlyn Extension 3, Registration Division JR, Province of Gauteng, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the Tshwane Land Use Management By-law, 2016 of the properties as described above. The subject properties are situated on the north-western corner of the intersection of Mercy Avenue and Amarand Avenue. The proposed rezoning is from "Special" for purposes of Dwelling Units, Guest House, Residential Building, Parking Site, Parking Garage, Place of Refreshment, Shop, Dry Cleaner/Laundrette, ATM and Place of Child Care with a density of 482 dwelling units to "Special" for purposes of Dwelling Units, Guest House Residential Building, Parking Site, Parking Garage, Place of Refreshment, Shop, Dry Cleaner/Laundrette, ATM and Place of Child Care with a density of 582 dwelling units.

The intention of the applicant in this matter is to rezone the properties in order to increase the number of permissible dwelling units from a total of 482 to a total of 582.

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.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Star newspapers.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices set out below for a period of 28 days from the date of first publication of the notice in the Provincial Gazette/Beeld/Star. Address of Municipal Offices: Centurion Municipal Offices, Room E10, Cnr Basden and Radie Streets, Centurion.

Dates on which notice will be published: 5 October 2022 (first date) and 12 October 2022 (second date).
Closing date for any objections and/or comments: 2 November 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: eric@practicegroup.co.za
- Postal Address: Po Box 35895, Menlo Park, 0102
- Physical Address of offices of applicant: Cnr, Brooklyn Street and First Street, Menlo Park, 0081
- Contact Telephone Number: 012 362 1741

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide an e-mail address or other means by which to provide the said copy electronically.

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 5 October 2022. The costs of any hard copies of the application will be for the account of the party requesting same.

Item No. 36037

5-12

PLAASLIKE OWERHEID KENNISGEWING 1846 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE SE
GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Eric Trevor Basson van The Practice Group (Edms) Bpk, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaars van Gedeelte 4 van Erf 867 Waterkloof Glen Uitbreiding 2 en Gedeelte 2 van Erf 82 Menlyn Uitbreiding 3, Registrasie Afdeling JR, Gauteng Provinsie, gee hiermee kennis in terme van Artikel 16 (1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Tshwane Grondgebruikbestuursverordening, 2016 van die eiendomme hierbo beskryf. Die onderwerpe eiendomme is geleë op die noord-westelike hoek van die interseksie tussen Mercyrilaan en Amarandrylaan. Die voorgestelde hersonering is vanaf "Spesiaal" vir doeleindes van Woon-eenhede, Gastehuis, Residensiele Gebou, Parkeerterrein, Parkeergarage, Verversingsplekke, Winkels, Droogskoonmakers/Laundrettes, OTM en Plek van Kindersorg met n digtheid van 482 woon-eenhede na "Spesiaal" vir doeleindes van Woon-eenhede, Gastehuis, Residensiele Gebou, Parkeerterrein, Parkeergarage, Verversingsplekke, Winkels, Droogskoonmakers/Laundrettes, OTM en Plek van Kindersorg met n digtheid van 582 woon-eenhede.

Die bedoeling van die aansoeker in hierdie saak is om die bogemelde eiendomme te hersoneer sodat die hoeveelheid toelaatbare woon-eenhede verhoog kan word van n totaal van 482 na n totaal van 582.

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, Beeld en Star koerante.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette/Beeld en Star nuusblaaie, by die Centurion Munisipale Kompleks, Kamer E10, H/v Based en Rabiestrade, Centurion.

Datums waarop kennisgewing gepubliseer word: 5 Oktober 2022 (eerste datum) en 12 Oktober 2022 (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: 2 November 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:

- Epos adres: eric@practicegroup.co.za
- Posadres: Posbus 35895, Menlo Park, 0102
- Fisiese adres van die kantoor van die applikant: H/v Brooklynstraat and Eerstestraat, Menlo Park, 0081
- Kontak telefoonnommer: 012 362 1741

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 moet verskaf om sodanige afskrif elektronies te bekom.

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 5 Oktober 2022. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Item Nr. 36037

5-12

LOCAL AUTHORITY NOTICE 1847 OF 2022

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF SIMULTANIOUS REZONING AND REMOVAL OF RESTRICTIVE TITLE
CONDITIONS FROM THE TITLE DEED IN TERMS OF SECTIONS 16(1) AND 16(2)
RESPECTIVELY OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Hugo Benadie of The Practice Group (Pty) Ltd, being the applicant in my capacity as the authorized agent acting for the owner of the Remainder of Erf 1069, Eastwood, hereby give notice in terms of:

- Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the Tshwane Land Use Management By-law, 2016 of the property as described above. The subject property is situated in close proximity to the east of the Union Building complex and takes access from Government Road which, in turn, intersects with Eastwood Road and leads to the main arterial Stanza Bopape Road (previously Church Street) in the Eastwood area. The rezoning is from "Special" for the purposes of offices for an embassy and/or one dwelling-house to "Special" for a chancellery. It is also necessary to apply to increase the permissible floor area ratio from the implied 0,6 to 0,7 and to increase the permissible height from 2 storeys to 3 storeys (excluding areas used for parking purposes) and to increase the permissible coverage from 30% to 40% so as to refurbish the existing buildings and to extend the complex to meet an increased demand for such facilities to better conduct the activities associated with the chancellery.
- Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of the property as described above in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. Certain conditions of title contained in the Title Deed of the subject property make reference to implied building lines and related restrictions which, in terms of the intended refurbishment and additions envisaged by the applicant, may be deemed to be restrictive. Hence the requirement to apply to have such conditions removed. The application is for the removal of the following conditions: Conditions A(a) and A(b) from the title deed (Title Deed T100099/1995).

It is the intention of the land development applicant to refurbish the existing buildings on the subject property and to extend the complex to meet an increased demand for such facilities to better conduct the activities associated with a chancellery on the subject property. As a result, the aforesaid conditions of title, are to be removed which, in turn, shall allow for the required rezoning of the property.

Any objection(s) and/or comment(s), including the grounds of 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 5 October 2022, until 2 November 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. Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: hugo@practicegroup.co.za
- Postal address: PO Box 35895, Menlo Park, 0102
- Address of applicant: The Practice Group, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081
- Contact telephone number: (012) 362 1741

Address of municipal offices: Room E8, cnr of Basden and Rabie Street, Centurion Municipal office.

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 5 October 2022. The costs of any hard copies of the application will be for the account of the party requesting same.

Address of applicant: The Practice Group (Pty) Ltd, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Date of 1st publication: 5 October 2022

Date of 2nd publication: 12 October 2022

Closing date for any objections/comments: 2 November 2022

Reference: Rezoning Application: Item Number: 36368

Removal Application: Item Number: 36367

5-12

PLAASLIKE OWERHEID KENNISGEWING 1847 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN GELYKTYDIGE HERSONERING EN OPHEFFING VAN BEPERKENDE
TITELVOORWAARDES UIT DIE TITELAKTE INGEVOLGE ARTIKELS 16 (1) EN 16 (2)
ONDSKEIDELIK VAN
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Hugo Benadie van The Practice Group (Edms) Bpk, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die Restant van Erf 1069, Eastwood, gee hiermee kennis in terme van:

- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16 (1) van die Tshwane Grondgebruikbestuurverordening, 2016 van die eiendom soos hierbo beskryf. Die onderwerpeindom is naby en ten ooste van die Uniegebou-kompleks geleë en neem toegang vanaf Governmentweg wat op sy beurt met Eastwoodweg kruis en lei na die hoof deurgangspad Stanza Bopapeweg (voorheen Kerkstraat) in die Eastwood-area. Die hersonering is van "Spesiaal" vir die doeleindes van kantore vir 'n ambassade en/of een woonhuis na "Spesiaal" vir 'n kanselary. Dit is ook nodig om aansoek te doen om die toelaatbare vloeroppervlakteverhouding van die geïmpliseerde 0,6 na 0,7 te verhoog. Die aansoek maak ook voorsiening om die hoogtebeperking van 2 verdiepings na 3 verdiepings (areas wat vir parkeerdoeleindes gebruik word uitgesluit) te verhoog en om die toelaatbare dekking van 30% tot 40% te verhoog om die bestaande geboue op te knap en om die kompleks uit te brei om aan 'n groter vraag na sulke fasiliteite te voldoen om die aktiwiteite wat met die kanselary verband hou beter uit te voer.
- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die titelakte van die voormelde eiendom in terme van Artikel 16 (2) van die Stad Tshwane Grondgebruikbestuurverordening, 2016. Sekere titelvoorwaardes vervat in die Titelakte van die onderwerpeindom verwys na geïmpliseerde boulyne en verwante beperkings wat, in terme van die beoogde opknapping en aanbouings wat deur die aansoeker voorgestel word, as beperkend geag kan word. Derhalwe sal dit nodig wees om sulke voorwaardes te laat verwyder. Die aansoek is vir die verwydering van die volgende voorwaardes: Voorwaardes A(a) en A(b) uit die titelakte (Titelakte T100099/1995).

Dit is die voorneme van die grondontwikkelingsaansoeker om die bestaande geboue op te knap en om die kompleks uit te brei om aan 'n groter vraag na sulke fasiliteite te voldoen om die aktiwiteite wat verband hou met die kanselary beter uit te voer op die eiendom en, as gevolg daarvan, die voormelde beperkende titelvoorwaardes te verwyder wat op sy beurt voorsiening sal maak vir die vereiste hersonering van die eiendom.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet ingedien by of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by cityp_registration@tshwane.gov.za vanaf 5 Oktober 2022, tot 2 November 2022.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die Grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit 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:

- Epos adres: hugo@practicegroup.co.za
- Posadres: posbus 35895, menlopark, 0102
- Adres van applikant: The Practice Group, h/v van Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081
- Kontak telefoonnommer: (012) 362 1741

Adres van munisipale kantore: Kamer E8, h/v Basden en Rabie Straat, Centurion Munisipale kantoor.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantoor van die applikant, soos hierbo uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing, naamlik 5 Oktober 2022. Die koste van harde kopieë van die aansoek is vir die rekening van die party wat dit versoek.

Adres van applikant: The Practice Group (Edms) Bpk, h/v Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Datum van 1st publikasie: 5 Oktober 2022

Datum van 2de publikasie: 12 Oktober 2022

Sluitingsdatum vir enige besware/kommentare: 2 November 2022

Verwysing: Hersoneringsaansoek: Item Nommer: 36368

Verwyderingsaansoek: Item Nommer: 36367

5-12

LOCAL AUTHORITY NOTICE 1851 OF 2022**AMENDMENT SCHEME 20-01-0759**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 1009 and 1011 Orange Grove:

- (1) The removal of conditions 1.(a), 1.(b), 1.(c), 1.(d), 1.(e), 1.(f), 1.(g) from the deed of Transfer No. T50692/2015, for erf 1009.
- (2) The removal of conditions 1.(a), 1.(b), 1.(c), 1.(d), 1.(e), 1.(f), 1.(g) from the deed of Transfer No. T50692/2015, for erf 1011.
- (3) The amendment of the City of Johannesburg Land Use scheme, 2018, by the rezoning from "Residential 1" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0759. Amendment Scheme 20-01-0759 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

LOCAL AUTHORITY NOTICE 1852 OF 2022**CORRECTION NOTICE GLEN ERASMIA EXTENSION 41**

Local Authority Notice 1031 of 2022 as placed in the Gauteng Provincial Gazette No 242, dated 22 June 2022, pertaining to the proclamation of the township of GLEN ERASMIA EXTENSION 41 as an approved township, should be amended / corrected as follows:

Conditions 2.H under Disposal of Existing Conditions of Title must be amended to read as follows:

- H. The former Remaining Extent of Portion 33 (a portion of portion 28) of the farm Witfontein No. 15, Registration Division I.R., Province of Gauteng; measuring: 184,1544 (One Hundred and Eighty Four comma One Five Four Four) Hectares (of which that portion indicated by the figure ABxyFG on the annexed Consolidation Diagram S.G. No. 83/2018 forms a portion) is subject to:
- (i) Kragtens Notariële Akte K1284/1980S gedateer 6 Maart 1980 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende skakelhuis – en kabelgeleiding servituut, tesame met sodanige bykomende regte, aangedui deur die figuur ABCD en EFGH op Kaart LG Nr. A5801/1978, geheg aan bogemelde Notariële Akte, ten gunste van die Stadsraad van Kempton Park, soos meer volledig sal blyk uit gemelde Notariële Akte.
 - (ii) Kragtens Notariële Akte K2052/1984S gedateer 11 Julie 1980 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende servituut vir die installering en onderhoud van 'n rioolpylyn (3919m²), tesame met sodanige bykomende regte, soos aangedui op kaart LG Nr. 1168/1979 geheg aan gemelde Notariële Akte, ten gunste van die Stadsraad van Kempton Park, soos meer volledig sal blyk uit gemelde Notariële Akte.

Condition 3.2.2 under Conditions of Title must be amended to read as follows:

The erf is subject to a Right-of-Way servitude in favour of the RIVERFIELDS MANAGEMENT ASSOCIATION (RF) NPC, as indicated by the figure ABfedc on the General Plan.

LOCAL AUTHORITY NOTICE 1853 OF 2022

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME B0918C
PORTION 19 (A PORTION OF PORTION 2) OF THE FARM VLAKFONTEIN 29 IR

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of Portion 19 (Portion of Portion 2) of the farm Vlakfontein 29 IR from "Agriculture" to "Agriculture", to increase the allowable coverage, subject to certain further conditions.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Benoni Sub Section, City of Ekurhuleni Municipality, 6th Floor, Benoni Customer Care Centre, 76 Elston Avenue, Benoni, during normal office hours.

This amendment scheme was previously known as Ekurhuleni Amendment Scheme B0746 and is now known as City of Ekurhuleni Amendment Scheme B0918C and shall come into operation on the date of publication of the notice.

(Reference number: CD35/2022)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
12/10/2022

LOCAL AUTHORITY NOTICE 1854 OF 2022

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME K0741C
ERF 1852 WITFONTEIN EXTENSION 55

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the Ekurhuleni Town Planning Scheme 2014, as replaced by City of Ekurhuleni Land Use Scheme, 2021; promulgated on the 16th of February 2022; by the rezoning of Erf 1852 Witfontein Extension 55 from "Industrial 1" to "Industrial 1" with an increase in height from 3 storeys to 4 storeys, subject to certain further conditions.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Kempton Park Sub Section, City of Ekurhuleni Municipality, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park during normal office hours.

This amendment scheme was previously known as Ekurhuleni Amendment Scheme K0741 and is now known as City of Ekurhuleni Amendment Scheme K0741C and shall come into operation on the date of publication of the notice.

(Notice No:059.2022)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
12/10/2022

LOCAL AUTHORITY NOTICE 1855 OF 2022**CORRECTION NOTICE ERF 241 PARKRAND**

Local Authority Notice 1006 of 2022 as placed in the Gauteng Provincial Gazette No. 230 dated 15 June 2022 pertaining to the proclamation of the approval of the removal of restrictive conditions of Erf 241 Parkrand should be amended / corrected to read as follows as the conditions mentioned was incorrect.

It should read:

“..... has approved the removal of restrictive title conditions 3(a) to 3(f), 3(h), 4(a) to (d), 6(i) and 6(ii) from Deed of Transfer T69149/2005.”

LOCAL AUTHORITY NOTICE 1856 OF 2022

REF NO: 20/13/0331/2022

Notice is hereby given in terms of section 42. (4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 678 Alexandra East Bank**:

- a) The removal of conditions (2) from Deed of Transfer T102339/2014

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice 640/2022

LOCAL AUTHORITY NOTICE 1857 OF 2022**AMENDMENT SCHEME 20-01-2612**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 1352 Houghton Estate:

- (1) The removal of conditions (a) up to and including (e) from the deed of Transfer No. T22415/2018,
- (2) The amendment of the City of Johannesburg Land Use scheme, 2018, by the rezoning from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2612. Amendment Scheme 20-01-2612 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice 641/2022

LOCAL AUTHORITY NOTICE 1858 OF 2022**REF NO: 20/13/4412/2021**

Notice is hereby given in terms of section 42. (4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Portion 1 of Erf 645 Bryanston**:

- a) The removal of conditions (a) to (t) from Deed of Transfer T76391/2016

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice 642/2022

LOCAL AUTHORITY NOTICE 1859 OF 2022**AMENDMENT SCHEME 05-3083**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Roodepoort Town Planning Scheme, 1987, by the rezoning of Erf 737 Florida from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 05-3083. Amendment Scheme 05-3083 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice 643/2022

LOCAL AUTHORITY NOTICE 1860 OF 2022**AMENDMENT SCHEME 20-04-2846**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 606 Ferndale from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-2846. Amendment Scheme 20-04-2846 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice 644/2022

LOCAL AUTHORITY NOTICE 1861 OF 2022**REF NO: 20/13/4702/2019**

Notice is hereby given in terms of section 42. (4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 1490 Ferndale Extension 3:**

- a) The removal of conditions (f) and p(ii) from Deed of Transfer T28702/2015

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo**Deputy Director: Legal Administration****City of Johannesburg Metropolitan Municipality /****Notice 645/2022****LOCAL AUTHORITY NOTICE 1862 OF 2022****AMENDMENT SCHEME 20-01-4187**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 360 Fairland from "Residential 3" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4187. Amendment Scheme 20-01-4187 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo**Deputy Director: Legal Administration****City of Johannesburg Metropolitan Municipality /****Notice 646/2022**

LOCAL AUTHORITY NOTICE 1863 OF 2022**AMENDMENT SCHEME 20-01-3500**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 1 of Erf 1776 Houghton Estate from "Residential 1" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3500. Amendment Scheme 20-01-3500 will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice 647/2022

LOCAL AUTHORITY NOTICE 1864 OF 2022**ERF 977 NORTHLCIFF EXTENSION 5**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of the following in terms of reference number 20/13/2338/2021 which will come into operation on date of publication :

Conditions b.(f), B.(h) and B.(j) from Deed of transfer T69013/07 in respect of Erf 977 Northcliff Extension 5.

- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3388. Amendment Scheme 20-01-3388 will come into operation on date of publication.

The application and the Amendment Scheme are filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality

Notice No. 697/2022

LOCAL AUTHORITY NOTICE 1865 OF 2022**AMENDMENT SCHEME 20-01-3224**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, in respect of the rezoning of **Erf 1652 Ormonde Extension 51** from “**Residential 3**”, to “**Residential 3**”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3224.

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 20-01-3224 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 696/2022

LOCAL AUTHORITY NOTICE 1866 OF 2022

REFERENCE NUMBER 20-05-4339
CITY OF JOHANNESBURG LAND USE SCHEME 2018

Notice is herewith given in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that we 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.

APPLICATION TYPE: To rezone the property from “ Business 3 ” to “ Special” for a filling station
(public garage) subject to conditions

SITE DISCRIPTION: Erf 408, Florida Township.

STREET ADDRESS: 38 Ninth Street, Florida Township,

All relevant documents relating to the application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Development Planning, Room 8100, 8th Floor A- Block , Metropolitan Centre , 158 Civic Boulevard ,Braamfontein. Should you require additional information such information can also be obtained from the applicant at the contact details below.

Any person who wishes to object to the application or submit representations in respect thereof must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address or posted to P. O. Box 30733 Braamfontein 2017, or a facsimile send to (011) 339-4000, or an e-mail send to objectionsplanning@joburg.org.za not later than , 9 November 2022 (28 days from the date of the publication of the notice) Please note such submission must include the allocated reference number 20-05-4339.

AUTHORISED AGENT : VBGD Town Planners. P O Box 2050, Lonehill, 2062.

Tel: (011) 706-2761 / 079 158 6699. Email: druce@mweb.co.za

Date of Advertisement: 12 October 2022.

LOCAL AUTHORITY NOTICE 1867 OF 2022**KYALAMI GARDENS EXTENSION 56**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Kyalami Gardens Extension 56 to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MIDRAND RENTAL COMPANY (PROPRIETARY) LIMITED REGISTRATION NUMBER 2013/205992/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 335 (A PORTION OF PORTION 309) OF THE FARM BOTHASFONTEIN 408 JR, GAUTENG PROVINCE, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT.**(1) NAME**

The name of the township is Kyalami Gardens Extension 56

(2) DESIGN

The township consists of erven and roads as indicated on General Plan SG No. 1712/2021

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) ELECTRICITY

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with before 07 June 2023 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 24 April 2028 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 23 April 2018

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 21 February 2024 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(8) ACCESS

Access to or egress from the township shall be provided to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

(10) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(13) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48 of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(14) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 3 above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 3 above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

(15) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any.

A. Excluding the following conditions which do not affect the Township by virtue of the location thereof

1. The former Remaining Extent of Portion 88 (a portion of Portion 2) of the farm Bothasfontein No. 408, Registration Division J.R., Province of Gauteng, of which the withinmentioned property forms a portion, is subject to the conditions-

A. The Property hereby transferred is subject to a perpetual right of way servitude in favour of the City of Johannesburg, 7 (seven) metres wide, the centre line of which is represented by the line ABCDEF on Diagram SG No. A5607/1990 annexed to Notarial Deed of Servitude K5667/1991S, as will more fully appear from the said Notarial Deed of Servitude.

2. The former Remaining Extent of Portion 2 of the farm Bothasfontein No. 408, Registration Division J.R., Province of Gauteng, of which the withinmentioned property forms a portion, is subject to the conditions-

A. A portion measuring approximately 126 square metres has been expropriated by City of Johannesburg, vide Expropriation Notice EX114/1988.

B. Subject to a perpetual servitude of right of way of sewer purposes in favour of the City of Johannesburg, 7 (seven) metres wide the centre line of which is indicated by the line d', e', f' on Consolidation Diagram SG No. 4386/2017, and as will more fully appear from Notarial Deed of Servitude K897/1992S.

C. The withinmentioned property is subject to a perpetual right of way servitude in favour of the City of Johannesburg, 7 (seven) metres wide the centre line of which is represented by the line a', b', c', d' on Consolidation Diagram SG No. 4386/2017, as will more fully appear from Notarial Deed of Servitude K5726/2018S.

3. The Remaining Extent of Portion 309 of the farm Bothasfontein No. 408, Registration Division J.R., Province of Gauteng, measuring 44, 1717 hectares, of which the withinmentioned property forms a portion, is subject to the conditions-

A. By Notarial Deed of Servitude K2705/2021S dated 1 October 2020 the within mentioned property is subject to a praedial servitude of right of way in perpetuity in favour of Portion 323 (a portion of Portion 309) of the Farm Bothasfontein No. 408, Registration Division J.R., Province of Gauteng, measuring 2178 (two thousand one hundred and seventy-eight) square metres as indicated by the figure ABCDEFGHJKLMA on Servitude Diagram SG No 1663/2020, as will more fully appear from the said Notarial Deed.

B. By Notarial Deed of Servitude K8192/2021S dated 22 September 2021 the withinmentioned property is subject to a servitude of right of way in favour of the City of Johannesburg Metropolitan Municipality, measuring 43 (forty-three) square metres in extent as indicated by the figure A B C D A on Servitude Diagram S.G. Number 235/2019 and measuring 43 (forty-three) square metres in extent as indicated by the figure E F G H E on Servitude Diagram S.G. Number 235/2019 and measuring 315 (three hundred and fifteen) square metres in extent as indicated by the figure J K L M J on Servitude Diagram S.G. Number 235/2019 and measuring 326 (three hundred and twenty six) square metres as indicated by the figure NPQRN on Servitude Diagram SG No. 235/2019, as will more fully appear from the said Notarial Deed.

C. By Notarial Deed of Servitude K8191/2021S date 22 September 2021 the withinmentioned property is subject to a servitude of right of way in favour of the City of Johannesburg Metropolitan Municipality, measuring 43 (forty-three) square metres in extent as indicated by the figure A B C D A on Servitude Diagram S.G. Number 233/2019, and measuring 39 (thirty-nine) square metres in extent as indicated by the figure E F G H J E on Servitude Diagram S.G. Number 233/2019 and measuring 22 (twenty-two) square metres in extent as indicated by the figure K L M K on Servitude Diagram S.G. Number 233/2019 and measuring 9 (nine) square metres in extent as indicated by the figure N P Q N on Servitude Diagram S.G. Number 233/2019, as will more fully appear from the said Notarial Deed.

D. By Notarial Deed of Servitude K8194/2021S dated 22 September 2021 the withinmentioned property is subject to a perpetual servitude for the construction of a sub-station, and all ancillary infrastructure necessary for the proper functioning of the sub-station in favour of Eskom Holdings SOC Limited as indicated by the figure ABCDA on Servitude Diagram SG No.225/2019 measuring 18 (eighteen) square metres, as will more fully appear from the said Notarial Deed.

B. Excluding the following conditions which only affect Erf 436 in the proposed township:

1. The Remaining Extent of Portion 309 of the farm Bothasfontein No. 408, Registration Division J.R., Province of Gauteng, measuring 44, 1717 hectares, of which the withinmentioned property forms a portion, is subject to the conditions

A. By Notarial Deed of Servitude K8190/2021S dated 22 September 2021 the withinmentioned property is subject to a servitude of right of way in favour of the City of Johannesburg Metropolitan Municipality, measuring 476 (four hundred and seventy-six) square metres as indicated by the figure gGfg on Subdivisional Diagram SG No. 1711/2021, as will more fully appear from the said Notarial Deed.

B. By Notarial Deed of Servitude K8193/2021S dated 22 September 2021 the withinmentioned property is subject to a perpetual servitude for the construction of a sub-station, and all ancillary infrastructure necessary for the proper functioning of the sub-station in favour of Eskom Holdings SOC Limited as indicated by the figure MhjkM on Subdivisional Diagram SG No. 1711/2021 measuring 18 (eighteen) square metres, as will more fully appear from the said Notarial Deed.

C. By Notarial Deed of Servitude K8195/2021S dated 22 September 2021 the withinmentioned property is subject to a perpetual servitude for the construction of a sub-station, and all ancillary infrastructure necessary for the proper functioning of the sub-station in favour of Eskom Holdings SOC Limited as indicated by the figure acdea on Subdivisional Diagram SG No.1711/2021 measuring 18 (eighteen) square metres, as will more fully appear from the said Notarial Deed.

C. Excluding the following conditions which only affect Precinct Boulevard in the proposed township:

1. The Remaining Extent of Portion 309 of the farm Bothasfontein No. 408, Registration Division J.R., Province of Gauteng, in extent 54,5273 hectares, of which the withinmentioned property forms a portion, is subject to the conditions-

A. By Notarial Deed of Servitude K6518/2019S dated 23 April 2019 the withinmentioned property is subject to a servitude of right of way in favour of the City of Johannesburg Metropolitan Municipality, measuring 4351 (four thousand three hundred and fifty one) square metres as indicated by the figure A B a' b' c' d' e' f' g' h' j' k' m' n' p' q' r' s' t' u' v' w' x' y' R S T U V W X Y Z A1 A on Subdivisional Diagram S.G No.1711/2021, as will more fully appear from the said Notarial Deed.

B. By Notarial Deed of Servitude K6519/2019S dated 23 April 2019 the withinmentioned property is subject to a servitude of right of way in favour of the City of Johannesburg Metropolitan Municipality, measuring 224 (two hundred and twenty-four) square metres as indicated by the figure B C a b B on Subdivisional Diagram S.G No.1711/2021, as will more fully appear from the said Notarial Deed.

D. Including the following entitlement which must be passed on to all the individual erven in the township:

1. The former Remaining Extent of Portion 2 of the farm Bothasfontein No. 408, Registration Division J.R., Province of Gauteng, of which the withinmentioned property forms a portion, is subject to the conditions-

A. The withinmentioned property is entitled to a servitude in perpetuity to gain access to and use the Remainder of Portion 1 of the Farm Waterval for roadway purposes over the Remaining Extent of Portion 1 of the farm Waterval 5, I.R., measuring 1319,09949 hectares, as will more fully appear from Notarial Deed of Servitude K2206/2012S.

3. CONDITIONS OF TITLE.

(A) Conditions of Title imposed by the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.

(1) ALL ERVEN

(a) The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must show measures to be taken, in accordance with recommendations contained in the (Comprehensive) Engineering-Geological Report for the township, to limit possible damage to buildings and structures as a result of the detrimental foundation conditions, unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC classification for foundations to be C-C1-C2/H-H1/S1 locally R.

(2) ALL ERVEN

(a) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(3) ALL ERVEN

All erven are entitled to an underpass right of way servitude for private vehicular and pedestrian access purposes, measuring 330 square metres, which servitude only affects Precinct Boulevard in the township, as indicated on the General Plan.

(4) Erf 436

The erf is subject to a 745 square metres servitude of right of way for access purposes in favour of erf 437 as indicated on the General Plan."

(5) ERF 437

The erf is entitled to a servitude of right of way over Erf 436 for access purposes as indicated on General Plan.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the City of Johannesburg Land Use Scheme 2018, comprising the same land as included in the township of Kyalami Gardens Extension 56. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 07-8004/8/1.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T066/2022
12 October 2022

LOCAL AUTHORITY NOTICE 1868 OF 2022**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 10
OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND
LAND USE MANAGEMENT BY-LAW, 2019**

I Gilbert Phiri of Ingwe Geomatic Solutions, being the authorised agent of the owner of Erf 2920 Benoni Western Extension 2 Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Metropolitan Municipality Spatial Planning By-Law, 2019 by removal of certain condition in the Title Deed No. T000018976/2020, of the property described above, situated at No. 56 Edward Street, Westdene, Benoni.

Particulars of the applications will lie for inspection during normal office hours at the offices of the Director, Development Planning and Urban Management, 6th Floor, Benoni Customer Care Centre, Kempston Street, Benoni, for a period of 28 days from **12/10/2022**.

Objections to or representations in respect of the application must be lodged with on or prior to the closing date for comments and/or objections as detailed below, The Director, Development Planning and Urban Management at the abovementioned address.

Closing date for objections 08/11/2022.

Contact details of applicant (Agent): Gilbert Phiri, Ingwe Geomatic Solutions(Pty)Ltd.
P.O.Box 14624, Witfield, 1467. Tel: 0118236299, Cell: 0732072299.
Email: rajen@ingwe-geomatics.co.za

LOCAL AUTHORITY NOTICE 1869 OF 2022**Application Scheme:**

City of Johannesburg Town Planning Scheme, 2018

Notice is hereby Given, In Terms Of Section 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 an amendment to the land use scheme.

SITE DESCRIPTION:

Erf/erven (stand) No (s): 835
Township (suburb) name: BERE A
Street address: 35 HILLBROW STREET, CODE: 2001

APPLICATION TYPE:

Simultaneous Removal And Rezoning.

APPLICATION PURPOSE:

Rezoning from Residential 4 to Residential 4 with increase in coverage.

The above application will be open for inspection from 8:00 to 15:30 at the City of Johannesburg: Registration Section of the Department of Development Planning, Room 8100, situated at No. 158 Civic Boulevard, Braamfontein, 8th Floor, A Block–Metro Centre Building or on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on “Land Use”, followed by “Land Use Management”, followed by “Advertised Land Use Applications” for a period of 28 days from **26th of October 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.

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 **26th of October 2022**

OWNER/AUTHORISED AGENT

Full Name: RAYMOND DA COSTA
P O Box : P O Box 15946, Doornfontein, CODE: 2028
Cell: 071-480 8901 & 076-304 2598
Email address: andria@boostprop.co.za
Date: 28/09/2022

LOCAL AUTHORITY NOTICE 1870 OF 2022**CITY OF JOHANNESBURG**

NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF
Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,
HAS CONSIDERED AND APPROVED the following Security Access Restriction and
Thereto authorised the Johannesburg Roads Agency to give effect to the said approval and
Further manage the process and resultant administrative processes of the approval.

SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Jukskei Park	Smarag Street Residents Association	414	Smarag Street Jukskei Park	An automated sliding gate with a separate pedestrian gate on Smarag Street off the intersection of Mineral Street. A double swing gate on Smarag Street off the intersection of Robyn Road permanently locked with padlock & chain so that it can be opened quickly in cases of emergency with a separate pedestrian gate. Both pedestrian gates open between 06h00 and 18h00. There is a push button system for entry by day and an intercom system for entry by night and over weekends

The restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

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

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

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

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

Traffic Engineering Department
JRA (PTY) Ltd.
666 Sauer Street
Johannesburg

or

Traffic Engineering Department
JRA (PTY) Ltd.
Braamfontein X70
Braamfontein 2107

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

LOCAL AUTHORITY NOTICE 1871 OF 2022**AMENDMENT SCHEMES 20-01-3368**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme 2018, by the rezoning of Erf 1239 Kensington from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3368 and will come into operation 12 October 2022 date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No 557/2022

LOCAL AUTHORITY NOTICE 1872 OF 2022



**Development charges Policy for
Engineering services within the
Mogale City Local Municipality**

2020

Reviewed by Mhiduve

Draft



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2 Definitions

“Act” means the [Municipal Fiscal Powers and Functions Act]

“Affordable housing” means housing that is earmarked for people within a specific monthly household income bracket as defined by the National Housing Code and must be certified by the City’s Human Settlements Department as part of the Housing Program;

“Applicant” means a person who makes a land development application as contemplated in section 5 of SPLUMA.

“Bulk service” means that portion of an external engineering service which is intended to ensure provision of the engineering services for the benefit of multiple users or the community as a whole, whether existing or provided for in a municipal spatial development framework;

“Capacity” means the maximum demand for an engineering service, that the associated capital infrastructure assets can satisfy;

“City” means the City of Mogale city , a municipality established by the City of Mogale Establishment Notice No. 479 of 22 September 2000, issued in terms of the Local Government: Municipal Structures Act, 1998, or any structure or employee of the City acting in terms of delegated authority;

“Condition of approval” means a condition imposed by the City on the approval of a land development application in terms of land use planning legislation;

“Constitution” means the Constitution of the Republic of South Africa, 1996;

“Council” means the Municipal Council of the City;

“CRT” means a certificate of registered title;

“Developer” means an applicant, as defined in the SPLUMA whose land development application is approved, in whole or in part, by the person or body authorised to do so in terms of applicable legislation. The developer is any private or public association/individual and includes Government;

“Development” means the changing of land use or of cadastral boundaries in order to intensify the utilisation of land, or the simultaneous changing of both land use and cadastral boundaries in order to intensify the utilisation of the land;

“Development Charge” means a once-off charge imposed by the City on a developer as a condition of approval of a land development application in order to cover the cost of municipal engineering services required as a result of an intensification of land use;

“Economic infrastructure” means infrastructure serving market driven and commercial and industrial consumers;

“Engineering services” means the infrastructure required to supply water, sewerage, municipal roads, stormwater drainage, municipal public transport, Parks and open spaces, solid waste collection and removal required for the purpose of land development;

“Engineering Services Agreement” means an agreement between the developer and the City in cases where the developer constructs or installs bulk engineering services in lieu of the payment in full or in part of a Development

Charge and in which the parties agree on their respective roles in the construction, installation and financing of infrastructure, including their respective responsibilities Engineering Services Development Charges Policy 2019 for maintenance and upkeep of infrastructure from the date of installation to the date of transfer of the land to another owner;

“Engineering service zone” means, for each engineering service, the area within a municipal boundary which is served by a discrete network of capital infrastructure assets, determined in accordance with the Act;

“External engineering services” means:

a) **municipal engineering services infrastructure external** to the development site boundary and includes both:

i) **bulk engineering services**, which means municipal services infrastructure external to the development, including land, required to provide engineering services to multiple users at a municipality-wide scale as indicated in the relevant master plans; and

ii) **link engineering services**, which means municipal services infrastructure external to the development site boundary, including land, required to connect internal engineering services within the proposed development to proposed bulk engineering services; and existing or (regardless if parameters are associated with bulk infrastructure)

b) **bulk and link engineering services as described above** in a) but which also falls within the site boundary where the characteristics of the site so require external engineering services to be included on the site in addition to internal engineering services;

“Home childcare” means the use of portion of a dwelling house or outbuildings by the occupant to provide day care, after school care or instruction for up to 6 number of infants or children;

“Home occupation” means the practising of an occupation or the conducting of an enterprise from a dwelling house, second dwelling, dwelling unit or outbuilding by one or more occupants who reside on the property; provided that the dominant use of the property concerned remains for the living accommodation of the occupants, and home occupation does not include a house shop;

“House shop” means a dwelling house, second dwelling or outbuilding in which a retail trade is conducted by one or more occupants who reside on the property and where the dominant use of the property remains the living accommodation of the occupants;

“Housing programmes & subsidies” means the various housing opportunities provided and facilitated by the City;

“IDP” means Integrated Development Plan;

“IHSF” means Integrated Human Settlement Framework;

“Infrastructure backlog” means a lack of capacity in the existing infrastructure networks that results in a service being provided below the minimum acceptable standard;

“Internal engineering services” means infrastructure that falls within the boundary of the development to service that development and which will be transferred to the municipality;

“Land development” means the erection of buildings or structures on land, or the change of use of land, including township establishment, the subdivision or consolidation of land or any deviation from the land use or uses permitted in terms of an applicable land use scheme;

“Land development application” means any application to the City for permission to develop or change the use of land in terms of applicable land use or planning law;

“Landscape Architect”- Refers to a professional practising in the sciences for the built environment and registered with the South African Council for Landscape Architects (SACLAP)

“Landscape Development Plan”- Refers to a two and three-dimensional plans illustrating the proposed layout of the natural landscape through soft and hard elements, which includes site or base plans, perspective drawings and Master plans.

“Land use” means the purpose for which land is or may be used lawfully in terms of a land use scheme, or in terms of any other authorisation, permit or consent issued by a competent authority, and includes any conditions related to such land use purposes.

“Municipality” means the City of Mogale City Local Municipality, a municipality established by the City of Mogale Establishment Notice No. 479 of 22 September 2000, issued in terms of the Local Government: Municipal Structures Act, 1998, or any structure or employee of the Municipality’s acting in terms of delegated authority;

“Municipal district” means one of the eight districts used by the Mogale City Local Municipality for infrastructure planning;

“MPBL” means the Mogale city Municipal Planning By-law, 2016;

“MSDF” means Municipal Spatial Development Framework.

“Municipality” means a municipality as defined in the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), and includes both local and district municipalities.

“Package plants” are pre-manufactured treatment facilities used to treat wastewater in small communities or on individual properties

“Second dwelling” means another dwelling unit which may, in terms of the zoning scheme, be erected on a land unit where a dwelling house is also permitted; and such second dwelling may be a separate structure or attached to an outbuilding or may be contained in the same structure as the dwelling house; provided that:

- a) the second dwelling shall remain on the same land unit as the dwelling house; and
- b) the second dwelling shall comply with the requirements specified in the Mogale city Land Use Management Scheme;

“Service master plans” means high level infrastructure plans prepared by the City to cater for future development.

These include, but are not limited to: The Integrated Transport Plan, Electricity Business Plan, Bulk Water and Sanitation Master Plans, Stormwater Master Plans and Integrated Waste Management Plan;

“Social infrastructure” means infrastructure serving low-income and social housing households and institutions;

“SPLUMA” means the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013);

“State-funded housing” means housing that is earmarked for people within a specific monthly household income bracket as defined by the National Housing Code and must be certified by the City’s Human Settlements Department as part of the Housing Program;

“Systems Act” means the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000);

3 Introduction

The Mogale City Local Municipality is one of the fastest growing metropolitan areas in the country and is promoted as a tourist attraction due to the Cradle of Humankind which acts as an economic investment. New economic development has a positive impact on the municipality finances as it increases revenue from property rates and service charges by expanding the base of ratepayers. However, development associated with this economic growth has an impact on the demand for essential engineering services (water, sewerage, stormwater, roads, transport, solid waste and electricity), as well as social services like clinics, schools and other public amenities. The municipality does not obtain the calculation of open spaces and parks and requires a fair calculation to benefit the environment, applicant and municipality. Infrastructure is needed to support sustainable social and economic development in the Mogale City Local municipality district. Without infrastructure, both public and private sector investment in Mogale city will slow down. The cost to the municipality of providing this infrastructure, however, is high. Funding to cover these costs is obtained from three sources:

- (a) **Grants** are provided by national or provincial government and are generally targeted towards social infrastructure, particularly in support of low-income housing development.
- (b) **Loans** are converted into tariffs and are recovered by user fees paid by all consumers to the Municipality.
- (c) **Capital contributions** are a more targeted and more equitable way of ensuring that the main beneficiaries of infrastructure make an appropriate and fair contribution to that cost, without unduly burdening the Municipalities ratepayers. Development Charges are the most important form of capital contribution raised by the Municipality to pay for infrastructure.
- (d) **Segregated Bulk contribution funds (ring fencing)**- Each bulk contribution (water, electricity, roads and storm water as well as parks and open spaces) will be segregated into separate accounts to ensure circulation of cash flow for maintenance and new infrastructure of each bulk infrastructure provided.

Local government is empowered to provide municipal services in terms of Section 156(1) of the Constitution, and Section 8 of the Systems Act, 2000. This obligation is discharged through, among others, the provision and operation of infrastructure, including external infrastructure. Section 73(2)(c) of the Municipal Systems Act also requires that these services must be provided in a financially sustainable manner and Section 75A of the same Act empowers a municipality to impose, *inter alia*, charges to pay for services. If the Municipality does not have an effective and efficient system of Development Charges, there will be two inevitable consequences. Firstly, there will be less capital available for the development of new infrastructure, or the expansion of existing capacity. This will result in declining investment by the private sector, lower economic efficiency of Mogale City Local Municipality and a consequent decline in economic growth. Secondly, the money that would have been recovered via Development Charges will have to be sourced from an increase in municipal property rates and services charges. This will have the effect firstly of further burdening

households and businesses in Mogale and of using existing ratepayers' money to subsidise new developments, which is self-evidently unfair. In addition, the obligation to pay for the marginal increase in the load placed Mogale cities external infrastructure by a development strengthens the incentive for the developer to maximise the use of existing infrastructure and to develop land in accordance with the Municipalities plans. Engineering Services Development Charges Policy 2010 illustrates that Municipality faces development pressure from several directions, including low-income housing, high-income housing as well as commercial, retail and industrial development pressure. Meeting this pressure is central to Mogale cities future economic growth. Without an effective and efficient system of Development Charges it will fail in this challenge. Development Charges ensure that those people who benefit most directly from the availability of infrastructure contribute their fair share to the cost of that infrastructure. The Municipality has not implemented a new Development Charges policy for Engineering Services since 15 December 2010 and the policy has been in operation for the last 9 years, whereby only applicable for 5 years. In a dynamic environment where trends and patterns change continuously it requires a sporadic review of the policy to measure how it aligns with stakeholder needs and new policy developments.

4 Objectives of the Development Charges Policy

The desired outcome of this Development Charges policy is to:

- (a) recover the portion of the capital cost of economic infrastructure that is attributable to developments; and
- (b) determine a fair contribution paid by either the applicant or municipality depending on the type of engineering service.
- (c) enable the provision of economic infrastructure in a timely and enough manner to support land development; and
- (d) provide economic infrastructure in the most cost-effective manner taking into consideration scarce resources and effective urban form.
- (e) The strategic intent of this policy is to ensure the financial sustainability of the Municipality through the definition and confirmation of a Development Charge on any new development or land use rights application that increases the load on municipal external infrastructure. This intent is aligned with the Municipalities Strategic Focus Area of an *Opportunity Mogale City Local Municipality district*, which aims to create the economically enabling environment in which investment can grow and jobs can be created, while still being able to provide basic services to all its citizens implied in the *Safe Municipal* and *Caring Municipal* focus areas. The equitable and efficient financing of the costs of infrastructure to accommodate new developments is also an important contributor to the creation of a more *Inclusive Municipality areas*. There are also environmental

benefits that will flow from the implementation of this policy as inadequate infrastructure creates negative impacts on ecosystems and environmental quality. The policy promotes sustainable infrastructure provision and compliments the Spatial Development Framework in shaping a cost-effective urban environment.

5 Overview

This policy provides the key details of the Mogale City Local Municipality's Development Charge. These are, **firstly**, that it is a once-off capital amount paid to cover the costs of the additional infrastructure that the Mogale City Local Municipality is obliged to provide. **Secondly**, the trigger for determining whether a Development Charge must be paid is a land development application. **Thirdly**, the basis on which the amount of a Development Charge is calculated is the increased impact that a new or changed land use will have on the existing infrastructure. The policy identifies the conditions under which such a charge becomes payable, the way the amount is calculated and the administrative procedures for making the payment. The Development Charge is calculated over and above any other obligations that a developer may incur in terms of applicable legislation. This policy covers the following engineering services: roads, stormwater, water, sewerage, electricity, solid waste, parks and open spaces. The charges applicable for electricity are the subject of a separate policy and legal framework. The contribution of Electricity has been adjusted to accommodate (SPLUMA) Spatial Planning and Land Use Management Act 16 of 2013.

6 Principles guiding the Development Charge policy

The principles set out in this section guide the Mogale City Local Municipality in the implementation of this policy. These principles closely reflect National Treasury's National Policy Framework for Municipal Development Charges. The principles furthermore support the enabling planning legislation which guides developments and Development Charges:

6.1 Equity and fairness

Development Charges should be reasonable, balanced, and practical so as to be equitable to all stakeholders. In recognition of this principle:

- (a) The Municipality should, as far as possible, recover from the developer the full and actual costs of the essential municipal services infrastructure that results from particular types of land development;
- (b) The Development Charge associated with new land development – can be related;
 - (i) To pre-installed municipal services infrastructure resulting from historical municipal investments in excess (spare) capacity; and
 - (ii) To the provision of new infrastructure to meet additional capacity requirements; and
 - (iii) Cannot be used to compensate for inherited backlogs.

- (c) Funds recovered through Development Charges should be dedicated only to the purpose for which they were raised, i.e. investment in external infrastructure.

6.2 Predictability

- (a) Development Charges should be a predictable, legally certain and reliable source of revenue to the Municipality for providing the necessary infrastructure. These revenues should thus be treated as a formal commitment by the Municipality to provide or upgrade the associated municipal service infrastructure and should be clearly and transparently accounted for.
- (b) In order to promote predictability and coordination the costs associated with municipal infrastructure must be established before any capital grants from national or provincial government or other funding sources are applied so that there is full transparency.

6.3 Spatial and economic neutrality

A primary role of the Development Charge is to ensure the timely, sustainable financing of the required municipal infrastructure to support land development in line with municipal planning, therefore Development Charges should:

- (a) Be determined on identifiable and measurable costs in a way that avoids distortions in the economy and in patterns of spatial development.
- (b) Not be used for the purpose of achieving spatial planning or economic development objectives; and
- (c) Where appropriate, be raised on a sectoral or geographic scale to recover costs more accurately within a specific impact zone.

6.4 Administrative ease and uniformity

The determination, calculation and operation of Development Charges should be administratively simple and transparent. This will necessarily detract from the accuracy of individual charges, but this is a necessary trade-off. Development Charges thus only estimate the actual costs for the provision of proportionate new municipal infrastructure capacity to support the land development. The developer will prescribe a meeting with the municipality on his proposed development. The complexity of the township development will be determined by the municipality, whereby the municipality will advise the developer whether the developer should appoint a professional engineer as well as signed-off and is paid by the developer not the Municipality. The Municipality will confirm the amount provided by the professional engineer to determine if the amount is correct, whereby if not can be amended by the municipality. The application will then be submitted to the Town Planning department within the Mogale City Local Municipality.

7 Role-players and Stakeholders

- (a) There are four sets of primary stakeholders. The first set consists of the various departments in the Mogale City Local Municipality that have a direct interest in the Development Charges system. They have been included in the development of this policy.
- (b) The second set of stakeholders includes the land development industry, which includes both the private sector as well as the public sector (this is illustrated through low-cost housing) entities engaged in land development such as the provincial and national authorities responsible for low-cost housing.
- (c) Thirdly, there are civil society organizations, especially community, citizen and ratepayer associations as well as special interest groups that are also stakeholders affected by this draft policy.
- (d) The Fourth set of primary stakeholders is Government which includes the development of low-cost infrastructure but should also provide Bulk Contributions towards the services required for that development. Considered to have the same responsibility as any Developer, If Bulk Contribution Charges is not provided, Government should give an alternative to providing infrastructure.

8 Legislative Framework

Development Charges are an integral part of the broader legal framework for urban land development and municipal finance. The legal framework set out below outlines the legal environment regulating Development Charges.

8.1 Enabling legislation

- (1) Constitution of the Republic of South Africa, Act 108 of 1996
- (2) Local Government: Municipal Systems Act, 32 of 2000
- (3) Local Government Municipal Finance Management Act, 56 of 2003
- (4) Town Planning and Townships Ordinance, 15 of 1986
- (5) The Division of Land Ordinance, 20 of 1986
- (6) Gauteng Removal of Restrictions Act, 3 of 1996
- (7) Electricity Regulation Act, 4 of 2006 and the Electricity Regulation Amendment Act, 28 of 2007
- (8) Gauteng Transport Infrastructure Act, 8 of 2001
- (9) Water Services Act, 108 of 1997
- (10) National Water Act of 1998 (Act 36 of 1998)
- (11) Access to Information Act, 2 of 2000
- (12) National Environmental Management Act, 107 of 1998
- (13) Spatial Planning and Land Use Management Act, 16 of 2013
- (14) Public Finance Management Act (PFMA), Act No. 1 of 1999

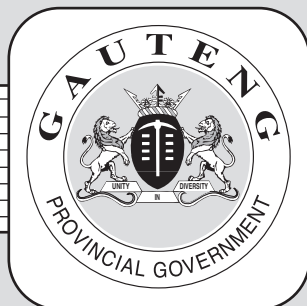
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(15)Municipal Fiscal Powers and Functions Amendment Bill

8.2 Policy context

This policy is consistent with the *Policy Framework for Municipal Development Charges* issued by the National Treasury in 2011 and which reflects a broadly shared understanding of the role, purpose and legal nature of Development Charges across the country. This policy may require adjustment once the Guideline for the implementation of Municipal Charges in South Africa becomes final.

8.3 Applicable legislation

National Provincial and Local Government exercised their legislative powers in respect of land use planning and a new legislative framework that came into force in 2015. Development contributions are dealt with in three laws.

8.4 SPLUMA

SPLUMA is the national law which provides a framework for spatial planning and land use management in the Republic and deals with the imposition of development charges.

Section 49 of SPLUMA, provides that:

- (a) *an applicant is responsible for the provision and installation of internal engineering services.*
- (b) *A municipality is responsible for the provision of external engineering services.*
- (c) *Where a municipality is not the provider of an engineering service, the applicant must satisfy the municipality that adequate arrangements have been made with the relevant service provider for the provision of that service.*
- (d) *An applicant may, in agreement with the municipality or service provider, install any external engineering service instead of payment of the applicable development charges, and the fair and reasonable cost of such external services may be set off against Development Charges payable.*
- (e) *If external engineering services are installed by an applicant instead of payment of development charges, the provision of the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003), pertaining to procurement and the appointment of contractors on behalf of the municipality does not apply.*

8.5 Municipality By-Law (MPBL)

The Mogale City Local Municipal Planning By-law gives effect to the municipal planning competencies conferred on Local Government in terms of Schedule 4 B of the Constitution. Sections 49, 71 and 72 of the Mogale City's MPBL set out

requirements for the provision of engineering services for land development and the raising of Development Charges. Section 49 links the payment of development charges to a policy adopted by the Mogale City Local Municipality. This policy fulfils that requirement. The draft *Guidelines for the implementation Municipal Development Charges in South Africa* (2017) proposes that every municipality have both a Development Charges policy and by-law. Sections 49, 71 and 72 of the MPBL satisfy the national requirement for a Development Charges by-law. National legislation, through Section 75A of the Municipal Systems Act, further empowers a municipality 'to levy and recover fees, charges or tariffs in respect of any function or service of the municipality'. The enabling planning legislation must, however, also be read with the relevant provisions of national legislation such as Section 11 of the Local Government: Municipal Finance Management Act (MFMA), 56 of 2003, which regulates municipal supply chain management and would be relevant in situations where the municipality agrees to permit a developer to install any engineering infrastructure instead of payment of the applicable Development Charges. Although public transport infrastructure is not typically included as one of the engineering services covered by Development Charges the National Land Transport Act, (Act 5 of 2009), allows a municipality to raise a user charge from 'land, buildings or other developments that generate the movement of passengers, including land or buildings of which the State is the owner, in its area', provided that this money goes into the municipality's 'land transport fund'.

8.6 Anticipated changes to the legislation

An amendment to the Municipal Fiscal Powers and Functions Act, 12 of 2007 is proposed. This amendment proposes a new chapter dealing with the levying of development charges and associated matters. This amendment will set out the power of Municipalities to impose development charges and will require a municipality to adopt a development charges policy. This amendment Bill will also propose changes to SPLUMA. Once this law comes into force, both the MPBL and the policy may need to be reviewed to ensure compliance.

9 Definition of Development Charge cost components

- (a) External engineering services include both *bulk* and *link* engineering services. Both are covered by the Development Charge Policy, but different rules apply to the two categories of external engineering services. Developers are required to pay a Development Charge comprising both these two components:
- (i) a pro rata/shares of the cost of *bulk* engineering services to the development; and
 - (ii) the direct costs/provision of any *link* engineering services required for the specific development.
 - (iii) Bulk link engineering services are considered to apply to the same principle as a "link service", whereby provision and payment is required by the municipality.

- (b) The developer shall be responsible for both of the above, and where bulk engineering services are provided *in lieu* of Development Charges, the pro rata cost will be reduced with the equal amount.
- (c) A description of the components of external engineering services for each of the engineering services. The amount payable excludes the capital charge for electricity connections as the provisions relating to this charge are described in the Electricity Development Capital Policy. The Development Charge only covers the provision of infrastructure for which the municipality is responsible. It does not therefore cover the costs of provincial and national infrastructure. These costs may well have to be met by the developer, but that has to be part of a process regulated and managed by the authority responsible for providing the service, such as the provincial government of the Gauteng for provincial roads, SANRAL for national roads and ESKOM for electricity in those parts of Mogale City Local Municipality, where it is the service provider.
- (d) The provision and installation of internal engineering services is the responsibility of the developer and is excluded from the Development Charge.
- (e) Where development takes place ahead of planned infrastructure provision, as allowed for in the service master plans and capital budget, or where development takes place outside the service master planning area, link external engineering services may be required to link the development's internal infrastructure to bulk infrastructure and to maintain functionality of the overall network.
- (f) While the Municipality is obliged to *provide* all bulk engineering services, in terms of section 49 of the Spatial Planning and Land Use Management Act, 2013 the way the Municipality directs that each of the two categories of external engineering services is *installed*, differs. Also, the obligation on the Mogale City Local Municipality to provide external engineering services is not unqualified. The Municipality is not obliged to provide infrastructure where it is not consistent with the applicable service master planning and capital budgets.
- (g) Where a development requires infrastructure inconsistent with the applicable master planning and capital budgets, but where the Municipality nevertheless approves the development application, the developer may be required to install some of the required external engineering services.
- (h) Where the Municipality and the developer agree that the developer will install aspects of *bulk* engineering services, the cost of that installation can be set off against the developer's overall Development Charge liability. Should the set off value described here be greater than the total Development Charge for bulk engineering services for all phases of a development, the developer shall be responsible for the additional cost.
- (i) However, in the case of link engineering services, the installation is the direct responsibility of the developer, unless otherwise agreed in writing with the Municipality. In this case the value of the required link engineering services must be determined by the developer and the developer will be responsible for the full cost of such link engineering services.

- (j) Where the Mogale City Local Municipality identifies that the link engineering services installed by the developer must be of a greater capacity than that required by the specific land development, in order to maintain the functionality of the Municipality's long-term plans and master planning, then the Municipality may require that the developer install such greater capacity. The cost of the additional link engineering services can be set off against the developer's overall Development Charge liability.
- (k) New works or the portion of new works required to eradicate infrastructure backlogs are excluded from the Development Charge cost calculation.
- (l) With developing of NGO's, social housing and certain exceptions to the MPBL, the Site Development plan can be used to determine the Development Charges cost as per approval through the department.

10 Land development applications that give rise to Development Charges

Changes in land use normally associated with subdivisions and rezoning give rise to a Development Charge where there is intensified utilisation of the land and resultant increase in loading on the infrastructure. The current infrastructure was designed and implemented for the primary (as of) rights and secondary (additional) land use rights were not accommodated in the infrastructure design. Thus, where any use other than the primary use results in an additional infrastructure demand this additional demand must be catered for in the future provision of infrastructure. Development Charges will be imposed on all land use intensification that will or potentially may result in an additional demand on the infrastructure that were not accommodated for in the initial provision of the services.

For the purposes of the interpretation of this section the following definitions apply:

- (a) **Coverage** means the total area of a land unit that may be covered by buildings, expressed as a percentage of the area of such land unit, and shall include all roofed areas; provided that the following portions of buildings shall be disregarded in the calculation of coverage:
 - (i) stoeps, entrance steps and landings;
 - (ii) open balconies and retractable awnings;
 - (iii) cornices, chimney breasts, pergolas, flower boxes, water pipes, drainpipes and minor decorative features not projecting more than 500 mm from the wall of the building;
 - (iv) leaves not projecting more than 1 m from the wall of the building; and
 - (v) a basement, provided that the finished level of the top of the basement roof slab does not project above the existing ground level.

- (b) **Gross Leasable Area (GLA)** means the area of a building designed for, or capable of, occupancy and/or control by tenants, measured from the centre line of joint partitions to the inside finished surface of the outside walls, and shall exclude the following:
- (i) all exclusions from the definition of floor space;
 - (ii) toilets; lift shafts, service ducts, vertical penetrations of floors; lift motor rooms and rooms for other mechanical equipment required for the proper functioning of the building;
 - (iii) areas reasonably used in connection with the cleaning, maintenance and care of the building, excluding dwelling units for caretakers, supervisors, cleaners or maintenance staff; and interior parking and loading bays.
 - (iv) Floor space in relation to any building means the area of a floor which is covered by a slab, roof or projection; provided that:
 - (v) any basement or part of a basement not intended as habitable space shall be excluded;
 - (vi) any area which is reserved solely for parking or loading of vehicles shall be excluded;
 - (vii) external entrance steps and landings, any canopy, any stoep and any area required for external fire escapes shall be excluded;
 - (viii) passages, access ways and fire escapes not wider than 1,5m, if they connect directly from the fire escape, vertical circulation to the entrance doors or both, shall be excluded;
 - (ix) a projection including a projection of eaves, and a projection which acts as a sunscreen or an architectural feature, which projection does not exceed 1 m beyond the exterior wall or similar support, shall be excluded;
 - (x) any uncovered internal courtyard, light well or other uncovered shaft which has an area in excess of 10 m² shall be excluded;
 - (xi) any covered paved area outside and immediately adjoining a building at or below the ground floor level, where such paved area is part of a forecourt, yard, external courtyard, pedestrian walkway, parking area or vehicular access, and which is permanently open to the elements on at least the front or long side, shall be excluded;
 - (xii) any covered balcony, veranda or terrace which, apart from protective railings, is permanently open to the elements on at least the front or long side, and which does not exceed 2,5 m in width, shall be excluded;
 - (xiii) subject to paragraph (h) below, any stairs, stairwells and atriums that are covered by a roof shall be included;
 - (xiv) in the case of multi-level buildings, any stairwells, lift wells, light wells or other wells, and any atrium, shall only be counted once;

and provided further that floor space shall be measured from the outer face of the exterior walls or similar supports of such building, and where the building consists of more than one level, the total floor space shall be the sum of the floor space of all the levels, including that of basements;

10.1 Definition of Development Charge Components

Section 7 sets out the different components to be considered when calculating Development Charges in the City. The most important rule is that Development Charges are used to pay for external services: i.e. Municipality-wide services that must be increased by the City to accommodate the impact of the new land use based on the Spatial Development Framework. Internal services, which are the services constructed on the developer's land and which serve that development only, are for the developer's own account. The external services, for which the Development Charges are used, are divided into bulk and link services. The bulk services are provided by the but paid for by the developer's payment of Development Charges. The link or bulk services must be installed by the developer directly. Table 1 below illustrates the approach to bulk and link services in the Development Charges policy. And the example below that illustrates how that approach is expressed in practice.

Table 1: Definition of infrastructure components

Component			definition	Paid for by
External engineering service	Bulk Engineering Services	External bulk	Services external to the development site boundary serving multiple users a municipality-wide scale as indicated in the relevant master plans	Developers through DC- calculated by formula
		Internal bulk	As above, but passing through the site boundary	
		Link Engineering Services	Services external to the development site boundary required to connect internal engineering services within the proposed development to existing or proposed bulk engineering services. This includes both Bulk link lines.	Developers through DC- paid directly through installation of services
Internal engineering service			Services within the development site boundary to service that development and which will be transferred to the municipality	Developer as a part of development costs

Provided example: Separate treatment of bulk and link components of a DC liability.

Developer X submits a development application. The City calculates X's DC liabilities to total R1,500,000 for roads, transport, storm water, sewerage, water and solid waste as calculated using the DC Calculator. Developer X, in this case,

also has to provide a link road to connect to the planned city road network, valued at R 500,000. The total DC liability is thus R2,000,000, which the developer discharges through the payment of a bulk DC contribution of R1,500,000 and the construction of the link road.

Land development applications that give rise to Development Charges

- a) Not all land use changes give rise to Development Charges. Section 8 identifies those land development applications for which a developer will have to pay Development Charges. Development Charges will apply to:
 - I. Most rezoning decisions.
 - II. Subdivision, permanent departure and consent use applications that result in a more intense land use; and
 - III. Applications to amend conditions imposed on an earlier application, where the condition limited the intensity of the land use.
- b) In general, Development Charges do not have to be paid in the case of other applications for land use change permission.
- c) The policy also identifies a set of land use changes that do give rise to a more intense land use, and which would otherwise give rise to Development Charges. In these cases, a land development application may have an impact on municipal infrastructure, but that impact will be similar to or not greater than the existing impact. In these cases, the City has set impact thresholds, below which DCs will not have to be paid. Applications for land uses, up to the following thresholds, will **not** give rise to a DC liability:
 - I. Early childhood development centres up to 34 children per erf;
 - II. Home occupation up to 50m² per erf;
 - III. Home childcare up to six children per erf;
 - IV. House shop up to 50m² per erf;
 - V. Second dwelling up to 60m² per erf; and
 - VI. Bed and breakfast establishment up to the first three bedrooms of an existing dwelling.

10.2 Methodology for determining unit costs for use in Development Charges calculations

A developer's overall Development Charge liability is calculated based on the impact on municipal services infrastructure that a development will have, multiplied by a pre-determined unit cost. This can be illustrated as:

$$DC = \text{additional units of impact} \times \text{unit cost}$$

This was done through a modelling and costing of the infrastructure required to service a fully developed 20-year land use projection. The unit costs are average figures for the whole of the City of Mogale and will be applied uniformly

across the City. Unit cost estimates for each infrastructure category will be re-calculated annually in line with inflation in terms of the Civil Engineering Index published by the South African Federation of Civil Engineering Contractors (SAFCEC).

10.3 Calculation of Development Charges

Once the unit costs have been determined, as set out in this Policy, they must be multiplied by the additional units of impact. Section 10 of the Policy explains how this is done, starting with the identification of units of impact for each service. The total DC for any land development application then is the sum of the DCs calculated for each of the six services: water, sewerage, roads, transport, storm water and solid waste. In order to ensure uniformity across the Mogale City Local Municipality as well as administrative ease there is a spreadsheet calculator which should be used by the professional engineer appointed by the developer, which is introduced below. Examples of two DC calculations are annexed to this Guide.

SERVICE	RELEVANT FACTORS	YARDSTICK	UNIT OF IMPACT
Electricity	Refer to Electricity Development Capital Tariff (EDCT) Policy		
Roads	Increased municipal road capacity required	Vehicle trip generation	Vehicle trips/day
Transport	Increased number of passengers using public transport and requiring additional facilities	Person trip generation	Person trips per day
Sewerage	Additional sewage effluent generated	Average Annual Dry Weather Flow	kℓ/day
Solid waste	Increase in landfill airspace required and transfer station capacity	Solid waste generation rate	kg/day
Storm water	Increase in the overall quantity and the peak flow rate of the runoff	Runoff coefficient	C factor
		Area of the development	Ha (hectare)
Water	Additional consumption per distribution or reservoir zone	Average Annual Daily Demand (AADD)	kℓ/day

Open space and parks	Land use zoning, number of units allowed on property, amount of units erected on property	FAR of built-up environment, compared to open space for environment	Meters squared.
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- (a) The unit cost for each of the units of impact above will be derived from the modelling exercise described in Section 9, which will allocate the increased demand to the appropriate modelling impact zone for calculation of the actual cost. The actual costs will be aggregated to derive an average unit cost for each unit of impact for the Mogale City Local Municipality as a whole.
- (b) The modelling impact zone used for the purposes of the calculation of Development Charges is a zone determined by the Mogale City Local Municipality in which all the components of a services infrastructure system, network or networks that a particular development impact on. This zone will be defined differently for different services and will be based on modelling work undertaken for each of the services as part of the determination of the average unit costs to be applied in the Development Charge calculation.
- (c) Unit costs for all services are multiplied by the impact of the development on each service, as determined by the difference between the future impact and the current impact, to determine a total amount payable as a contribution to the bulk engineering services cost.
- (d) Future impact is determined according to standard impacts (per service) that have been calculated for each DC Charges category of land use, which in turn are related to the Mogale city Land Use Management Scheme.
- (e) Should an application for rezoning not specify the particular land use or extent, the highest possible development impact for that zone shall be charged for.
- (f) If a particular application is based on a combination of uses that correspond to a number of the Development Charges categories listed in attached documents, the fee for the extent of the development in each category is calculated individually and added together.
- (g) New development that is structured with sufficient densities along approved transport corridors has the potential to reduce development impact on road infrastructure. Where a development falls within a designated public transport area, in terms of the Mogale City Local Municipality's Integrated Public Transport Network, the reduced trip generation for private vehicles will be factored into the calculation of the applicable Development Charge.
- (h) In order to promote development along approved transport corridors at sufficient density, the density and location of the development in relation to public transport corridors will be factored into the determination of the development impact and may reduce the calculated Development Charge.

- (i) The Development Charge calculation is undertaken by means of a spreadsheet calculator populated with unit impact and cost data and completed with the specific development details per application. A copy of the calculation results sheet will be provided to the developer with the conditions of approval.
- (j) Developers may, where there are recommended in certain circumstances or where it can be demonstrated that the Municipality will not need to provide municipal infrastructure, request the Municipality to calculate liability based on actual cost where:
 - (k) all expenses associated with the application are borne by the developer;
 - (l) the developer appoints a qualified third party, acceptable to the Municipality, to calculate the actual costs under the guidance of the Municipality; and
 - (m) actual costs evaluated to form part of the Development Charge are calculated for all infrastructure components listed in attached documents, including:
 - (i) the cost of the land;
 - (ii) professional fees;
 - (iii) materials;
 - (iv) labour;
 - (v) preliminary and general items; and
 - (vi) tax liabilities, provided that such costs would otherwise have been borne by the Municipality.
- (n) Should the Municipality accept the request to calculate the liability on the basis of actual cost in the manner described above, then the total Development Charge (including the link engineering services) will be based on this calculation.
- (o) The recommended circumstances for the purposes of calculating actual cost occur when it can be shown that the proposed development is of an unprecedented scale or will give rise to a recommended dependence on or independence from one or more municipal engineering services. Although measures to reduce consumption of water and lessen impacts on all infrastructure capacity are encouraged and supported by the Municipality, the implementation of these measures cannot be sufficiently guaranteed at the time of a development application to be considered in the calculation of the Development Charge, hence the provision of the option to calculate actual costs.

10.4 Development Charges will apply

Development Charges typically will apply to the following land use intensifications types:

- (a) Rezoning applications:
 - (i) Rezoning's to subdivision area, overlay zoning or equivalent zoning that enables rezoning and simultaneous subdivision of the land and which is typically required for new development or urban infill development;

- (ii) Rezoning of land from one base zone to another in order to change the permitted land uses on the site; and
- (iii) Rezoning's from one subzone to another within the same base zone in order to increase the permitted floor space.
- (b) Subdivision applications where the number of dwelling units increases as a result of the subdivision, or where the subdivision application results in the increase of floor space or GLA.
- (c) Permanent departure applications:
 - (i) Applications to increase the permitted Floor Space, GLA, number of occupants or number of rooms; and
 - (ii) Applications to increase permitted Coverage.
 - (iii) Consent use applications (in terms of the By-law) where the change in land use is deemed by the Municipality to result in additional utilisation of infrastructure.
 - (iv) Any application for the amendment of conditions or a site development plan of a previous approval where the condition or site development plan limited the land use, Floor Space, GLA, Coverage or similar provision relating to the intensification of the land use.
 - (v) All additional land use rights including the consolidation of land units, where the change in land use or consolidation of the land units are deemed by the Municipality to result in additional utilisation of infrastructure.
 - (vi) Where a property owner is required in terms of the provisions of the Development Management Scheme to comply with conditions or development rules relating to available capacity on the municipal services network, such as but not limited to second or third dwelling units.

10.5 Development Charges do not apply

Development Charges will not apply to the following land development applications, which are deemed to have no significant impact on provision of external infrastructure:

- (a) Rezoning applications to a less intensive zone, i.e. where one land use (primary or consent use) is replaced by a different land use with similar or lesser infrastructure utilisation impacts for all services.
- (b) Subdivision applications where no additional development rights or land units are created, or which do not result in additional loading onto external infrastructure.
- (c) Permanent departure applications for building lines or height or other similar parameters, which do not lead to an intensification of land use.
- (d) Temporary departure applications where rights are granted on a temporary basis: provided that,

- (e) temporary departures may only be granted if the infrastructure impact of the temporary use is the same or less than the existing use; and
- (f) if the Municipality does not have sufficient spare capacity available to accommodate the application for the temporary departure it will not be approved.
- (g) Consolidation applications that are not accompanied by rezoning or additional rights application.
- (h) Consent use applications which have a similar or lesser impact on infrastructure utilisation than previous rights applicable to the property.
- (i) Applications to change land use to one of the following land uses, up to the extent indicated and using the definitions set out in this policy:
 - (i) early childhood development centres up to 34 children per erf;
 - (ii) home occupation up to 50m² per erf;
 - (iii) home childcares up to six children per erf;
 - (iv) house shop up to 50m² per erf;
 - (v) second dwelling up to 60m² per erf; and
 - (vi) bed and breakfast establishment up to the first three bedrooms of the B&B component and the first 3 residential rooms of the existing dwelling. (credit for 3 residential rooms and 3 accommodation rooms per property).

10.6 Exemptions

In this Policy it identifies the conditions under which exemptions can be granted from Development Charges. Exemptions are discouraged because they compromise the Municipality's ability to provide the required infrastructure for growth. Exemptions can only be granted by council resolution or a council-approved policy to exempt specified categories of land use or specified geographical areas or a combination of both from DCs. The Site Development Plan (SDP) if land-use within land zone does not provide a fair calculation. This is based on the approval of the department.

An exemption can be for the total DC liability or for a part of that liability. However, where the council does approve an exemption the Municipality must identify the alternative funding source that will be used instead of the DC payment. Exemptions to individual developers or properties are not permitted. The Municipality has to report annually on the number of exemptions granted and the amount of DC funding that was found from alternative sources. Exemptions are dealt with in a separate Municipality policy – the Investment Incentives Policy – and any applications in terms of this

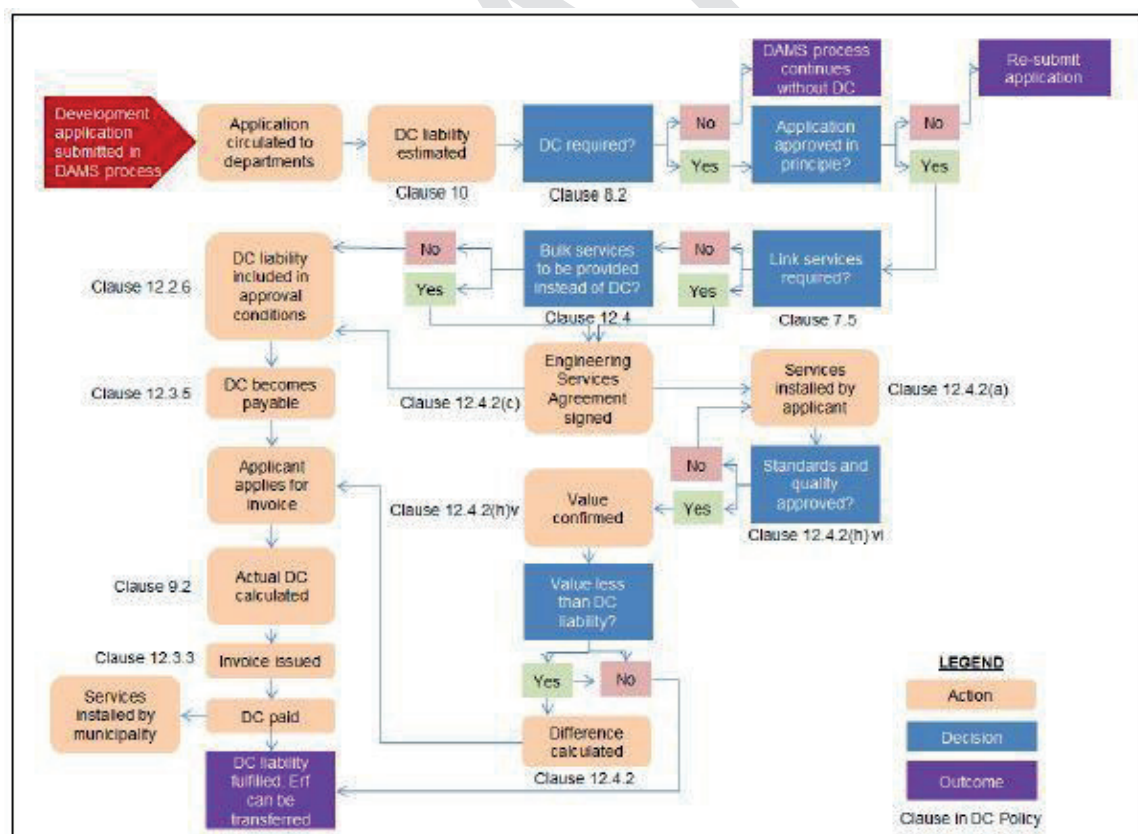
policy should be directed to the Economic Development Department and not submitted as part of the land use application process.

10.7 Administrative process

The detailed steps to be followed in the implementation of the policy are contained in this Policy. These include:

- The information that a developer must provide in order for the Municipality to calculate the applicable Development Charges;
- The procedure to be followed for the calculation of Development Charges, as part of the land development application process;
- The actual payment of the Development Charge (see Table 2 below);
- The installation of infrastructure by a developer in lieu of paying a Development Charge;
- Restrictions on the use of the Development Charges funds by the Municipality; and
- Transitional arrangements for the implementation of the new policy.

A flow diagram of the DC process from development application to granting of approvals is shown below:



Timing of DC payments for different types of land development

Type of land development	Timing of payment
Subdivision of land	Prior to the issuing of a section 31 clearance certificate which would allow transfer of first unit, or registration of a Certificate of Registered Title, unless the conditions of approval indicate otherwise
Where no subdivision is required and where the intended development requires approval of a building plan	Prior to approval of building plans unless the conditions of approval indicate otherwise
Where no subdivision clearance or subsequent building plan approval is required	Prior to commencement of any activity on site pursuant to the application

11 Methodology for determining unit costs for use in Development**Charges calculations**

A municipal Development Charge is calculated to determine as closely as practical the pro rata share of the actual, capital costs of related municipal infrastructure needed to service a particular development. The determination of costs is based on estimated unit costs for each service, which are calculated in the following manner:

- (a) A 20-year land use model is developed for the Municipality that includes planned generic land uses and densification.
- (b) This land use model is used to develop optimum service models for transport, water, sewerage, stormwater and solid waste to correspond to the future land use scenario.
- (c) The demand from this future development on each of the engineering services is calculated using average unit demands for each land use category, based on demand factors from the Guidelines for Human Settlement Planning and Design (CSIR and Construction Technology, 2000), the South African Road Trip Generation Manual (Department of Transport, 1995) and professional engineering experience.
- (d) The infrastructure required to service this new demand is determined, taking into account existing master planning and any existing capacity or lack thereof within the systems.
- (e) Engineering standards for the infrastructure are obtained from the Guidelines for Human Settlement Planning and Design, Minimum Standards for Civil Engineering Services Version 1, various design manuals and engineering practice in the industry as well as other Municipality-approved standards as amended from time to time.

- (f) The future capital cost of this infrastructure is quantified using the current replacement cost of construction of the systems. Current replacement cost includes all land costs, professional fees, materials, labour, preliminary and general items. The capital cost to address infrastructure backlogs are excluded from the total cost.
- (g) The total capital cost is reduced to a marginal unit capital cost by dividing the total cost by the total unit of demand for each service.
- (h) The outstanding loan amount for each service is divided by the total capacity of the existing service infrastructure (to obtain a loan amount per unit of demand) and subtracted from the unit capital cost. This correction is made to avoid double payment for infrastructure capacity that is funded through loans and recovered through tariffs.

The above process can be summarized in the following conceptual formula:

Where: $W = (K/E2) - (L/E1)$

W = unit cost applicable to the type of development

K = total current cost of future bulk engineering services

E2 = design capacity of future bulk engineering services

L = total outstanding loans for bulk engineering services

E1 = design capacity of existing bulk engineering services

- (a) Unit cost estimates for each infrastructure category will be inflated annually by the Civil Engineering Index, as published by the South African Federation of Civil Engineering Contractors (SAFCEC). Total outstanding loans for each service shall be taken from the financial statements of the financial year-end preceding the annual review.
- (b) percentage increase to the unit costs, taken from the SAFCEC index, shall be approved and published as part of the annual budget process.
- (c) Where possible, unit costs should be re-calculated every five years using current replacement costs to accurately reflect the infrastructure cost.
- (d) In the case of a full re-calculation the annual inflation will not apply for that year The following:
 - (i) The developer shall be required to pay the unit cost rate applicable on the date at which the Development Charge becomes payable.
 - (ii) Where the payments are scheduled in accordance with phased approvals of a development then the applicable unit cost payable for each phase is that applicable on the date at which the Development Charges becomes payable for that phase.

- (iii) In the case of a phased development where the application is made prior to a full re-calculation of the unit costs but the approval is granted thereafter, the last unit cost (including annual inflation) prior to the full re-calculation shall apply.

12 Exemptions

1. The Development Charges Policy is based on an equitable and sustainable model for providing infrastructure to promote economic growth. The total cost of infrastructure for new development is apportioned to the new users in accordance with the land use model and relies on each user paying for their share of the infrastructure.
2. Exemptions from Development Charges will negatively affect the ability of the Municipality to provide infrastructure in a sustainable manner if no alternative funding is provided to compensate for the shortfall created by exemptions. The Municipality should therefore seek to minimise the number and value of exemptions and apply any exemption of Development Charges in an equitable, transparent and administratively feasible manner.
3. Current land uses permitted as a primary right in terms of the Mogale city Land Use Management Scheme are not liable for DCs and do not require exemptions as there is no need for a land development application in order for the developer to exercise his or her right.
4. Exemptions from Development Charges may only be granted by the Municipality if it:
 - a) does so in accordance with a Council approved policy or Council resolution that complies with the requirements of national legislation and policy dealing with Development Charges, and which:
 - i. may exempt specified categories of land use or specified geographical areas or a combination of both; and
 - ii. may not specify individual developers or properties.
 - b) a Council approved policy or Council resolution allowing for exemption from Development Charges liability must:
 - i. calculate the full liability for Development Charges that would otherwise have been received by the municipality were it not for the exemption;
 - ii. make projections regarding revenue to be foregone for a period of at least three years; and
 - iii. make budgetary provision for the realisation of the associated revenue forgone from another realistically available source either through a specific capital transfer or an alternative capital budget vote.
5. Applications that qualify in terms of the Council approved policy or Council resolution allowing for exemption from Development Charges liability are not liable for Development Charges to the extent permitted in the policy or resolution, provided that.

a) the amount of the Development Charges liability for that application must be sourced from alternative funding identified in terms of the policy or resolution and transferred to the relevant asset-financing fund; and

b) the application for exemption must be approved by the Council.

6. The Municipality must disclose the value of exemptions provided for each budget year in its annual report.

7. No relief may be granted in respect of the payment of Development Charges to a category of properties or a geographical area other than by way of an exemption provided for in this policy.

8. No relief may be granted in respect of the payment of Development Charges to an owner of property or properties on an individual basis unless it is in compliance with a Council approved policy or resolution.

13 Administrative process

In order to implement this policy, the following implementation procedures will apply.

13.1 Information required from the developer to calculate Development Charges

In terms of the applicable legislation, the Municipality may require from the developer any information necessary for it to evaluate an application. This includes information that will enable it to calculate the required Development Charge. These details, however, will vary according to the type of land use change or land use intensification.

13.2 Application procedure

(a) Land development applications (Site Development plan and Landscape development plan) must be submitted to the Town Planning Department. The applicant will be informed at this stage that Development Charges may have to be paid and will be assisted by the Municipality in understanding what would constitute bulk and link external engineering services in the context of the particular development.

(b) The full application must be circulated to internal departments with a direct interest for comment. In general, any land use application that will result in a land use intensification and will have an additional demand in the infrastructure must be circulated to at least the following departments:

(i) Electricity Generation and Distribution;

(ii) Solid Waste Management;

(iii) Asset Management and Maintenance;

(iv) Transport Planning;

(v) Water and Sanitation Management.

- (c) An internal department may put forward reasonable conditions relating to the development and, in particular, conditions relating to Development Charges which must include conditions relating to the time periods within which payment or payments must be made.
- (d) The limitations to the scale of permitted development, which were used to calculate the Development Charge, must be clearly set out. Where the development is approved in development charges may be imposed in corresponding phases provided that the infrastructure for the full phase is available and functional.
- (e) Should a developer in future wish to acquire additional development rights over and above those already approved, a new application will be required in terms of the applicable planning legislation and the Development Charges liability must be recalculated.
- (f) The final Development Charges must be reflected in the calculation and form part of the conditions to be approved.
- (g) The conditions of the relevant department must be included in the final conditions of approval that are approved in terms of the applicable land use or planning legislation. Where conflicting conditions between departments occur it must be resolved internally prior to the final conditions being formulated.
- (h) The final approval of the conditions will be applicable to the property. Where an applicant disputes the conditions the relevant appeals process must be followed.

13.3 Payment of Development Charge

Under the discretion of the municipality, a contribution could be decreased by using other land use zoning, which compile to the use of land and engineering service needed.

The above statement is stated under the Spatial Planning and Land Use Management Act 16 of 2013, under Chapter 2, regarding development principles, norms and standards. This state, (C) principle of efficiency (ii) decision-making procedures are designed to minimise negative financial, social, economic and environmental impact. This is to avoid unfair payment of contributions regarding the Land Use Scheme of Mogale city.

- (1) The conditions of approval appended to a land development application must set out the payment requirements and specifically must prescribe:
 - a) the amount to be paid, including provisions for escalation over time; and
 - b) the date when the Development Charge payment is due, which may include more than one payment date for more than one payment in the case of phased developments.
- (2) The Development Charge will be payable by the developer in full by a BANK GUARENTEE CHEQUE or electronic funds transfer.

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- (3) Subject to 12.3.1 above, the developer will make one payment in response to a detailed invoice, provided by the Municipality to the developer and no payments by instalments will be permitted.
- (4) The Municipality will allocate the funds into the correct Asset-Financing Funds of each of the relevant services.
- (5) Payment shall be made as follows:
- (a) in the case of subdivision of land, prior to the issuing of a subdivision clearance certificate which would allow transfer of first unit, or registration of a CRT, unless the conditions of approval indicate otherwise;
 - (b) in the case of an application where no subdivision is required and where the intended development requires approval of a building plan, prior to approval of building plans unless the conditions of approval indicate otherwise;
 - (c) in the case of any application where no subdivision clearance or subsequent building plan approval is required, prior to commencement of any activity on site pursuant to the application.
- (6) The Municipality may withhold any approval or clearance in terms of planning or building control legislation where a developer has not complied with his or her imposed Development Charge liability.
- (7) Where the development entails subdivision of land, no transfer or registration of a CRT may be concluded of any portion of land until the Development Charge has been paid.
- (8) Where there is no transfer, the Municipality must withhold building plan approval until the Development Charge has been paid. No occupation may take place until the development is fully serviced and all conditions were met by the developer. No occupation certificate can be issued until the development is fully functional and conditions relating to functional services provision were met by the developer.
- (9) In the event that a developer proceeds with exercising his or her rights without paying the Development Charge in accordance with the applicable conditions of approval no subsequent transfer of that erf, or registration of a CRT, may be processed or approved until the applicable Development Charge has been paid.
- (10) In all cases where a Development Charge arises the Municipality must impose a condition that confirms that the land use becomes unlawful on account of non-payment of the Development Charge, thereby enabling the Municipality to invoke its enforcement measures appropriate to an unlawful land use.
- (11) In large and/or complex projects the Municipality may approve a development in phases thereby allowing Development Charges to be paid on commencement of each approved phase.
- (12) Where external engineering services are provided *in lieu* of Development Charges by the developer, the Municipality may agree to delayed payment of a Development Charge, provided that a Services Agreement between the Municipality and the developer is signed and a written guarantee from a registered financial services provider is provided by the developer to cover any risk to the Municipality that this arrangement may entail.

- (13) The detailed roles and responsibilities for the provision of infrastructure in lieu of Development Charges must be set out in a separate Services Agreement, but the key aspects related to timing of payments as well as the amount(s) to be paid must be reflected clearly in the conditions of approval.

13.4 Infrastructure *in lieu* of Development Charge

- (1) A developer may by agreement with the Municipality:
- (a) install bulk engineering services *in lieu* of Development Charges; and
 - (b) transfer land of a value not exceeding the value of the payable Development Charge for a particular bulk engineering service and only where the land is required for the installation of that service in the municipal district concerned.
 - (c) amend infrastructure on provincial and national roads to mitigate the impact of the development on the said development.
- (2) Where a developer installs bulk engineering services or transfers land in accordance with 12.4.1 he or she may deduct the cost of the infrastructure installed, taking into account the components of actual costs as set out in this policy, from the Development Charges for that particular development, provided that:
- (a) the infrastructure to be installed is to the standard required by the Municipality, in accordance with of this policy;
 - (b) the infrastructure to be installed is located within the same municipal district in which the development is situated;
 - (c) a written Engineering Services Agreement is entered into, which specifies the infrastructure to be provided in lieu of Development Charges, the standards to which the infrastructure is to be built, the cost of the infrastructure and the assets to be transferred to the Municipality;
 - (d) the Engineering Services Agreement is signed by the developer and the Municipality prior to the commencement of any works to be provided in lieu of Development Charges;
 - (e) the actual implementation programme and anticipated transfer date is recorded;
 - (f) the Municipality may not issue any clearance in terms of local government legislation otherwise due to the developer prior to the fulfilment of the commitment or provision of a guarantee.
 - (g) the Municipality may not approve a building plan in relation to the development concerned prior to the fulfilment of the commitment or provision of a guarantee
 - (h) in relation to the procurement by a developer of a service provider, or service providers to build and install the infrastructure specified in the Engineering Services Agreement, the following requirements apply:

- (i) the developer must follow a fair, equitable, transparent and competitive process of calling for bids from infrastructure providers and appoint the bidder offering the most cost effective bid;
 - (ii) a record of the procurement process and award must be appended to the Engineering Services Agreement;
 - (iii) the Municipality reserves the right to participate as an observer in the deliberations on bids received by the developer in order to check that the decision-making process is fair and a rational selection is made;
 - (iv) the Municipality may require the developer to engage with authorised officials prior to it making a decision on appointment of a particular contractor, so that the Municipality has an opportunity to make representations regarding the reasonableness of the costs and any other relevant consideration;
 - (v) the Municipality may appoint an appropriately qualified independent third party to assess the bid process conducted by the developer, including whether the costs claimed are fair and reasonable, which assessment could form the basis either for further negotiation between the Municipality and the developer, or could be binding on both of them, at the Municipality's discretion;
 - (vi) the Municipality may appoint an independent, registered Consulting Engineer to assess whether the standards of the infrastructure installed meet the Municipality's requirements as set out in this policy.
 - (vii) the Municipality may prohibit the developer from appointing as a contractor any person which has been black-listed by the Municipality or National Treasury or which has failed to perform under a municipal contract within a three-year period prior to the proposed appointment;
 - (viii) the value of the infrastructure to be installed in lieu of Development Charges must be certified reasonable by an independent, registered Consulting Engineer appointed by the developer;
 - (ix) the Municipality may appoint an independent, registered Consulting Engineer to verify the report provided to the developer in terms of paragraph (viii) above;
 - (x) accurate records of payment are to be kept by the developer to verify final payment certificates;
 - (xi) the Municipality may have access to all relevant records relating to the construction process, including not only records relating to the procurement process, but also the contractual documentation, notices, invoices, progress reports and other records; and
 - (xii) the Municipality may impose other appropriate safeguards on a case-by-case basis depending on the circumstances.
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- (i) The infrastructure installed and the land on which it is situated are either formally transferred to-, and received by the Municipality or the required agreements are made to ensure that the Municipality has access to the infrastructure if it does not fall on municipal land, which may include the registration of a servitude in favour of the Municipality.
 - (j) The final value of the assets transferred, as reflected in payment certificates, must be reconciled with the original Development Charges liability and any balance due by the developer must be paid in full.

- (k) Where the developer installs external infrastructure of a higher value than the Development Charge liability, as provided for above in **Section 7**, the developer may offset the additional amount against his or her liability for Development Charges incurred under subsequent phases of the same development. The Municipality must verify that the additional infrastructure is necessary for the integrated and efficient development of the infrastructure network.

13.5 Use of Development Charges Funds

- (1) Development Charges may only be used for capital works, i.e. the full and actual costs of construction of new municipal infrastructure or the upgrading of the capacity of existing municipal infrastructure, taking into account the components of actual cost as set out in this policy. Development Charges may not be used to reduce or eliminate existing infrastructure backlogs, for operations or maintenance costs, or as a general revenue source for the Municipality.
- (2) All funds collected are to be retained in dedicated Asset-financing Funds, per service and per municipal district, to be applied in the districts concerned, and toward the services against which payment was made, provided that:
- (i) in the case of cross-boundary services where the infrastructure network serving the proposed development are not confined to any one municipal district it will be permissible to pool Development Charges for use across areas and to implement inter-district transfers.
- (3) Funds must be spent according to the project priorities of the Municipality for that municipal district and service, as illustrated in the infrastructure master plans and detailed in the capital budget or integrated development plan.
- (4) Once a Development Charge has been paid in full for a specific piece of infrastructure, the Municipality must include that infrastructure development project on the capital budget in the subsequent budget cycle.

13.6 Transitional Arrangements

- (a) This policy will come into effect on the date of approval by the Council.
- (b) Development applications approved prior to the approval of the new Development Charges Policy will be subject to the current Interim Policy and all new developments approved after the date of approval of the new Development Charges Policy will be subject to the new policy.

14 Monitoring, Evaluation and Review

14.1 Monitoring

The Finance Department: Treasury Department will be responsible for monitoring the collection and use of the Development Charges. The use of Development Charges shall be reported on in the Municipality's Annual Report and be subject to the Municipality's standard auditing procedures.

14.2 Evaluation and review

The following information, broken down by service and by applicable region, must be published annually by the Municipality and used for evaluation and review of the policy:

- (a) Value of Development Charges levied;
- (b) Value of Development Charges received;
- (c) Value of the external infrastructure provided by developers as payment in kind;
- (d) Expenditure from all Development Charges funds; and
- (e) Value of rebates/exemptions awarded and sources of alternative funding.

14.3 Review

- (1) This policy should be reviewed when the need to do so arises. Triggers for the review of this policy include situations where:
 - (a) the growth trajectory of the Municipality deviates significantly from the projected land use model;
 - (b) the engineering service provision responsibilities of the Municipality are amended;
 - (c) new technologies arise that affect the capital costs of installing engineering services; or
- (2) The determination of liability for a Development Charge is an administrative action regulated by law (including the requirements of procedural fairness, lawfulness and reasonableness as provided for in the Promotion of Administrative Justice Act, 3 of 2000) and, in addition, is procedurally subject to the municipal budget process. This provides scope for annual public consultation. Thus, the review of the policy will be incorporated into the annual budget process, in which it will be possible to engage stakeholders with the policy review.

15 First Review

15.1 General

The policy as adopted in 2010 was developed in consultation with a number of stakeholder and extensive land use and infrastructure modelling were done to derive at a Development Charge for all engineering services. This charge is adjusted annually to keep up with the construction price adjustment and remodelling of infrastructure and land use scenarios is expected to happen every 5 years. To ensure that the policy principles and operational procedures stay relevant in a very dynamic environment the current review concentrated on specific areas highlighted by in the previous policy (2010). Stakeholders over the past 3 years after implementation. The current review therefore concentrated on the review areas below and no modelling of infrastructure and land use scenarios were undertaken.

15.2 MSDF

The new Municipal Spatial Development Framework (MSDF) follows a strategic and facilitated process to create a desired spatial form concentrating critical mass around transport corridors and specific transport zones. The framework aims to facilitate a denser urban inner core that can improve the performance of metropolitan built environments. The promotion of more compact, integrated and mixed-use urban form in preferred transport zones requires specific infrastructure investment in line with the Medium Term Infrastructure Investment Framework (MTIIF). Urban sprawl and developments on the periphery of the Municipality poses a direct challenge to some infrastructure needs and specific provision of networks off the current bulk infrastructure grid. The MSDF facilitates specific development zones with specific criteria and the emphasis is on promoting the Urban Inner Core for economic sustainable reasons. Consolidation Areas around the inner core and more specifically Discouraged Growth Areas on the periphery often poses a challenge to infrastructure provision away from the bulk network. In line with the framework the DC policy provides a mechanism where developers are responsible for the provision of internal and link services and developers will have to provide these link services at their own cost. This promotes the MSDF objective to some extent and does not compromise sustainable economic development. The DC policy currently is in alignment with the MSDF and supports its objectives and principles.

15.3 MTIIF

The Medium-Term Infrastructure Investment Framework (MTIIF) assesses the current infrastructure capacity, costing and sequencing of future infrastructure provision. It furthermore articulates the operating and capital 'cost surfaces' of land use developments in relation to space to illustrate the differentiated costs to the Municipality, investors, households and the other public sectors. In principle the MTIIF aims to guide the Municipality's budget allocation on

infrastructure to ensure maximum return on investment. DC's do not constitute the major funding source for new infrastructure stemming from developments or backlogs it merely compliments the funding source for new economic infrastructure. Whilst it is important to synchronise capital investment in specific areas of priority, developments may take place in different areas. This then often poses the challenge that bulk services may not be available for developments in certain areas at a given time and developers are required to either wait or fund the necessary bulk infrastructure themselves. Council prioritises its capital budget through the IDP process and then allocates capital budget for infrastructure-based availability and sustainability in line with the MTIIF.

Where Council priorities differ from developer's need and programmes, developers will have to fund bulk services through the DC availability or align their developments with the capital implementation programme of the Municipality. It is not always possible to synchronise market demand with private and public investment, and the current DC policy enables developers to a large extent to provide the required infrastructure through DC offsets. The DC policy currently compliments the MTIIF to a large extent by providing a mechanism for new users to fund their infrastructure based on the user pay principle.

15.4 Housing Development

Rapid urbanization has seen a continuous increase in demand for housing opportunities within the Municipality boundaries. This demand is addressed by the Municipality through an integrated approach in line with the IDP and the IHSF which forms the basis of a longer-term strategy. This demand for housing opportunities puts a significant demand on the Municipality's bulk infrastructure required to support the housing delivery strategy.

The Municipality fund these services through different funding mechanism of which an important funding stream is the Development Charges which basically requires that each new user pay his proportional share to the cost of the infrastructure. Failing to do so will transfer the load onto the rate payers and could prove unsustainable in the long term. The bulk infrastructure for qualifying housing opportunities is mostly funded through the national USDG program. In line with the National Treasury guidelines the DC liability for all developments, including housing opportunities, must be calculated and paid into an asset fund to ensure that infrastructure is delivered in a sustainable manner. Where bulk infrastructure is then provided through an alternative fund the DC liability is discounted against the infrastructure investment.

To this effect all housing typologies have either paid the DC amount from the fund provided or alternatively provided infrastructure to the same value in lieu of DC's. It has been recognized that the different housing programs call for a DC strategy that supports the actual impact of the developments. As part of the review all possible housing programs and typologies were categorized and the actual demand was adjusted to correspond with the real impact of the housing program. In essence a normal subsidized housing opportunity will contribute approximately 29 % of an economical residential unit and gap housing opportunities will contribute approximately 35% of an economical residential unit. This

is based on the actual unit demands for the different housing types and reflects the reduced demands required to provide infrastructure to this type of residential unit.

As part of the overall housing program informal settlements and other typologies needed a different approach. As services are often provided at a reduced ratio to informal settlements the actual reduction in demand has to be reflected in the development contribution. Shared services are normally provided in a 1:25 and 1:5 ratio and households share the services on a proportional basis. Thus where shared services are provided the DC amount is reduced to 50% of a subsidized unit which equates to approximately 15 % of the liability of an economical residential unit. This apportionment is seen as a representative recovery of the actual demand housing developments place on the infrastructure and provides a fair recovery of the cost to provide sustainable infrastructure in the long term.

15.5 Planning Legislation

The 2010 policy were developed whilst there were several legislative amendments looming. The policy document anticipated most changes and was drafted taking current and possible future legislative changes into account. Subsequently SPLUMA was enacted which became the basis for the planning by-law and in this case the DC policy. As municipalities face a growing need to finance infrastructure, it is imperative that all possible sources of finance are accessed. Development charges (DCs) are an important source of such finance. This is important to enable the municipality to provide economic infrastructure in a sustainable manner to facilitate land development.

The current DC policy is in line with National Treasury's policies and guidelines and current review of the national Policy Framework for Municipal Development Charges Guideline was considered in this review.

Policy Principles

The policy complies with all legal, financial and administrative requirements of the Council.

It is based on the following principles:

- (1) **Justified.** The approval of enhanced land use rights, whether new townships or rezoning's, will result in the requirement for new or upgraded infrastructure, and/or create an additional load on existing infrastructure and services. It is therefore justified that the beneficiary of the enhanced rights contributes towards the capital cost of those services used. This additional load will be determined on the basis that existing communities should not have to subsidize new townships by allowing free use of previously provided services.
- (2) **Limited.** The contribution a developer should make is limited to the expected impact on the infrastructure and services. The developer is not asked to contribute to backlog or to provide services in excess of the impact the land use change will have, hence the new township does not have to subsidize existing communities.

- (3) **Full Cost Recovery.** In line with the above two principles, the policy is based on full cost recovery. The impact of the additional demand is calculated, and the full cost of supply to meet the demand is the contribution thus required.
- (a) **Consistent.** The application of the policy is uniform and standardized throughout the Municipality of Mogale and has been aligned with National Standards
- (b) **Equity.** All developers are treated equally. The impact is determined based on a fixed set of factors which are predetermined and set for each particular land use and size.
- (c) **Certainty.** Applicants know beforehand what the ESC will be and can build that cost into their viability calculations before making the application.
- (d) **Defendable.** The policy is based on sound engineering principles, has been the subject of extensive research and consultation, is valid in law, is aligned with national standards and is therefore defendable.
- (e) **Efficiency.** The policy is transparent, easily checked and easily applied. There are no extra or hidden costs involved in implementing the policy, to either the applicant or the Council.

Applicability

The Engineering Service Contribution will be uniformly applied based on this policy and the formula described below. The Contribution applies whenever a land use change is granted, regardless of the legislation or method used by the applicant to apply for the change.

15.6 Roads and Stormwater

The current modelling for both the roads and stormwater network was based on the land use model employed by the City. The networks currently reflect the user demand and the DC's levied is an accurate reflection of the new user impact. With the anticipated recalculation of the DC's in the next 2 years it is imperative that the master planning of the networks is in place. This will require the stormwater network to be refined and updated to be ready for the next recalculation.

Currently the road network modelling through the EMME 4 model is continuously updated for the changing land use scenarios, but the stormwater modelling requires significant expansion to coincide with the next recalculation. The principles as encompassed in the policy do not require any changes and is a fair reflection of the actual user cost at this stage. The unit cost of the services is adjusted annually with the construction price adjustment factor obtained from STATSSA and no further adjustment is required in the interim.

15.7 Determination of the Contribution

In determining the contribution for roads, the following formula is used:

$$\text{ESC roads} = (\text{new} - \text{existing}) \text{ Trips} * \text{Distance} / \text{Lane Capacity} * \text{Cost of a lane}.$$

Added to this is a contribution towards the strength component if the road must be strengthened due to heavy vehicles generated by the development; plus, a proportion of the cost if a boundary road (i.e. an access street (Class 4 and 5) which is not an internal street) is to be provided on the boundary of the development.

In applying the formula, the following is relevant:

- i. **Trips:** The number of trips is determined by multiplying the proposed development size and type by the trip generation rate, less any existing land use rights on the site, multiplied by that trip generation rate. The trip generation rates are based on Average Annual Daily Traffic converted back to an equivalent hourly rate to account for the total impact on the road network and not merely the impact during peak hours. The trip generation rates are provided in TMH17 **South African Trip Data Manual**, September 2012
2. (a copy of which is attached to the Implementation Manual). These are the latest and most accurate trip generation rates available. This policy is based on these national rates, which have been adjusted to local circumstances as provided for in the policy. The Municipality will review these rates from time to time.
3. **Distance** is the distance travelled on Municipality of Mogale, owned mobility roads (Class 1, 2 and 3). The distance excludes travel on access streets (Class 4 and 5) as these streets are provided as internal streets at no cost to the Municipality. The distance also excludes national and provincial roads, as these are provided by other authorities at no cost to the Municipality. The distance on mobility roads is divided by two to account for the fact that the origin of the trip will pay for half the trip and the destination for the other half. The distance is provided in TMH17 **South African Trip Data Manual**, September 2012.
 - i. **Lane capacity** is the service flow rate (veh/hr/lane). This figure is provided in TMH17 **South African Trip Data Manual**, September 2012.
 - ii. **Cost per lane** is the cost of providing the land and constructing one lane kilometre of Municipality of Mogale mobility arterial road. The cost is comprehensive providing for all the road services defined in above. Again these figures are provided in TMH17 **South African Trip Data Manual**, September 2012.

15.8 Applying the Engineering Services Contribution

- 1) The municipality is responsible for providing a master plan to applicants indicating the development framework and the arterial road network required to serve the region or area. If the municipality is not able to provide a master plan for the area, the applicant can offer to pay for the master plan and any modelling required. This master plan is to be prepared under the direction and to the satisfaction of the municipality;
- 2) The following process must be followed by applicants:
 - (a) As part of the application, the applicant must indicate all new roads and road upgrading required, whether they comply with the master plan for the area, which roads are internal, boundary or external and the road authority (municipal, provincial, national or private), to the satisfaction of the municipality;
 - (b) The applicant will be given the opportunity to provide the external and boundary road upgrading indicated at his/her cost that fall within Municipality of Mogale responsibility. Improvements on bordering municipal, provincial or national roads, should be agreed by those authorities. This cost can include land, professional fees, and doing the construction itself;
 - (c) The Municipality can, in its sole discretion, accept the offer(s) above and agree to offset the costs incurred by the developer on external services against the ESC. The costs offset must be proven actual costs incurred by the applicant.
 - (d) In the event that the applicant offers to construct services on roads not owned by the Municipality of Mogale local municipality, but owned by bordering municipal, provincial or national road authorities and the Municipality of Mogale is in favour of such construction because it is in the interests of the community, then there must be an agreement with the relevant authority in terms of inter-governmental co-operation legislation and may grant the applicant a rebate on the contribution required up to the value of the construction undertaken, but not exceeding the Engineering Service Contributions for Roads and Stormwater;
 - (e) The Municipality will favour applications by the developer to provide the required "external" infrastructure and will not unreasonably withhold permission.

In the event that the Municipality agrees to the developer providing the infrastructure (and master plan if applicable), one of two events can occur:

- (1) If the cost to the applicant is less than the ESC, the balance of the ESC must be paid to the Municipality of Mogale;
- (2) If the cost to the applicant equals or exceeds the ESC, the applicant can decide:
 - (a) to absorb the cost in the interests of the development;
 - (b) to only provide infrastructure to the value of the ESC, in which case the City may have to refuse the application if it is to the detriment of existing developments;

15.9 Utilizing the Engineering Services Contribution (ESC)

The ESC for roads and stormwater will be used for providing roads and stormwater infrastructure as defined in this policy and not for any other purpose. Contributions paid to the Municipality will be transferred into **Mogale city LM Account** which has been established for this purpose.

(1) The ESC will be used where the need is greatest, considering:

- (a) The cost to the applicant for undertaking the master plan on behalf of the Municipality, if applicable;
- (b) The cost of land provided by the applicant for external roads and stormwater;
- (c) The cost to the applicant of increasing the size of internal roads and stormwater to serve other developments at the behest of the municipality;
- (d) The cost to the applicant of providing external services.

(2) Funds in the Contribution Account will be utilized in the impacted area of the development, considering:

- (a) contributions received for specific roads, such as boundary roads;
- (b) the costs of increasing the size of internal services where the Municipality has instructed the applicant to do so;
- (c) the cost over and above the ESC spent by the applicant on external roads where an Engineering Services Agreement has made provision for this amount to roll over into another associated development;

15.10 Open spaces and parks

The Municipal Council hereby, in terms of Section 13 of the Local Government: Municipal Systems Act 32 of 2000 and Section 84(1)(p) of Local Government: Municipal Structures Act, 117 of 1998 publishes the By-Laws set forth hereinafter, which have been approved by the Council in terms of Sections 11 and 12 of the said Act.

15.11 Terms and abbreviations:

- (1) In these By-Laws, unless the context otherwise indicates, the terms and abbreviations used will be interpreted as follows:

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- (2) Bio-Diversity- means that the variability among living organisms from all sources including, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part and also includes diversity within species and while between species, and of ecosystems.
- (3) Bio-Diversity Reserve- Refers to any portion of land that has been set aside by legal process for the management and protection of its Bio-Diversity.
- (4) Environmental Management department- The relevant department within the Mogale City Local Municipality that is responsible for managing all environmentally related functions in conjunction with relevant departments including Urban Greening.
- (5) Local Economic Development department- The relevant department within the Mogale City Local Municipality that is responsible for managing all town planning, building control and economic development functions in conjunction with other departments.
- (6) Environmental Management Framework- Refers to a set of Geographic Information System based data sets that informs decision making about the environmental status and sensitivity of an area with reference to geology, Veld types, ridges, hydrology, bio-diversity etc.
- (7) Fee- will mean a fee determined by the Municipality in terms of its Tariff By-Law in respect of any matter dealt with in this By-Law;
- (8) Garden/Landscape- In this context will refer to a designated area for the cultivation of lawns, trees, shrubs, perennials and annuals in an organized, functional and aesthetic manner. A garden/landscape may include hard structures and surfaces such as footpaths that are purposefully designed to allow water to penetrate the area in which it is placed and will not sterilize the soils on which it is placed.
- (9) GDACE- Gauteng Department of Agriculture, Conservation and Environment that is the relevant authority in terms of Environmental Legislation.

- (10) (ISC) Impermeable Surface Coverage- Refers to the total surface area in a development which is covered by material impervious to water, which largely contributes to surface water runoff and storm water generation. This will include but not be limited to roof tiles, corrugated metal sheets, fibreglass sheets, polycarbonate sheets, glass, paving, concrete and tarmac. ISC can also be referred to as the footprint of such development, which for the purposes of this By-Law excludes gardens.
- (11) Landscape Architect- Refers to a professional practising in the sciences for the built environment and registered with the South African Council for Landscape Architects (SACLAP)
- (12) Landscape Development Plan- Refers to a two and three-dimensional plans illustrating the proposed layout of the natural landscape through soft and hard elements, which includes site or base plans, perspective drawings and Master plans.
- (13) Municipal Open Space System- Refers to the network of public and private open spaces within the Municipal area captured as a data set in the Municipality's Geographic Information System. Also abbreviated as MOSS.
- (14) Municipality- Refers to Mogale City Local Municipality or abbreviated as MCLM.
- (15) Natural open space- The remaining undisturbed natural and undeveloped areas within the urban edge. They are the areas that contain the core terrestrial, freshwater, estuarine and marine ecosystems. These ecosystems include land cover types such as grasslands, forests, beaches, estuaries, rivers, wetlands, etc.
- (16) Private Open Space- Refers to open space on private land, which is set aside for greening and or conservation and or recreation purposes and is specifically zoned as private open space. Private open space is not generally accessible to the public.
- (17) Public Open Space- Refers to even that functions as open spaces and is specifically zoned as Park, Public Open Space, Agriculture or Undetermined to which the general public have access without restriction. This may include various park system classifications.

- (18) Environmental Department- The municipal unit responsible for parks management and urban greening as described in the context of this By-Law.
- (19) Sustainability- A desirable level of balance between the environment and human needs where consumption or use is equal or less than replenishment and does not compromise the ability of future generations to meet their own needs.
- (20) Tree Ring- Refers to a concrete ring that serves as kerbing around the base of a tree which defines a small root zone space for the tree where water can penetrate and soil gasses can exchange freely.
- (21) Urban Greening- Refers to a wide range of urban development actions that aim to facilitate a sustainable relationship between urban dwellers and their environment.
- (22) Urban Greening Strategy- Refers to a strategy document developed for Mogale City Local Municipality in which an action plan for the facilitation of urban greening in the Municipality is presented. The Mayoral Committee approved this strategy document on 24 February 2005.
- (23) Urban Open Space- Any human made or legally designated places and areas within the Urban Edge that are developed for community use. They include parks, sports fields, agricultural fields, streets, town squares, road reserves, servitudes for services such as electricity transmission lines, dams, private gardens, etc.”
- (24) Visual Impact-Refers to the visible impact a development has on the aesthetics of the environment.
- (25) Visual Impact Assessment-Refers to the study of the visual impact a development has on the environment and makes recommendations to mitigate such impacts.
- (26) Visual Pollution-Refers to developments or components of developments and/or the urban environment that forms clutter and/or visual confusion and/or detracts from the predominant sense of

place of the existing environment and/or detracts from the natural beauty of the environment and/or defaces natural features in the environment.

- (27) These By-Laws emanate from the Urban Greening Strategy and should therefore be read and interpreted with this strategy document as reference.

15.12 Application of By-Laws

- (1) These By-laws apply to every private individual, organization, company or any other legal entity.
(2) These By-laws are binding on the State.

15.13 Purpose of By-laws

The purpose of these By-laws is to provide in the area of Mogale City Local Municipality and in conjunction with other applicable legislation, an effective legal and administrative framework that also complies with national and provincial legislation –

- (1) to create a green environment with instructions to all developers of property
(2) to establish green areas;
(3) to create or maintain corridors for the movement of living organisms such as smaller and larger animals, plants and reptiles;
(4) to preserve and protect existing trees and other natural features;
(5) to protect the existing biodiversity;
(6) to encourage the rehabilitation of areas to allow the biodiversity in that area to establish itself;
(7) to achieve an acceptable visual result;
(8) to structure the future use of the area being developed to be compatible to the aims set out above; in each development in a manner that will allow each development to link to similar areas or potential areas in neighbouring developments.

- (a) to achieve this aim, natural features such as water courses, existing or degraded wetlands, areas containing clumps of trees, clumps of natural growth, trees, rocky outcrops, ridges, actual or potential areas that will allow or did allow the development or protection of biodiversity and other similar areas should be introduced in Landscape Development Plans as measures
 - (i) so that green areas and corridors are created,
 - (ii) the natural component of the development is protected, and its biodiversity enhanced,
 - (iii) hard structures and any proposed construction be planned around the natural areas, must complement them, must form an integral part of the development with the green features and be developed in such a manner that the green features are protected,
 - (iv) that projects are fully planned before such a development is undertaken and are included in the draft or final contracts entered into with all contractors and subcontractors on the project and be subjected if not implemented to appropriate penalty clauses,
 - (v) must ensure that the social, financial, economic and environmental liability of the development is not prejudiced.
- (b) to ensure that the way in which the Municipality controls, manages and develops its municipal region is done in an environmentally sustainable way, and is in the long-term upholding the interests of the whole community of Mogale Municipality, including future generations;
- (c) to give guidance to all stakeholders involved in the planning, development and management of open spaces and other green infrastructure; and
- (d) which clearly defines the rights and obligations of the public in relation to urban greening and sustainable development.

15.14 Targeted property developments

- (1) The submission of Landscape Development Plans to the department of Integrated Environmental Management will be compulsory for any residential and business development whether developed as a single unit or sub-divided portions, except for individual residential erven smaller than 2000 square

metres in extent and that the accepted conclusions in the Landscape Development Plan form part of and is integrated into the final development plans submitted to the Municipality for approval.

- (2) The Department of Integrated Environmental Management may exempt an applicant from submission of a Landscape Development Plan if it is in the opinion of the Department is not feasible, or if a written motivation for exemption is submitted. The decision of the Department will be final in this regard.
- (3) A fee will be payable by the applicant for the submission and consideration of Landscape Development Plans, as determined in the Municipality's Tariff By-Law.

15.15 Scope of Landscape Development Plans

The Landscape Development Plans will reflect the following information:

(1) Basic Information:

- (a) Scale (1:100, 1:200, 1:250; 1:500 as norms)
- (b) North point indicated.
- (c) Erf Number of site, suburb and street names clearly indicated.
- (d) Project Name
- (e) Site Boundaries and their dimensions
- (f) The name of the Architect, Engineer, Surveyor or company where plan/base was obtained.
- (g) Entrance and windows of the ground floor of the development.
- (h) Contours at 1-meter intervals for plans less than 1:250 scale and 5-meter intervals for plans larger than 1:250 scale.
- (i) The 1:50 and 1:100-year flood lines where identified by an engineer.

(2) Hard Structures and Infrastructure Information:

- (a) Boundary treatment indicating material, finish, height, and elevation.
- (b) Building lines
- (c) Servitudes including road reserves.
- (d) Existing buildings and other structures that are being conserved if applicable
- (e) Show phasing and proposed subdivision if applicable.

- (f) Hard Structures and surfaces area coverage, properties and layout.
- (g) Vehicular and pedestrian access to the site.
- (h) Provision of electricity HT/LT chamber, water connection, storm water pipes, and sewer lines and pumping stations.
- (i) Refuse area indicating whether it is covered or not and measures preventing spillage and drainage from the refuse area.
- (j) Surface water runoff direction, channelling, calming, discharging and seepage /retention areas and infrastructure.
- (k) Type of developments on surrounding areas indicated (Indicated as either open space, business, residential)
- (l) Details of retaining walls locality, elevation and finish.
- (m) Elevations including vegetation and boundary treatment

(3) Landscaping Information:

- (a) Location of existing trees and large shrubs, presented in a site plan, indicating whether they will be retained or removed.
- (b) Location and size of natural rock outcrops, ridges and any other geological feature.
- (c) Location and size of any natural or manmade water body which will include but not be limited to wetlands, rivers dams, ponds or pools whether permanent seasonal or temporary.
- (d) Plant selection indicating species, quantities and sizes in the planting plan. This will constitute a planting plan, which will be provided as an addendum to the landscape development plan.
- (e) Planting method and soil preparation as technical specification.
- (f) Irrigation system design, water source and volume distribution, if applicable and measures to reduce water consumption.

15.16 Reviewing of Landscape Development Plans:

- (1) The Department of Parks Management will review submitted Landscape Development Plans based on the following criteria:

- (a) Plant species selection with reference to Conservation of Agricultural Resources Act, Act 43 of 1983, bio-diversity preservation (National Bio-Diversity Act, Act 10 of 2004) and suitability of location.
- (b) Effective use of existing natural resources and other material for optimum impact and functionality.
- (c) Soil retaining and preservation measures to prevent erosion.
- (d) Surface water runoff management to reduce impact on engineering infrastructure, and river systems in consultation with the Department of Roads and Storm Water.
- (e) Irrigation water requirements of design.
- (f) Compliance of landscape development plans to the requirements of the Record of Decision of GDACE and Environmental Management Plans for the development in question.
- (g) Extent to which the landscape development addresses visual pollution and visual impacts the property development has. The Municipality may request a specific Visual Impact Assessment as addendum to the Landscape Development Plans if it is of the opinion that the landscape development plan does not optimally address the areas of visual pollution or if the nature of such property development has significant visual impacts on the surrounding areas and does not adhere to the general sense of place of the environment.
- (h) The Department of Local Economic Development will review submitted Landscape Development Plans based on the following criteria:
 - (i) Compliance to National Building Regulations.
- (2) The Department of Infrastructure Management will review submitted Landscape Development Plans based on the following criteria:
 - (a) Compliance to Engineering Standards and conditions set by the Municipality for on-site storm water infrastructure and surface water runoff management.

15.17 Additional Requirements

- (1) Plans will only be drafted and signed off by Professional Landscape Architects registered with the South African Council for Landscape Architectural Professions (SACLAP) in terms of the South African Council of Landscape Architect Professions Act (Act 45 of 2000)
- (2) The Landscape Architect will provide his registration details on submission of the plans.
- (3) The Landscape Architect will provide a summary document of his brief, which will include the design concept, outlining technical specifications, construction work and materials, and design criteria.
- (4) The plans will be submitted in duplicate and folded to A4 size, comprising one colour and one monochrome of the landscape development plan, planting plan and other relevant supporting documentation.
- (5) Specialized engineering infrastructure must be designed in consultation with a registered Civil Engineer.
- (6) Approval of the landscape development plan does not constitute final approval of the services infrastructure, and a final approval is still required from the Municipality's Department of Infrastructure.

15.18 Systems & Procedures

- (1) The Department Integrated Environmental Management will determine whether an applicant needs to submit a Landscape Development Plan during review of any consent use application and or rezoning and or sub-division and or township establishment and or removal of restrictive conditions application/s. The Landscape Development Plans are due with the submission of the site development plans.
- (2) The Department of Local Economic Development will inform any property developer where consent use application and or rezoning and or sub-division and or township establishment and or removal of restrictive conditions has already been approved but no building plans or site development plans has been submitted yet, of the Municipality's requirement for the submission of Landscape Development Plans in terms of section 1.1. The Landscape Development Plans are due with the submission of the site development plans.
- (3) A letter will be issued to the applicant stating the Municipality's requirements for Landscape Development Plans in terms of this By-Law.

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- (4) The Landscape Development Plans, folded to A4 size, will be submitted with the building plans and/or site development plans to the Department of Local Economic Development.
 - (5) The Department of Local Economic Development will, once it has determined that the hard infrastructure complies with National Building Regulations, forward the Landscape Development Plans to the Department of Integrated Environmental Management within twenty working days of receipt thereof. The Director's office will then forward such landscape development plans to the department of Parks Management.
 - (6) The Department of Parks Management will review the Landscape Development Plans within 30 working days and inform the landscape architect of any amendments required. The landscape architect will in turn inform his client of the required changes. The Department of Parks Management will in the 30-day review period consult with the Department of Roads & Storm Water with regard to the compliance of the design to engineering standards and conditions with specific reference to storm water infrastructure and surface water management.
 - (7) The Landscape Development Plans will be approved once the necessary amendments have been made and the Department of Parks Management is satisfied that all the requirements of the Department Integrated Environmental Management, Department Local Economic Development, Department Infrastructure Management and of the By-Law are met.
 - (8) The approved plans will be forwarded back to the Department of Local Economic Development that will in turn inform the applicant.
 - (9) The Department of Local Economic development will withhold the approval of building plans and or site development plans if the applicant has failed to submit Landscape Development Plans in terms of section
 - (10) The Municipality will withhold the issuing of occupation certificates or the signing of a Section 101 certificate; whichever is applicable, if the applicant has failed to adhere to the requirements of the Municipality in terms of this By-Law.

15.19 Provision & Preservation of trees on Private Property Developments

(1) Provision of trees on parking lots and pedestrian walkways

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- (a) Any property developer providing more than four parking bays per property, will plant trees at a density of one tree for every four parking bays.
 - (b) Trees will be no smaller than 2 meters in height from at least a 50ℓ container.
 - (c) Trees in lawn and paved areas will be provided with a concrete tree ring of no less than 1 meter in diameter and will be covered with a grid if such tree is closer than three meters from a pedestrian walkway.
 - (d) The Municipality may specify the tree species if it is of the opinion that the property developer's selection is not suitable in terms of the provisions of the Conservation of Agricultural Resources Act, Act 43 of 1983 and the National Bio-Diversity Act, Act 10 of 2004.
 - (e) Property owners within private residential estates will only plant suitable indigenous tree species on their sidewalks, which will be determined by the Department of Parks Management. The estate manager will distribute a list of such suitable trees species to every new property owner within such residential estate.
 - (f) The estate manager will instruct property owners to remove tree species other than those specified on the prescribed list and upon failure to do so remove such trees at the cost of the property owner.

(2) Provision of trees on private roads

- (a) Trees will be planted at an interval of 15 meters on both sides of any private road longer than 30 meters of a property development, unless otherwise indicated by an approved Landscape Development Plan.

(3) Preservation of existing trees and other significant flora on properties prior to, during and after development:

- (a) Any applicant contemplated under section 1.1 will submit as an addendum to a Landscape Development Plan a site/base plan indicating:
 - (i) All existing trees and shrubs or groups of trees and shrubs.
 - (ii) Their location in relation to the proposed development.

- (iii) If and how the trees and shrubs will be preserved.
 - (iv) How this natural features will be integrated into the proposed development plan
- (b) The Department of Parks Management may enforce the preservation of certain trees on the site if it is of the opinion that such tree/s are unique and has become a distinct landmark. In such a case the onus will be on the developer to propose alternative site development plans to accommodate such trees.
- (c) The developer may lodge an objection to the Director of Integrated Environmental Management regarding the decision to protect certain trees on site if he can provide sufficient substantiation that it would not be feasible to preserve the tree/s. If no alternative to removal of the tree/s can be found, a penalty fee payable to the Municipality will apply for each tree, (otherwise destined for preservation) which needs to be removed. Such charge is based on the standard tree valuation method used by the Municipality. A fine of up to R5000 per tree plus the valuation of the tree/s removed is payable by developers who remove trees without the due authorization of the Municipality.
- (d) The Department of Parks Management may, in consultation with the landscape architect, determine the most suitable methods for preservation of the trees and shrubs on site prior to, during and after construction, which must be adhered to by the developer.

(4) Allocation of Private Open Space

4.1 All residential property developments or townships in excess of 1 ha in extent will show in their plans submitted for approval the use of natural areas in order to add value to the development and to the area, which area will be a minimum of 15% of the property in order to be zoned and used as private open space. Such zoned private open spaces will individually not be less than 1500 square metres in extent. Developments smaller than 1 ha in extent, if it cannot contribute a partial or complete beneficial use up to 15% of natural resources, shall pay a park contribution fee as determined by the Municipality.

4.2 All business estates including office parks and industrial parks in excess of 1 ha in extent will show in their plans submitted for approval the use of natural areas in order to add value to the development and to the area, which area will be a minimum of 10% of the property which will be zoned and used as private open space. Such zoned private open spaces will individually not be less than 1000 square metres in extent. Developments smaller than 1 ha in extent, if it cannot contribute 10% of its property for the use of natural areas, shall pay a park contribution fee as determined by the Municipality.

4.3 A minimum of 75% of the allocated private open spaces will be interconnected, forming a functional network of green spaces. Such open space connectivity may only be intersected by road infrastructure.

4.4 This private open space will exclusively be used for greening and/or conservation and recreation purposes, dependant on the provisions of the Record of Decision of the Gauteng Department of Agriculture, Conservation and Environment, the Environmental Management Plan and any other binding conditions of establishment laid down.

4.5 Private Open Spaces within any development will be registered as ecological servitudes as part of the conditions of establishment of the township and relevant title deeds to preserve such open spaces and natural areas from any future development. Any amendment to an ecological servitude will require authorization from the Provincial Department of Agriculture, Conservation and Environment.

(5) Allocation of Public Open Space

5.1 The Municipality will ensure, through its Department of Local Economic Development and in consultation with the Department of Integrated Environmental Management, that in the planning of all new Municipal Townships, natural areas must be used in a way that will add value to the development and to the area, which area will be a minimum of 20% of the property set aside for public open space.

5.2 The Department of Integrated Environmental Management will, in consultation with the Department of Local Economic Development, determine the location, layout and extent of such open space systems. The Municipality's Environmental Management Framework, MOSS, and any other relevant and applicable environmental policy and legislative framework will inform the identification of suitable open spaces areas.

5.3 The Department of Integrated Environmental Management will determine which open space erven will be reserved for developed parks and recreation facilities, natural open spaces and Bio-Diversity Reserve.

5.4 A minimum of 75% of the allocated public open spaces will be interconnected, forming a functional network of green spaces. Such open space connectivity may only be intersected by road infrastructure.

5.5 The Municipality will, as far as is reasonably possible, ensure that additional land that can add to the biodiversity protection of the area, can enhance the upgrading of natural features, can create corridors for wild life, can be beneficially used by the people and can maximise the value of natural features is purchased for public open space systems.

5.6 The Department of Local Economic Development will ensure that the allocation of public open spaces is captured in its Precinct Plans and any other relevant town planning processes, as directed by this By-Law.

(6) Greening within Low-Cost Housing Projects

6.1 All contractors appointed for the development of low-cost housing will plant one tree per house, which will be for the account of the contractor. This requirement will be a standard clause in tender specifications for low cost housing projects, whether the Municipality, the Provincial or National Department responsible for housing or its duly appointed representative administrates such tender process.

6.2 During the planning phase for low cost housing projects the following must be ensured:

- (i) The house will be placed in such a manner to ensure that sufficient outdoor space is available for gardening purposes, which may often include household food gardens
- (ii) Households must be able to access grey water effluent for gardening purposes.
- (iii) Sidewalks must be a minimum width of 3 meters to allow for the planting of street trees.
- (iv) Landscape development plans will be submitted for each low-cost housing project and its implementation will form part of the total project cost for such project.

(7) Erosion & Flood Control

7.1 In order to minimize the impact of storm water generated within urban areas on the environment, the Department of Integrated Environmental Management will regulate, in consultation with the Department of Local Economic Development and Department of Infrastructure the following parameters:

- (i) The density of residential developments measured and limited to the number of residential units per Ha.
- (ii) The maximum percentage of the property to be covered by impermeable surfaces, otherwise referred to as the development footprint.
- (iii) The surface water runoff channelling, retaining, dissipating, seepage and discharging measures to be implemented on the development, with reference to the landscape development plans for such developments.

7.2 The Department of Integrated Environmental Management will determine these parameters for each township using the following environmental variables:

- (i) Presence of ridges and its protection status.
- (ii) Status, capacity and location of rivers, wetlands, dams, open spaces and water catchments likely to be affected by surface water runoff from the property. This will be verified by specialist studies where required by the Municipality.
- (iii) Gradient of property affecting surface water runoff velocity and volume.
- (iv) Presence or absence of engineering infrastructure to receive and channel surface water runoff.
- (v) Current developed state and density of the surrounding areas the proposed development is situated in and its current cumulative impact on the environment.
- (vi) Geology and soil conditions of the area.
- (vii) State and presence of ecological reserve for primary water catchment and riverine systems.

7.3 The Department of Integrated Environmental Management will annually submit these parameters to the Mayoral Committee for approval, which will serve as an addendum to the Environmental Management Framework of the Municipality.

7.4 These parameters will be binding on all residential, business and industrial property developments.

(8) Wetlands & Bio-diversity Preservation

8.1 Wetland preservation

8.1.1 Infilling, excavation, drainage and hardened surfaces (including buildings and asphalt) will not be located in any of the wetland zones (i.e. permanent, seasonal or temporary).

8.1.2 Hardened surfaces will be located at least 50 m outside of the outer boundary of the seasonal/permanent wetland zone (Note: if the width of the outer temporary zone is greater than 50 m and section 8.1.1 above is met then this requirement would automatically be met).

8.1.3 Extension to the buffer in localized areas will also be included to minimize the impact of concentrated storm water run-off into the wetland. Storm water outflows will not enter directly into the wetland. A predominantly vegetated buffer area at least 20 m wide will be included between the storm water outflow and the outer boundary of the wetland, with mechanisms for dissipating water energy and spreading and

slowing water flow and preventing erosion. This buffer is particularly important when the catchment feeding the storm water drain comprises predominantly hardened surfaces.

8.1.4 Where the wetland has a particularly high biodiversity value, further buffering and linkages to other natural areas will be required, the width of which will depend on the specific requirements of the biota. In such cases, an environmental specialist will be appointed to determine the appropriate buffer and linkages

8.1.5 Roads will not be allowed to traverse a wetland. Thus, an alternative route will be sought if a wetland falls within the planned path of a road. If no viable alternative route exists, then it will be ensured that the road has minimal effect on the flow of water through the wetland (e.g. by using a bridge or box culverts rather than pipes). No excavation of the wetland or any stream passing through the wetland (i.e. lowering of the base level) will be permitted. The developer will ensure that an adequate buffer is present to deal with run-off from the road (see section 8.1.3 above). Disturbance of the wetland will be minimal at, and adjacent to, the road-crossing site (see section 8.1.8).

8.1.6 Where a road runs alongside a wetland and it intercepts natural hill slope runoff into the wetland, the road will be set back from the boundary of the wetland by at least 20 m and feed-off points will be included at frequent intervals along the road (at least every 100 m) and the outflows of these should conform to the requirements of the storm water outflows (given in section 8.1.2 above).

8.1.7 Where development (e.g. hardened surfaces, infilling and drainage) in a wetland is unavoidable then the resulting impacts must be mitigated. In many cases, off-site mitigation may be the only means of achieving satisfactory mitigation.

8.1.8 Stringent controls will be put in place to prevent any unnecessary disturbance or compaction of wetland soils. Where any disturbance of the soil takes place in a wetland, these areas must be stabilized and any alien plants which establishes itself should be cleared and follow up control undertaken for at least 3 years thereafter. Where compaction results, remedial measures must be taken (e.g. "ripping" the affected area).

8.1.9 Where the infiltration rate of a wetland's catchment is naturally high and the wetland is maintained predominantly by groundwater input, adequate surface for infiltration will be ensured. In such cases,

specialist input will be obtained to determine this. Where the level of development is very high, reduced surface runoff will be enforced through mechanisms such as porous pavements (see section 6). (The inclusion of these mechanisms in areas dominated by hardened surfaces is generally sound catchment management practice, and will be encouraged widely as per section 7).

8.1.10 The Municipality will identify and delineate wetlands contained in its area of jurisdiction (according to the wetland inventory guidelines developed by National Department of Environmental Affairs and Tourism). Mapping will be undertaken at a minimum scale of 1: 50 000. All mapped wetlands will be protected and will be managed as per the provisions of this By-Law.

8.1.11 The developer will in addition to the provision of section 8.1.10, identify and delineate all wetlands in the project area at scale of 1:10 000 or smaller, depending on the proposed development. All wetlands in a development site must to be mapped as part of the Site Development Plan and Landscape Development Plan or Scoping Report and EIA procedures, and the impacts of a development on any wetlands present must be assessed.

8.1.12 Any development must comply with the requirements of the National Water Act. Through the concept of the “ecological reserve”, this act makes provision for ensuring water of acceptable quantity and quality for maintaining the ecological functioning of wetlands and river systems.

a. Bio-Diversity Preservation

8.2.1 The Municipality may in consultation with the Gauteng Department of Agriculture, Conservation and Environment, National Department of Environmental Affairs and Tourism and relevant legislation, declare any portion of land as a Bio-Diversity Reserve, subject to section 8.2.2, if its unique natural status will contribute to bio-diversity preservation. Such declaration will be subject to the provisions of the National Bio-Diversity Act, Act 10 of 2004 and the National Forests Act, Act 84 of 1998 and the National Environmental Management: Protected Areas Act, Act 57 of 2003.

8.2.2 The Municipality will announce its intention to declare such portion of land as a Bio-Diversity Reserve through an advertisement in any local newspaper. It will also place visible notice/s on the proposed site of the

reserve for at least thirty days. The Municipality will allow a window period of sixty days from the date of placement of the notices for public comments and objections towards the establishment of the proposed reserve. The Gauteng Provincial Department of Agriculture, Conservation and Environment will hear any objections to the establishment of such reserve and make an appropriate ruling in this regard as per its own defined systems and procedures.

8.2.3 If no objections have been received and if all objections have been resolved according to section 8.2.2, the Municipality will, in addition to the regulations of relevant legislation, declare the portion of land as a Bio-Diversity Reserve through a Council Resolution and publish such notice in the Government Gazette.

8.2.4 The Municipality may fence such reserve off and restrict access to ensure the preservation of the reserve's bio-diversity. The reserve may be used for controlled recreation and leisure activities within the guidelines determined by the Department of Integrated Environmental Management.

8.2.5 Development of recreational facilities and infrastructure in a Bio-Diversity Reserve will be subject to approval from GDACE.

8.2.6 The Municipality may furthermore institute a buffer zone, which will be determined through a research and consultative process, around such reserve in which certain restrictions in terms of type and density of developments are established. Such restrictions will be published as addendum to the Council Resolution and Government Gazette Notice contemplated under section 8.2.3.

8.2.7 The Municipality may place such reserve under private management through a Public Private Partnership subject to the provisions of the Municipal Finance Management Act, Act 56 of 2003, in order to optimise its resources.

(9) Garden/Landscape Advertising

9.1 The Municipality may offer its traffic islands and gardens for the placement of semi-permanent advertisements for the purposes of funding Urban Greening Initiatives and maintenance thereof.

9.2 These advertisements will:

- i) Not obstruct traffic view
- ii) Not obstruct movement of pedestrians
- iii) Not cause visual pollution or appear to be unsightly
- iv) Will be tastefully low key, as will be defined by the Municipality.
- v) Will not unrightfully interfere with other existing advertising rights.

9.3 These advertisements will also conform to the Municipality's Outdoor Advertising Policy.

9.4 Advertising space will be allocated on a first come first serve basis at a tariff determined in the Municipality's Tariff By-Law.

9.5 Applicants will submit a graphic design of the proposed advertisement, which will be subject to the approval of the Department of Integrated Environmental Management, Department of Marketing, Department of Local Economic Development, and Department of Public Safety.

9.6 The applicant will erect his advertisement on the allocated position once the application has been approved.

9.7 The lease will be valid for a period of 12 months after which the applicant can request for renewal.

9.8 Should a leaseholder prefer not to renew his lease; the advertising location will become available to the next applicant.

9.9 A penalty, as determined in the Municipality's Tariff By-Law will be payable to any leaseholder who wishes to exit such lease prior to its expiry date.

9.10 No other advertisement may be placed on such traffic island or garden except for temporary lamp pole advertisements. Offenders may be liable to a fine.

9.11 The Municipality may waive the mentioned tariff partly or in full should the applicant upgrade and develop the area and maintains such garden/landscape at its own cost to the satisfaction of the Department of Integrated Environmental Management.

15.20 Penalties

Any person who contravenes any of the provisions of these By-Laws will be guilty of an offence and on conviction liable to a fine calculated with the formula provided for parks and open space or in default of payment. This fine is not applicable to the fine contemplated under 3.3.3 of this By-Law.

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16 Costing models policy

16.1 Roads and Stormwater

In determining the contribution for roads, the following formula is used:

ESC roads = (new – existing) Trips * Distance / Lane Capacity * Cost of a lane.

- (1) Added to this is a contribution towards the strength component if the road must be strengthened due to heavy vehicles generated by the development; plus, a proportion of the cost if a boundary road (i.e. an access street (Class 4 and 5) which is not an internal street) is to be provided on the boundary of the development.
- (2) In applying the formula, the following is relevant:
 - (a) **Trips:** The number of trips is determined by multiplying the proposed development size and type by the trip generation rate, less any existing land use rights on the site, multiplied by that trip generation rate. The trip generation rates are based on Average Annual Daily Traffic converted back to an equivalent hourly rate to account for the total impact on the road network and not merely the impact during peak hours. The trip generation rates are provided in TMH17 South African Trip Data Manual, September 2012
 - (3) (a copy of which is attached to the Implementation Manual). These are the latest and most accurate trip generation rates available. This policy is based on these national rates, which have been adjusted to local circumstances as provided for in the policy. The Municipality will review these rates from time to time.
 - (4) Distance is the distance travelled on Municipality of Mogale, owned mobility roads (Class 1, 2 and 3). The distance excludes travel on access streets (Class 4 and 5) as these streets are provided as internal streets at no cost to the Municipality. The distance also excludes national and provincial roads, as these are provided by other authorities at no cost to the Municipality. The distance on mobility roads is divided by two to account for the fact that the origin of the trip will pay for half the trip and the destination for the other half. The distance is provided in TMH17 South African Trip Data Manual, September 2012.

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- (i) **Lane capacity is the service flow rate (veh/hr/lane).** This figure is provided in TMH17 South African Trip Data Manual, September 2012.
 - (ii) **Cost per lane is the cost of providing the land and constructing one lane kilometre of Municipality of Mogale mobility arterial road.** The cost is comprehensive providing for all the road services defined in above. Again, these figures are provided in TMH17 South African Trip Data Manual, September 2012.
 - (iii) Applying the Engineering Services Contribution
 - (5) The municipality is responsible for providing a master plan to applicants indicating the development framework and the arterial road network required to serve the region or area. If the municipality is not able to provide a master plan for the area, the applicant can offer to pay for the master plan and any modelling required. This master plan is to be prepared under the direction and to the satisfaction of the municipality;
 - (6) The following process must be followed by applicants:
 - (a) As part of the application, the applicant must indicate all new roads and road upgrading required, whether they comply with the master plan for the area, which roads are internal, boundary or external and the road authority (municipal, provincial, national or private), to the satisfaction of the municipality;
 - (b) The applicant will be given the opportunity to provide the external and boundary road upgrading indicated at his/her cost that fall within Municipality of Mogale responsibility. Improvements on bordering municipal, provincial or national roads, should be agreed by those authorities. This cost can include land, professional fees, and doing the construction itself;
 - (i) The Municipality can, in its sole discretion, accept the offer(s) above and agree to offset the costs incurred by the developer on external services against the ESC. The costs offset must be proven actual costs incurred by the applicant.
 - (ii) In the event that the applicant offers to construct services on roads not owned by the Mogale city local municipality, but owned by bordering municipal, provincial or national road authorities and the Municipality of Mogale is in favour of such construction because it is in the interests of the community, then there must be an agreement with the relevant authority in terms of inter-governmental co-operation legislation and may grant the applicant a rebate on the contribution required up to the value of the construction undertaken, but not exceeding the Engineering Service Contributions for Roads and Stormwater;

(iii) The Municipality will favour applications by the developer to provide the required “external” infrastructure and will not unreasonably withhold permission.

(7) In the event that the Municipality agrees to the developer providing the infrastructure (and master plan if applicable), one of two events can occur:

- (1) If the cost to the applicant is less than the ESC, the balance of the ESC must be paid to the Municipality of Mogale;
- (2) If the cost to the applicant equals or exceeds the ESC, the applicant can decide:
 - (a) to absorb the cost in the interests of the development;
 - (b) to only provide infrastructure to the value of the ESC, in which case the Municipality may have to refuse the application if it is to the detriment of existing developments; Utilizing the Engineering Services Contribution (ESC)

The ESC for roads and stormwater will be used for providing roads and stormwater infrastructure as defined in this policy and not for any other purpose. Contributions paid to the Municipality will be transferred into JRA’s Road and Stormwater Contribution Account which has been established for this purpose.

(1) The ESC will be used where the need is greatest, considering:

- (a) The cost to the applicant for undertaking the master plan on behalf of the Municipality, if applicable;
- (b) The cost of land provided by the applicant for external roads and stormwater;
- (c) The cost to the applicant of increasing the size of internal roads and stormwater to serve other developments at the behest of the municipality;
- (d) The cost to the applicant of providing external services.

(2) Funds in the Contribution Account will be utilized in the impacted area of the development, considering:

- (a) contributions received for specific roads, such as boundary roads;
- (b) the costs of increasing the size of internal services where the Municipality has instructed the applicant to do so;

- (c) the cost over and above the ESC spent by the applicant on external roads where an Engineering Services Agreement has made provision for this amount to roll over into another associated development;

16.2 Water and Sanitation

Development contribution for engineering services in respect of water supply shall be determined by means of estimating the cost of providing capacity for the supply, storage, lifting and conveyance of an additional annual average daily flow of 1 kℓ/d of water in the water supply system. The distinction between internal and external engineering services in respect of pipework in the existing and future water supply system is generally not clear. Internal engineering services generally have pipes of diameters equal to or less than 200 mm diameter. Pipes of 250 mm diameter could be required in larger development sites and for link engineering services. Nevertheless, such water mains could also be external engineering services. Water mains with diameters greater than 160 mm are generally external engineering services. Due to the uncertainty with respect to 160 mm diameter water mains, the benefit of the doubt is given to applicants. In this policy all water mains with diameters of 160 mm diameter and less are classified as internal engineering services for the purpose of calculating development contribution for engineering services. All water mains with diameters greater than 160 mm are classified as external engineering services for the purpose of calculating development contribution for engineering services.

With regards to the payments towards Bulk contribution of the below water and sewer infrastructure, the following applies:

To all developers intending on using bulk service contributions provided by the municipality, which may not comply to various circumstances of a physical link to the bulk infrastructure, but also refers to package plants. Whereby any built-in septic tank in rural and urban areas, which could not link to a bulk infrastructure link or chose to install the package plant, will comply to bulk contribution payments. This involves the payment of external services to drain the septic tank and would use municipal infrastructure to dispose of the waste. This constitutes to the below principals:

- (a) The developer will pay for the external service used to dispose of waste from is implemented package plant, whereby considered to be “link infrastructure”

- (b) Link infrastructure larger than the above parameters with diameter pipeline are still considered to be “link” whereas should be paid for by the developer.
- (c) The developer is liable for bulk contributions services regardless if using municipal infrastructure.
- (d) If bulk infrastructure is provided with future development, the developer could choose to link to the available infrastructure, if all bulk contributions was paid prior to the implementation of infrastructure.
- (i) The developer is responsible for providing his/her own link infrastructure if connecting to the system, referring to the above statement
- (ii) This does not apply to any developer that has not paid bulk contributions.

16.3 Water contribution

Water mains with diameters greater than 160 mm are generally external engineering services. Due to the uncertainty with respect to 160 mm diameter water mains, the benefit of the doubt is given to applicants. In this policy all water mains with diameters of 160 mm diameter and less are classified as internal engineering services for the purpose of calculating development contribution for engineering services. All water mains with diameters greater than 160 mm are classified as external engineering services for the purpose of calculating development contribution for engineering services.

Formula Development contribution = (cost per kℓ/d of system capacity) x (capacity in kℓ/d)

(Required by the change in capacity requirement) Explanation Term Description cost per kℓ/d of system capacity cost per kℓ/d of capacity of supply/treatment + cost per kℓ/d of capacity of water storage + cost per kℓ/d of capacity of pump stations + cost per kℓ/d of capacity of mains larger than 160 mm diameter + cost per kℓ/d of capacity of mains 160 mm diameter and smaller + cost of land per kℓ/d of capacity for external water supply services

Note: for township applications

cost per kℓ/d of capacity of mains 160 mm diameter and smaller is 0 (zero) as those mains represent internal engineering services capacity in kℓ/d required by the change in capacity requirement potential building floor area in m² and/or the number of potential dwelling units applicable to the change in land use or development rights x capacity in kℓ/d required by each m² and/or dwelling unit or the actual capacity required for a premise less the capacity previously agreed to by the municipality or for which an applicant paid a development contribution to the municipality

16.4 Sanitation contribution

With regards to sewer systems, sewerage mains with diameters greater than 250 mm are generally external engineering services. Due to the uncertainty with respect to 250 mm diameter sewerage mains, the benefit of the doubt is given to applicants. In this policy all water mains with diameters of 250 mm diameter and less are classified as internal engineering services for the purpose of calculating development contribution for engineering services. All water mains with diameters greater than 250 mm are classified as external engineering services for the purpose of calculating development contribution for engineering services.

Regarding the use of Package plants:

Package plants are pre-manufactured treatment facilities used to treat wastewater in small communities or on individual properties.

(1) How package plants should be dealt with regards to Bulk Contribution Charges:

- (a) The applicant is responsible to pay a fee pre-determined by the Municipality with regards to the use of cities bulk infrastructure.
- (b) The applicant is responsible for the cost of any external and internal service regarding the treatment and maintenance of her/his package plant.
- (c) The applicant is responsible for any external service used to collect and discharge waste into municipal infrastructure.
- (d) If Bulk infrastructure is provided after the package plant is installed:
- (e) The applicant is responsible to pay for the provide bulk contribution infrastructure.
- (f) The applicant is responsible to provide and pay for his own link as well as internal infrastructure.
- (g) The municipality is not responsible to provide the following stated infrastructure (i) and (ii).

Formula Development contribution = (cost per kℓ/d of system capacity) x (capacity in kℓ/d required by the change in capacity requirement) + (additional capital cost of wastewater treatment works due to COD loading)

Explanation Term Description cost per kℓ/d of system capacity cost per kℓ/d of capacity of pump stations + cost per kℓ/d of capacity of sewers larger than 250 mm diameter + cost per kℓ/d of capacity of sewers 250 mm diameter and smaller + cost per kℓ/d of capacity of wastewater treatment works + cost of land per kℓ/d of capacity for external sewerage services

Note: for township applications -

cost per kℓ/d of capacity of mains 250 mm diameter and smaller is 0 (zero) as those mains represent internal engineering services

capacity in kℓ/d required by the change in capacity requirement

potential building floor area in m² and/or the number of potential dwelling units applicable to the change in land use or development rights x

capacity in kℓ/d required by each m² and/or dwelling unit or

the actual capacity required for a premise less the capacity previously agreed to by the municipality or for which an applicant paid a development contribution to the municipality

16.5 Electricity

Electricity Regulation Act, 4 of 2006 and the Electricity Regulation Amendment Act, 28 of 2007 A licence condition determined under section 15 relating to the setting or approval of prices, charges and tariffs and the regulation of revenues:

- (1) must enable an efficient licensee to recover the full cost of its licensed activities, including a reasonable margin or return;

- (2) must provide for or prescribe incentives for continued improvement of the technical and economic efficiency with which services are to be provided;
- (3) in respect of electricity- NRS 034 Parts 1 to 3: Guidelines for the Provision of Electricity Distribution Networks in Residential Areas or the successor to NRS 034.

BASIS OF THE CALCULATION OF DEVELOPMENT CONTRIBUTION FOR ELECTRICITY WHEN CONNECTING AT DIFFERENT LEVELS IN THE NETWORK				
NETWORK COMPONENT	CAPACITY OF COMPONENT IS BASED ON:	COST OF COMPONENT IS BASED ON CURRENT REPLACEMENT VALUE OF:	KVA LOADING ON NETWORK COMPONENT FOR AGREED MAX. DEMAND OF 1kVA FOR A CONSUMER SUPPLIED AT 33 kV 6,6 or 11 kV 400/231 V	
1. Eskom supply	Smaller of the firm capacity of: Eskom's feeders into point of supply; or Eskom's firm transformer capacity	Eskom's Installations used in supplying the municipality		
2. 33 kV switching installations	Sum of the firm capacities of each set of feeders outgoing from Condale or Teddy Neil substations only	Sum of all 33 kV and 33 kV/MV substations, excluding the cost of transformers, but including land acquisition costs		
3. 33kV lines and cables	Sum of the firm capacities of each set of feeders outgoing from Condale or Teddy Neil substations	Sum of values of all 33 kV lines and cable installations in the network, including servitude acquisition costs		
4. 33 kV/medium voltage transformation	Sum of the firm capacities at each medium voltage at all 33 kV/MV substations	Sum of the value of all 33 kV/MV transformers installed on the network including land acquisition costs		
5. Medium voltage feeders	Sum of the firm capacities of each set of feeders outgoing from 33 kV/MV substations only	Sum of values of all 11 kV and 6,6 kV lines and cable installations in the network including servitude acquisition costs		
6. Medium/low voltage transformation	Sum of the capacity of all MV/LV transformers in the network, including minisubs	Sum of the value of all MV/LV transformers in the network, including minisubs and switchgear		
	and switchgear associated with other distribution transformers	associated with other distribution transformers		
7. Low voltage installations	Sum of the capacity of all MV/LV transformers in the network, including minisubs and switchgear associated with other distribution transformers	Total value of the low voltage installations in the network, including service connections and connections for streetlights and traffic lights		
TOTAL				
NOTES FOR THE APPLICATION OF THE MATRIX 1. Network capacities and replacement values are intended to be recalculated annually. 2. The diversity factors as reflected in the loading at each level in the network are intended to be reviewed annually and be apportioned based on the highest recorded system demand over the preceding 12 months, the type of development or type of usage and the contribution from each voltage level to the overall demand at each point. Where recordings are not available at every point, available recorded values shall be scaled up to reflect the total demand. The highest recorded system demand may differ from the highest recorded maximum demand for Eskom billing purposes. 3. Where the expected demand cannot be more accurately determined in advance on the basis of the nature of the development and/or known usage by the potential occupiers of each site the demand for each type of connection, as per Annexure B, Section B.2 of NRS 069:2004 may be used as a guide for design and for the determination of development contribution. Where the NRS 069:2004 does not provide a specific value, a value as determined by the municipality shall be applied. 4. The Matrix excludes any costs directly associated with a specific consumer, such as service connection fees or feeders or transformers for the exclusive use of an applicant. 5. An applicant may be required to provide such network components as may be required to meet the land use changes or development rights arising from the application. Network components shall be sized and rated as per the municipality's standard sizes and ratings. 6. All supplies at HV or MV shall be of a firm (N-1) nature and any new networks or strengthening of existing networks shall ensure that this requirement is met.				

Formula

Development Contribution = (cost per kVA of system capacity at the point of connection) X

(capacity in kVA required by the change in capacity requirement) Explanation Term Description cost per kVA of system capacity cost per kVA of Eskom supply + capacity in kVA required by the change in capacity requirement cost per kVA of 33 kV switching infrastructure + cost per kVA of 33 kV lines and cables + cost per kVA of 33 kV/medium voltage transformation + cost per kVA of medium voltage feeders + cost per kVA of medium/low voltage transformation + cost per kVA of low voltage infrastructure

Note: for township applications the cost per kVA of capacity per network component payable for connection at 400/240 volt is 0 (zero) as that component represents internal services the maximum capacity in kVA that can be supplied through the supply breaker for which the application makes provision - the maximum capacity in kVA that can be supplied through the supply breaker provided for the premises before the change for which the application makes provision

Land use	Maximum FAR. / Maximum Number of Dwelling Units (Units)	Unit of Measure	Guideline Capacity Requirement	Land use	Maximum FAR. / Maximum Number of Dwelling Units (Units)	Unit of Measure	Guideline Capacity Requirement
Residential 1	1 unit/erf kVA/erf 3.0 (20A supply breaker) to 15.0 (80A supply breaker)			Business 2 FAR:	1.5 kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Residential 2	20 units/ ha kVA/unit		3.0 (20A supply breaker) to 15.0 (80A supply breaker)	Business 2 FAR:	2.0 kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Residential 3 FAR:	0.6 44 units/ ha kVA/unit 3.0 (20A supply breaker) to 15.0 (80A supply breaker)			Business 3 FAR:	0.8 kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Residential 4 FAR:	1.8 64 units/ ha kVA/unit 3.0 (20A supply breaker) to 15.0 (80A supply breaker)			Schools Churches Government Municipal Institutions	kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Business 1 FAR:	2.0 kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)	Old aged homes Hospitals (medical facilities) Residences Hostels	kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Business 1 FAR:	5.0 kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)	Industrial Commercial (storage and warehousing)	kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)

CALCULATION METHOD OF THE DEVELOPMENT ELECTRICAL NETWORK CONTRIBUTIONS PER UNIT KVA

In general, the estimated capital cost for the distribution network assets shall be calculated per kVA unit, in accordance with the principles of the rationalized user specification, NRS 069:2017.

This method is currently used and included in Council policy VT of 15 February 2010 of which a extracted copy is attached as annexure A.

The kVA units cost calculated for 1xkVA unit, includes all cost of assets for a typical Municipal HV/MV/LV network, starting from the Eskom point of supply up to the end of line consumer being a residential or business premises consumer.

The kVA unit cost calculator sheet attached as annexure B-1 allow for the above costs, based on actual contract amounts, for the same typical sections of the network and includes a diversity factor based on SABS 10142-2017, given per typical number of consumers per group.

The unit kVA cost can be calculated at any point of of the typical network between the Eskom Point of Supply, and the boundary of the land Development area.

By using the estimated cost tables the proportional cost per kVA of the total network required to supply the proposed Land Development area power demand can be determined.

This proportional cost is proposed to be charged by Council as the development contribution amount. Contribution costs can be adjusted with the actual feeding distances between substations and switch rooms on a specific supply network, based on the demand in kVA of the connection applied for, alternatively, the feeding distances can be set on average distances to standardize the contributions.

The following typical sections of the network is estimated in separated sections and cost converted to a per unit kVA basis, summarized in annexure B-2 per section of the network, all excluding VAT.

Note: The following paragraph numbers correspond with the network sections indicated in the attached tables.

A. Eskom Supply Point.

The cost of required switchgear in a typical Eskom supply substation, including the required gantries circuit breakers and related equipment to provide 2 x 33kV supply bays, based on actual tenders received for similar work is, divided by the supply capacity in kVA and then used to calculate a kVA unit cost for this specific section of the HV network.

kVA Unit cost is derived from total installation cost of R12,463,200.00, to provide a 350MVA connection at R35.61/kVA in the Eskom HT. yard.

A1/A2. 33kV MV reticulation cost from Eskom supply to substation

Unit costs are calculated for overhead distribution feeders and as an alternative underground cable distribution up to a 33/11/6.6 kV substation. The cost of feeders are set on an average distribution distance of 5km, in the kVA unit cost calculator, but can be adjusted in the calculator to any distance if required.

A1. The kVA unit costs for overhead transmission lines is derived from a dual overhead line consisting of 2 x ZEBRA conductor circuits on concrete poles that supplied 110MVA for 5,8km, at a cost of R 3,600,000.00. The unit cost is there for R163.64/kVA/km.

A2. The kVA unit costs derived from an underground dual cable system to supply 150MVA over an 8km distance at a cost of R 131,583,264.00, therefor came to R548.26/kV/km for the cabling.

B. 33kV/11/6,6 kV Substation

The unit costs are extracted and calculated on a substation installation provided with a fully equipped single transformer bay with a 30MVA transformer, including a 30% spare capacity, to allow for spare transformer capacity. kVA unit costs derived from 30MVA capacity installed at R 18,480,000.00 calculate to R400.40 per kVA installed.

Note: Up to this point for items A, A1, A2 & B, a 50% diversity is applied due to the high number consumers supplied by these network sections.

B1. 11/6,6 kV underground cabling installed as bulk supply to a Switching Station

From the substation a typical bulk supply system is taken to an 11/6,6kV switching station and the unit cost were calculated on 4 x 185 Cu cables for a 20MVA total capacity at 11kV. 4 x Bulk supply cables are used of which 1 x cable to be installed as a spare feeder for the remaining 3.

The kVA unit costs are there for calculated on a rate of R4800.00 for 4 x cables as R720/kVA/km.

C. 11/6,6 kV Switching Station

A typical switching station, required to provide 11/6,6kV ring feeds to smaller consumers constructed at a total cost of R 4,380,000.00 to distribute 20MVA to a Development area, was used as typical section.

Based on the above the kVA unit costs calculates to R146.00/kVA.

Note: For items B1 and C a diversity factor of 60% is applied due to an assumed smaller number of consumers downstream from the substation at this point of supply.

C1. 11/6,6kV underground Cu reticulation ring feeders

Per kVA Unit costs of 11/6,6kV ring supply feeders are calculated on typical 185mmsq Cu cables, on an average distance of 5km ring supply cable length to distribute 7MVA at R1200/m installed.

The kVA unit cost calculates to R600.00/kVA/km.

Note: A diversity factor of 70% are applied to ring feeder cables, due to typical number of consumers per feeder.

D. Miniature Substations cut into the MV supply ring

Per kVA Unit cost are calculated using a 500kVA Minisub with SF6 Ring Main Unit at a cost of R490,000.00.

The kVA unit cost of the minisub amounts to R882.00/kVA.

Note: A diversity of 90% are applied to the transformer capacity.

D1. Low voltage (400V) Cu supply cables

Per kVA Unit cost of LV Cu cables to reticulate LV from the minisubs to the consumer boundry box or metering kiosk are calculated on Cu cables used in a 250kVA Township reticulation network installed with a total cable cost of R 217,000.00. A 100% diversity factor is applied to these LV cables.

The kVA unit cost therefor R868/kVA.






E. LV metering kiosk/boundary box sections

Per kVA Unit cost for typical metering kiosks with protective structures were costed using the total cost of kiosks for a network distribution of 1900kVA, installed at a cost of R1,137,400.00 and a diversity of 100%.

The kVA unit cost therefor calculates to R598/kVA.

Using the above typical network configuration and calculated kVA unit cost the proportional cost of the supply network to the boundary of a new Land Development area can be determined, which amount will represent the development contributions to be charged by Council.

Table: B-2

SUMMARY of NETWORK COST per kVA for LAND DEVELOPMENT DEMAND for PERIOD 2018/2019		DATE: 19 Nov.'19	
COST OF MV/LV NETWORK per SECTION, FROM ESKOM POD TO POINT OF SUPPLY		CPE REV: REV H - ANNEX B-2	
REFER TO ELECTRICAL ESTIMATED COST CALCULATION SHEET FOR DETAILS		CPE PROJECT No.: 2019023	
SECTION OF NETWORK	NETWORK DESCRIPTION	USING COPPER CABLING	
		ESTIMATED COST PER SECTION	ACCUMULATIVE COST PER SECTION
	ESKOM POD - (2X33kV Supply Circuit Breakers)	R 35.61/kVA	R 35.61/kVA (Cu)
[A1]	33kV OVERHEAD LINE (2 Circuits on Concrete Poles)	R/kVA/km (Cu)	R199/kVA/km (AL)
[A2] Alt.	33kV UNDERGROUND CABLES (2 x Al Cables)	R 548.26/kVA/km (Cu)	R 583.87/kVA/km (AL)
	33/11/6.6kV SUBSTATION - 1 x 30MVA Bay - 30% spare capacity	R 400.4/kVA	R 984.27/kVA (Cu)
[B1 Cu]	11/6.6kV Cu CABLE TO SWITCHING STATION - 4 x Cables + Fibre	R 720.1/kVA/km (Cu)	R 1,704.27/kVA/km (Cu)
	11/6.6kV SWITCHING STATION COMPLETE	R 87.6/kVA	R 1,791.87/kVA (Cu)
[C1 Cu]	11/6.6kV Cu CABLE TO SWITCHING STATION - 2 x (Cu) Cable Ring	R 600.1/kVA/km (Cu)	R 2,391.87/kVA/km (Cu)
	MINIATURE SUBSTATION COMPLETE	R 882.1/kVA	R 3,273.87/kVA (Cu)
[D1 Cu]	LV DISTRIBUTION CABLE TO METERING KIOSKS (Cu)	R 868.1/kVA (Cu)	R 4,141.87/kVA (Cu)
	LV METERING KIOSK WITH PROTECTIVE STRUCTURE	R 598.63/kVA	R 4,740.5/kVA (Cu)

16.6 Parks and Open spaces

PROBLEM STATEMENT

Although the request for open space contribution is legislated, the implementation of this matter is not consistently applied in the absence of a dedicated policy. No formal policy on open space contributions is readily available as confirmed by the Town Planning Division; Internal Audit and the Legal Division. The Department: Infrastructure Services, however confirmed that an Engineering Bulk Services Policy – recently updated and amended in 2011 – exists, but that it does not include Open Space Bulk Contributions.

The main aspects that tend to differ in consistently applying calculations for open space contributions are:

- In which cases contribution is required and,
- On which value/s contributions are calculated.

PURPOSE

The purpose of the policy is to develop a uniform approach to the calculation of open space contribution within the Mogale City Local Municipality (MCLM), which will be the responsibility of the Department: Integrated Environmental Management (Parks Division) and with dedicated inputs from the Town Planning Division and the Valuation Division.

DEFINITIONS

All definitions as included in the legislation mentioned hereunder are of importance. Reference to open space shall mean private and public open space.

MAIN CONSIDERATIONS

- Provision of open space in developing areas as provided for in Regulation 44 of the Town Planning and Townships Ordinance, 15 of 1986, open space shall be provided for each residential township that is established. The developer has the choice to:
 - provide all open space within the township;
 - provide some open space in the township and pay contribution for the rest, or
 - to pay contribution to the full amount
- Uniformity in requesting open space contribution: Contribution should be requested in the same manner in the whole of MCLM. According to the Town Planning and Townships Ordinance, open space contribution can only be requested for residential developments. Developments for any other uses do not need to make provision for open spaces.
- Uniformity in calculation of contributions: Regulation 43(e) of the Town Planning and Townships Ordinance provide for either the Municipal valuation as reflected in the Valuation roll to be used or a supplementary valuation to be done when determining the site value of the land. This aspect also needs to be uniform.
- Use of funds paid for open space contributions: Developers have often requested explanations on where and how funds paid in as open space contributions are used by the municipality. Proposals for ring fencing of these funds for exclusive use of providing open space were received. Due to the nature of the contributions the Finance Department commented that the Chief Financial Officer must ensure that the net contributions received are ring fenced for the exclusive use of providing open space.

16.7 Policy

(1) Spatial Planning & Land Use Management By-Law, 2018 (SPLUMA)

SPLUMA is a framework law, which means that the law provides broad principles for a set of provincial laws that will regulate planning. SPLUMA also provides clarity on how planning law interacts with other laws and policies. The act makes provision for Local Government to promulgate their own by-laws. Mogale City Local Municipality already has an approved SPLUMA By-Law (2018).

The following extracts are of importance:

49. Contributions to be paid in respect of external engineering services and open spaces or parks

(1) Where an amendment scheme which is an approved scheme came into operation in terms of section 46(7) above, the Municipality may by registered letter, by hand or by any other means available direct the applicant to which the scheme relates to pay a contribution to it in respect of the provision of:

(b) open spaces or parks where the commencement of the amendment scheme will bring about a higher residential density.

(8) No site development plans and building plans in respect of the approved scheme shall be approved in terms of the National Building Regulations and Building Standards Act unless the contribution levied under subsection (1) above has been settled in full.

51. Township establishment application

(2) A township must be established on any farm portion or agricultural holding where the land concerned is to be used, developed or subdivided mainly for residential, business, commercial, industrial, institutional, educational or other similar purposes as defined in the applicable land use scheme, excluding agricultural, open space or nature conservation purposes.

53. Decision and post-decision procedures

(16) Any external engineering services, open spaces and parks contributions (if applicable) required to be paid in respect of the approved township as envisaged in section 72(1), 73(5) and 73(7) below, shall be paid within 12 months from date of the notice envisaged in subsection (15) above, failing which, it shall be subject to arrear interest as well as escalation.

54. Prohibition of registration of certain deeds of transfer or endorsement on certain title deeds

(1) The Registrar shall not register a deed of transfer by which ownership of an erf in a township is transferred unless the Municipality certifies that –

(e) subject to section 53(16) above, all outstanding external engineering services contributions and all amounts in lieu of open spaces or parks as envisaged in sections 72(1), 73(5) and 73(7) below in respect of the township has been paid in full.

58. Subdivision and/or consolidation of an erf/erven in an approved township

(7) With a subdivision application, such condition may include a condition that the owner shall pay to the Municipality an amount of money in respect of the provision of –

(b) open spaces or parks and such amount shall be determined by the Municipality in terms of this By-law or approved policy.

62. Prohibition of registration of certain deeds of transfer

(1) The Registrar shall not register a deed of transfer of any portion of land where an application for the division of land was approved by the Municipality as envisaged in section 60(3) above unless the Municipality certifies –

(c) subject to section 60(15), all outstanding external engineering services contributions and all amounts relating to open spaces or parks in respect of the land have been paid in full.

(2) No building plans shall be approved, and no occupancy certificate shall be issued in terms of the provisions of the National Building Regulations and Building Standards Act unless the certificate contemplated in subsection (1) above has been issued.

73. Provision of land for open space, parks and payment in lieu of providing open spaces and parks contribution

(1) The approval of a township application as envisaged in section 51(1) and a division of land application envisaged in section 56(1) and 58(1) above, which provides for the use of land for residential purposes is subject to the provision of land for parks or open space by the applicant.

(2) The land required for parks or open space must be provided within the land area to which the development application refers or may be provided elsewhere within the Municipality's jurisdiction, at the discretion of the Municipality.

(3) The extent of land required for parks or public open spaces shall be determined by the Municipality in accordance with the formula as set out in Schedule 11 to this By-law.

(4) Any area of land in a proposed township which is subject to a water course shall indicate on the Landscape Development Plan (LDP) the following:

- (i) 1:100 year flood line [Note: All catchments exceeding 30 ha must have a 1:100 year flood line shown in accordance with Sec 144 of the National Water Act, 1998 (Act 36 of 1998), and must be certified by a Professional Engineer or Professional Engineering Technologist (Pr.Eng or Pr.TechEng). The LDP, in all cases where flood lines are applicable, must reflect the name and registration number of the aforementioned engineer and his/her professional registration number. The LDP will also present at least 1m contours.];
- (ii) Outer edge of riparian or wetland zone based on a delineation that was conducted in compliance with Department of Water & Sanitation's latest approved Riparian/Wetland Delineation Protocol and the latest Biodiversity Guidelines issued by Gauteng Department of Agriculture and Rural Development [Note: The wetland/riparian delineation must be conducted by a suitably qualified and experienced scientist registered with the SA Council for Natural Scientific Professions (SACNASP). A 32 m Buffer must be shown on the LDP from the edge of the riparian zone or temporal wetland zone. SACNASP Registration details and name of the scientist must appear on the LDP;
- (a) All areas affected by wetland or riparian delineated buffers are excluded from the calculations as set out under paragraph (2) and (3), since the land is considered natural open space with functional ecosystems that are governed by various statutory requirements, and hence regulated by law as No-Go Areas. [Note: The 'no-go' alternative is sometimes referred to as the 'no-action' alternative and at other times the 'zero-alternative'. It assumes that the activity does not go ahead, implying a continuation of the current situation or the status quo. The 'no-go' alternative is also regarded as a type of alternative but is described separately to emphasize its importance in Environmental Impact Assessments. For the purposes of this policy, "no-go" will mean that no encroachment of any infrastructure or development will be allowed. The exception to this approach is that infrastructure associated with Sustainable Urban Drainage Systems (SUDS) and Water Sensitive Urban Design (WSUD), including onsite water retention/detention, will be encouraged.]
- (b) The open space or park if so, required by the Municipality concerned and such area may at the request of the Municipality be protected by means of an ecological servitude and shall be indicated in terms of a zoning for the purpose for which it is set aside;

(c) All open space contribution money must be paid into the following Vote: 1220-24053 0049999999 (Parks: Developer Contribution), which will be ring-fenced and allocated for upgrade and development of parks in the Municipality's area of jurisdiction.

(5) When a township or a division of land application is approved without the required provision of land for parks or open spaces within the land area of the development, the applicant may be required to pay an amount of money to the Municipality in lieu of the provision of land and when it does so, the Municipality shall inform the owner of land in writing of the amount payable with the necessary supporting documentation on how the amount was calculated and the conditions it might be subject to.

(6) The amount of money envisaged in subsection (5) above shall be calculated in accordance with the formula as set out in Schedule 11 to this By-law and it shall be calculated in terms of a valuation relevant at the time of the notice envisaged in section 53(15) above.

(7) The amount of money calculated in terms of subsection (6) above shall be subject to escalation until it has been settled in full.

Schedule 11: Contributions payable and provision of land for open spaces and parks in terms of this By-law.

1. Determination of amount or contribution payable in respect of provision of open spaces (private open space or public open space) or parks.

Where, by virtue of or in terms of the provisions of this By-law, an owner of land on which a land development application is approved (excluding a township establishment in terms of section 51) is required to pay an amount of money or a contribution to the Municipality in respect of the provision of open spaces or parks, such amount or contribution shall be determined substantially, in the opinion of the Municipality, in accordance with the formula

$$\frac{(a - b) \times c \times e}{d}$$ in which formula

"a" represents the number of residential units which may be erected on the land to which the application relates in terms of the approved application;

"b" represents the number of residential units which could have been erected on the land contemplated in paragraph (a) prior to the approval of the application;

"c" represents:

(i) 24 m² where, in terms of the approved application, the land contemplated in paragraph (a) may be used for Residential 1 or 2 purposes or for purposes as may be determined by the Municipality from time to time, as the case may be;

(ii) 18 m² where, in terms of the approved application, the land contemplated in paragraph (a) may be used for Residential 3 or 4 for purposes as may be determined by the Municipality from time to time or as the case may be (e.g. retirement village).

"d" represents the area of the land contemplated in paragraph (a) in m²;

"e" represents the site value of the land contemplated in paragraph 1:

(i) As reflected in the valuation roll or the supplementary valuation roll of the Municipality; or

(ii) If the land is not reflected in the valuation roll or supplementary valuation roll of the Municipality, as determined by a valuer:

(a) Who is a member of the South African Institute of Valuers; or

(b) As defined in the Local Government Property Rates Act, 2004.

3. Provision of land for open spaces (private open space or public open space) or parks including where a division of township application;

(a) Where, in terms of section 51 of an application to establish a township, the Municipality imposes a condition requiring the applicant to provide land for open spaces or parks, the area of that land shall be determined substantially, in the opinion of the Municipality, in accordance with the formula:

$a \times 24 \text{ m}^2 + b \times 18 \text{ m}^2$, in which formula

"a" represents the number of residential units which may be erected on land in the township which, in terms of the land use scheme concerned, is to be zoned "Residential 1" or "Residential 2" or as may be determined by the Municipality from time to time;

“b” represents the number of residential units which may be erected on land in the township which, in terms of the town planning scheme concerned, is to be zoned “Residential 3” or “Residential 4” or “Residential 5” or as may be determined by the Municipality from time to time.

(b) Any area of land in a proposed township which is subject to flooding by a 1:100 year flood shall be shown on the plan of the township as an open space or park if so required by the Municipality concerned and such area may, at the request of the Municipality, be protected by means of a servitude and shall be indicated in terms of a zoning for the purpose for which it is set aside;

(c) If, in a proposed township, part of any area of land subject to flooding by a flood contemplated in paragraph (2) is less than 32 metres measured from the centre of a water course, the area of land shown as an open space or park on the plan of the township shall be extended to measure 32 metres from the centre of the water course;

(d) The area of land to be provided for open spaces or parks in terms of paragraph (1), may not be reduced by the area of land to be shown as open spaces or parks in terms of paragraph (2) and (3); provided that the Municipality may give consent to reduce this requirement.

The following notes are of relevance:

- All references to the 1:100-year flood lines must be read as follows: *“1:100 year flood lines, or the 32 m buffer zone from the edge of the riparian zone or wetland zone, whichever is the furthest away from the watercourse”;*
- The reference of 32 meters (Section 3 (c)) must be interpreted as *“32 m buffer zone from the edge of the riparian zone or wetland zone”.*

Town Planning and Townships Ordinance, 15 of 1986 - the following extracts are of importance:

Section 20 Provisions which may be contained in town planning scheme

“(2) Where consent is granted by virtue of subsection (1) (a), the conditions on which the consent is granted may include a condition that (c) the person to whom the consent is granted shall pay to the local authority an amount of money in respect of the provision of (ii) open spaces or parks where the granting of the consent will bring about a higher residential density.”

Section 63 Contribution in respect of engineering services, open spaces or parks

“(1) Where an amendment scheme which is an approved scheme came into operation in terms of section 58 (1), the authorized local authority may, within a period of 30 days from the date of the commencement of the scheme, by registered letter direct the owner of land to which the scheme relates to pay a contribution to it in respect of the provision of

(b) open spaces or parks where the commencement of the amendment scheme will bring about a higher residential density, and it shall state in that letter

(i) the amount of the contribution;

(ii) particulars of the way the amount of the contribution was determined; and

(iii) the purpose for which the contribution is required:

Provided that

(aa) the amount of the contribution required in respect of open spaces or parks, where applicable, shall be determined by the local authority in the manner prescribed;

(bb) in calculating the contribution an amount paid, payable or becoming payable in terms of section 20 (c) shall be considered.”

Section 92 Subdivision or consolidation of erven in approved township

“(3) Where a local authority approves an application in terms of subsection (2), it may impose any condition it may deem expedient, including a condition, in the case of an application for a subdivision, that the owner shall pay to it an amount of money in respect of the provision of

(b) open spaces or parks, and such amount shall be determined by the local authority in the manner prescribed: Provided that in calculating the amount, a contribution paid, payable or becoming payable in terms of section 48 or 63 shall be taken into account.”

Section 98 Decision on application for establishment of township

“(2) Where an authorized local authority approves an application in terms of subsection (1) it may impose any condition it may deem expedient, including a condition requiring the payment of an endowment in cash or the provision of an endowment in kind or both.”

Urban Greening & Biodiversity Preservation By-law

The most relevant by-law that addresses matters related to Private and Public Open Space is the Urban Greening & Biodiversity Preservation By-law. The following extracts are of importance:

4. Allocation of Private Open Space

4.1 All residential property developments or townships in excess of 1Ha in extent, will allocate a minimum of 15% of the property towards zoned private open space. Such zoned private open spaces will individually not be less than 1,500m² in extent.

4.2 All business estates including office parks and industrial parks in excess of 1Ha in extent, will allocate a minimum of 10% of the property towards private open space. Such private open spaces will individually not be less than 1,000m² in extent.

4.3 A minimum of 75% of the allocated private open spaces will be interconnected, forming a functional network of green spaces. Such open space connectivity may only be intersected by road infrastructure.

4.4 This private open space will exclusively be used for greening and/or conservation and recreation purposes, dependant on the provisions of the Record of Decision of the Gauteng Department of Agriculture, Conservation and Environment, the Environmental Management Plan and any other binding conditions of establishment laid down.

4.5 Private Open Spaces within any development will be registered as ecological servitudes as part of the conditions of establishment of the township and relevant title deeds to preserve such open spaces and natural areas from any future development. Any amendment to an ecological servitude will require authorization from the Provincial Department of Agriculture, Conservation and Environment.

5. Allocation of Public Open Space

5.1 The Municipality will ensure, through its Department of Local Economic Development and in consultation with the Department of Integrated Environmental Management, that at least 20% of all new Municipal Townships is set aside for public open spaces.

5.2 The Department of Integrated Environmental Management will, in consultation with the Department of Local Economic Development, determine the location, layout and extent of such open space systems. The Municipality's Environmental Management Framework, MOSS, and any other relevant and applicable environmental policy and legislative framework will inform the identification of suitable open spaces areas.

5.3 The Department of Integrated Environmental Management will determine which open space erven will be reserved for developed parks and recreation facilities, natural open spaces and Bio-Diversity Reserve.

5.4 A minimum of 75% of the allocated public open spaces will be interconnected, forming a functional network of green spaces. Such open space connectivity may only be intersected by road infrastructure.

5.5 The Municipality will, as far as reasonably possible, ensure that additional land is purchased for public open space systems where such areas are predominantly privately owned, to ensure the ongoing preservation

and provision of parks as a service to the broader community, and to ensure that the provisions of section 5.1 is met within all areas of the Municipality.

5.6 The Local Economic Development will ensure that the allocation of public open spaces is captured in its Precinct Plans and any other relevant town planning processes, as directed by this By-Law."

Considerations for the calculation of Open Space Contributions and approval of Landscape Development Plans

- (1) The provision of either Private (i.e. 15% of property for Residential Townships; 10% for Business Estates) or Public Open Space (i.e. 20% of property for all Townships) may exceed the allocated size as calculated in terms of Regulations 43(c) and 44 of the Town Planning and Townships Ordinance, read with Schedule 11 of the SPLUMA By-law of MCLM;
- (2) The allocation of Public/Private Open Spaces, Critical Biodiversity Areas and Ecological Support Areas and all Protected Areas, including its associated buffer zones, will be captured by the Department: Economic Services (DES) in its Precinct Plans and any other relevant town planning processes, as directed by the Urban Greening & Biodiversity Preservation By-law;
- (3) The determination of Open Space Contributions and what the intended end uses are proposed on such Open Spaces are interconnected and hence it is important to note that the submissions of Landscape Development Plans (LDPs) to the Biodiversity Management is compulsory;
- (4) With reference to the submission of LDPs and the calculation of Open Space Contributions, the following conditions will apply:
- (5) The Applicant must present proof through the submission of a LDP that provision is made for onsite storm water retention and water conservation initiatives in line with the Integrated Water Resource Management Strategy and the Climate Change Action Plan of MCLM.
- (6) The layout must accommodate Green Infrastructure and Sustainable Urban Drainage (SUD) principles that must ensure the following (as a minimum):
 - (a) Runoff for all new developments must be attenuated and the difference between the 1:25 year post and 1:10 year pre-development is to be stored on site as a minimum;
 - (b) All surfacing for driveways and parking areas must be permeable on slopes less than 5%;
 - (c) All sheet flow must be directed into onsite infiltration trenches, filter drains, filter strips and/or artificial wetlands rather than gulleys and pipes;
 - (d) Ensure that all outlet structures are adequately designed to prevent erosion.

-
- (e) Any area of land in a proposed township which is subject to a water course (as defined by the National Water Act, 1998 (Act 36 of 1998)), shall indicate on the LDP the following:
- (i) 1:100-year flood line;
 - (ii) Outer edge of riparian or wetland zone based on a delineation that was conducted in compliance with Department of Human Settlements, Water & Sanitation's latest approved Riparian/Wetland Delineation Protocol and the latest Biodiversity Guidelines issued by Gauteng Department of Agriculture and Rural Development;
 - (f) The 32 m Buffer Zone from the edge of the riparian or wetland zone.
 - (g) All areas affected the 1:100-year flood line and/or wetland or riparian delineated buffers are excluded from the calculations as set out above, since the land is considered natural open space with interconnected functional ecosystems that are governed by various statutory requirements;
 - (h) No surface stormwater generated as a result of any development may be directed directly into any natural drainage system or wetland;
 - (i) The Biodiversity Management Division reserves the right to request the Applicant to compile and submit a comprehensive surface runoff and stormwater management plan, indicating the management of all surface runoff generated as a result of the development (during both the construction and operational phases) prior to entering any natural drainage system or wetland, must be submitted (e.g. stormwater and flood retention ponds) for approval by the Biodiversity Management Division.
 - (j) This surface stormwater management plan must indicate how surface runoff will be retained outside of the demarcated buffer/flood zone, and how the natural release of retained surface runoff will be simulated so as not to impact on the natural hydrology and morphology of the river and the riparian zone.
 - (k) All areas designated as sensitive on the LDP must be appropriately zoned and incorporated into an open space system and registered against the title deeds as a conservation servitude. Development must be located on the areas of lowest sensitivity;
 - (l) The Biodiversity Management Division reserves the right to request the Applicant to compile and submit an ecological management plan for the open space system by a suitably qualified specialist for implementation by the landowner.
 - (m) This ecological management may:

- (i) include a fire management programme to ensure persistence of grassland or include an ongoing monitoring and eradication programme for all non-indigenous species, with specific emphasis on invasive and weedy species
- (ii) ensure the persistence of all Red and Orange List species or include a monitoring programme for all Red and Orange List species
- (iii) facilitate/augment natural ecological processes
- (iv) provide for the habitat and life history needs of important pollinators
- (v) minimize artificial edge effects (e.g. water runoff from developed areas & application of chemicals)
- (vi) result in a report back to the Biodiversity Management Division on an as and when required basis.

The LDP must be submitted and approved by the Biodiversity Management Division before final approval of the Site Development Plan (SDP) by DES; The rationale for this condition is that in terms of Section 2.2.1 of the Urban Greening & Biodiversity Preservation By-Law of MCLM, the submission of LDPs to the Biodiversity Management Division is compulsory for any residential and business development whether developed as a single unit or sub-divided portions, except for individual residential erven smaller than 2,000 square metres in extent and that the accepted conclusions in the LDPs form part of and is integrated into the final development plans submitted to the Municipality for approval.

TOWN PLANNING PROCEDURE

The following is proposed as a uniform policy for the contribution to be paid for open space:

Circumstances under which open space contributions will be payable:

- (1) Open space contribution will be required in all rezoning and township establishment applications where approval of the application will result into the possibility that more residential units can be erected on the property than prior to the application. This would be applicable to any use zone where residential units will be erected.
- (2) The contribution will be based on the density envisaged and the regulations in the Town Planning and Townships Ordinance. For densities lower than 20 units per hectare, 24m² of open space should be provided and for densities higher than 20 units per hectare, 18 m² of open space should be provided.
- (3) Open space contribution will be applicable where the developer cannot provide the prescribed open space area within the township area in the case of a township establishment. Where the developer decides to

develop the township in phase, the prescribed open space must be either included in each phase or form part of the first phase. Where the developer provides such open space, these should be to the satisfaction of the Council. Land like sinkholes, flood lines, buffer zones of wetlands/riparian zones is not considered as usable open space and is excluded from the allocated open spaces.

- (4) Open space contribution will be applicable in the case of a rezoning where the application implies an increase in density.
- (5) No open space contribution will be required for subdivision applications only, as these contributions will be calculated as part of the rezoning application to increase the density, or as part of the original township establishment.
- (6) In cases where a rezoning is applied for and the number of units are not known (no density is stipulated, but only height, coverage and Floor Area Ratio), contributions will be requested as part of the Site Development Plan procedure.

Calculation of open space contribution

- (1) Formulas in Regulations 43 and 44 of the Town Planning and Townships Ordinance (No. 15 of 1986), read with Schedule 11 of MCLM's SPLUMA By-laws, will be used for the calculation of open space to be provided and contribution to be paid.
- (2) The Valuation Division or appointed Valuation Firm will be requested to provide the current land value and determine the contribution as per the format attached at the time of compiling the Service Level Agreement. This will only be requested as soon as there is certainty regarding the recommendation and proposed condition of an application and this value will be considered a supplementary valuation.
- (3) The calculations for contribution for open space will be done by the appointed official at the Biodiversity Management Division. The Biodiversity Management Division will submit the findings of the Open Space Contribution to both the Legal Division and the Local Economic Division, who in turn will inform the developer accordingly.
- (4) All open space contribution money must be paid into the following Vote: 1220-24053 (Biodiversity: Developer Contribution), which will be ring-fenced and allocated for upgrade and development of parks in MCLM's area of jurisdiction.

Annexure

DRAFT

LOCAL AUTHORITY NOTICE 1873 OF 2022

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 21 AND SECTION 41 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. TOGETHER WITH THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION SUBMITTED SIMULTANEOUSLY.

APPLICATION PURPOSES:

THE REZONING OF ERVEN 813 & 814 PARKWOOD FROM; "RESIDENTIAL 1" TO "RESIDENTIAL 4" WITH A DENSITY OF 546 DU/HA TO ALLOW FOR 112 DWELLING UNITS TO BE CONSTRUCTED.

WITH A REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION SUBMITTED SIMULTANEOUSLY TO REMOVE CONDITION (A) THAT EXIST WITHIN THE DEED OF TRANSFER T13147/2021.

SITE DESCRIPTION:

ERVEN NO: ERVEN 813 & 814

TOWNSHIP NAME: PARKWOOD

STREET ADDRESS: 77 & 79 BRISTOL ROAD, PARKWOOD, 2193.

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 9 NOVEMBER 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.: 20-01-4265 AND 20/13/2978/2022

DATE: 12 OCTOBER 2022

LOCAL AUTHORITY NOTICE 1874 OF 2022

**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE TOWN PLANNING SCHEME
APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW OF 2019
ERVEN 428 AND 429 EVELEIGH EXTENSION 39 TOWNSHIP (CELUS NO. F 0435C)**

I, Marzia-Angela Jonker, being the authorised agent of the owners of Erven 428 and 429 Eveleigh Extension 39 Township, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: F 0435C) by the Rezoning of the properties described above, situated east of Trichardt Road – on the corner of Trichardt Road and the future Khun Road, Eveleigh, Boksburg from “Business 2” excluding dwelling units to “Residential 4” for a total of 335 Dwelling Units, subject to conditions. Furthermore, the two erven will also be Consolidated.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section, City of Ekurhuleni Metropolitan Municipality, 2nd Floor, Boksburg Civic Centre, c/o Trichardt Road and Market Street, for a period of 28 days from 12 October 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning Sub Section, City of Ekurhuleni Metropolitan Municipality, at the above address or P. O. Box 215, Boksburg, 1460, or via email to Francois.Vos@ekurhuleni.gov.za, within a period of 28 days from the above date (on/or before 9 November 2022).

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Email: info@mztownplanning.co.za

Dates of publications: 12 and 19 October 2022.

12-19

LOCAL AUTHORITY NOTICE 1875 OF 2022**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 6529T**

It is hereby notified in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Celtisdal Extension 72, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Group Head: Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 6529T.

(CPD 9/2/4/2-6529T (Item 35763))
(CPD 9/1/1/1-CLTx72 0085 (Item 35763))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

(Notice 134/2022)
___ OCTOBER 2022

CITY OF TSHWANE**DECLARATION OF CELTISDAL EXTENSION 72 AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane hereby declares the township of Celtisdal Extension 72 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/2/4/2-6529T (Item 35763))
(CPD 9/1/1/1-CLTx72 0085 (Item 35763))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY REALCITY HOLDINGS PROPRIETARY LIMITED (Registration Number 2018/349787/07), IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 349 (A PORTION OF PORTION 1) OF THE FARM SWARTKOP NO 383JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Celtisdal Extension 72.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 433/2021.

1.3 PRECAUTIONARY MEASURES

1.3.1 The township owner shall appoint a competent person(s) to:-

1.3.1.1 compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN; and compile a DOLOMITE RISK MANAGEMENT PLAN, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan to a representative Body Corporate or similar as applicable must be included.

- 1.3.1.2 conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified. Conduct and compile CONSTRUCTION REPORT, which must include the mapping details of trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must be included.
- 1.3.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Dolomite Risk Management Plan legally to a representative Body Corporate or similar entity, as applicable.
- 1.3.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-
- 1.3.3.1 Water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and
- 1.3.3.2 Trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.
- 1.4 ENDOWMENT
- 1.4.1 An endowment will be payable to the City of Tshwane full or in lieu of the shortfall for the provision of land for the open spaces or private open space calculated on the value per square as determined by the Valuation Department of the Municipality in terms of Regulation 44(1) of the Town-planning and Townships Regulations, read with Regulation 44(1) of the Town-planning and Townships Regulations to the City of Tshwane. The amount of this area shall be used by the City of Tshwane for the acquisition of land for park and/or public open space purposes.
- 1.4.2 The applicant has agreed to the provision of open space of 18m² per dwelling unit (5 400m²) in the township of which 974m² is located on Erf 1537 (Private open space) and 2 764m² on Erven 1535 and 1536 (to be consolidated). Such areas shall be developed and kept free of structures, shall be indicated on the Site and Landscape Development Plans and the area(s) on the consolidated erf shall be protected by means of a servitude(s). The area may include, but is not restricted to a jogging / walking track, picnic facilities and may also be accommodated on the rooftops of buildings.
- 1.4.3 The applicant shall pay endowment for the remaining 1 662m² in terms of Section 98(2) of the Ordinance, 1886 read with Regulation 44(1) of the Town-planning and Townships Regulations an endowment amount to the City of Tshwane.
- 1.4.4 If at any time, the servitude areas agreed to is not available for open space purposes to the satisfaction of the Municipality, the developer or the successor in title shall pay in terms of Section 98(2) of the Ordinance, 1886 read with Regulation 44(1) of the Town-planning and Townships Regulations an endowment amount to the City of Tshwane.
- 1.4.5 The said endowment amount shall be payable in accordance with the provisions of Section 81 of the town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- 1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES
- Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.6 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 1535 and 1536 in the township consolidated.

The City of Tshwane hereby grants its consent to the consolidation of Erven 1535 and 1536 in terms of Section (12)(d) of the City of Tshwane Land Use Management By-law, 2016, which consolidation shall only come into operation on proclamation of the township.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the City of Tshwane all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.8 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane, when required to do so by the City of Tshwane.

1.9 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.10 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GAUTENG PROVINCIAL GOVERNMENT: DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

The township owner shall at his own expense comply with all the conditions imposed, by the Gauteng Department of Agriculture and Rural Development, as well as any other applicable provisions, in terms of the Environmental Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be.

1.12 THE DEVELOPER'S OBLIGATIONS**1.12.1 ASSOCIATION AND STATUTES**

The developer must register a non-profit company (home-owner's) in terms of the provisions of the Companies Act, 2011 (Act 3 of 2011). All the owners of erven and/or units in the township must become members of the non-profit company. A copy of the registered Deed of Association and the Company's Statutes must be submitted to the City of Tshwane.

The Association and Statutes must clearly state that the main objective of the homeowner's association is the maintenance of the internal engineering services of the development (i.e. roads and storm water). The developer is deemed to be a member of the non-profit company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.12.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and stormwater sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

1.12.3 ERF 1537

Erf 1537 shall prior to or simultaneously with registration of the first transfer of an Erf / unit in the township and at the cost of the township owner be transferred to the Celtisdal Extension 72 Home Owners Association NPC which organisation shall have full responsibility for the functioning and proper maintenance of the said erf and the engineering services within the said erf.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of section 82 of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

2.2 RESTRICTIONS ON THE TRANSFER OF LAND

2.2.1 In terms of section 82(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no Erf or Erven in the township may be transferred, until the City of Tshwane Municipality has certified that the township owner has complied with his obligations as contained in section 82 and the conditions of establishment have been complied with.

2.2.2 In terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as a condition of approval of township establishment, the registration of a Certificate of Registered Title, the opening of a Sectional Title Scheme or registration or transfer of a sectional title unit, resulting from the approval of this township may be not be performed unless the Local Authority certifies that all the requirements and conditions for the registration thereof, have been complied with read with section 53 of the Spatial Planning and Land Use Management Act, 16 of 2013 where applicable.

2.3 THE DEVELOPER'S OBLIGATIONS

2.3.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

2.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

2.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82(1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity), and the road and stormwater have been completed.

A retention guarantee must be issued for a period of 12 months after takeover of the services or proclamation of the township by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services, roads and stormwater and the electricity services, which guarantee must be issued in favour of the local authority for an amount that is equal to 10% of the contract cost, and proof of this must be submitted to the City of Tshwane.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any,

3.1 excluding the following servitude which affects Rooihuiskraal Road in the township:

- "1. 'n Onteiening van die eiendom vir doeleindes van 'n Serwituut van Reg van Weg, groot ongeveer 1 342 vierkante meter ten gunste van die Stadsraad van Verwoerdburg soos meer volledig sal blyk uit Kennisgewing van Onteiening Nr EX225/87."
- "2. 'n Serwituut vir munisipale doeleindes soos aangedui deur die figuur ABC op diagram SG A 9634/86 gesedeer aan die Stadsraad van Verwoerdburg soos meer volledig sal blyk uit Notariële Akte van Sessie K4082/87S."

3.2 excluding the following servitude which affects Erf 1535 in the township:

- "4. 'n Serwituut van Reg van Weg ten gunste van Gedeelte 87 (gedeelte van gedeelte 1 van die Plaas Swartkop 383, Registrasie Afdeling JR, soos aangedui deur figuur AC op diagram SG Nr A 9634/86 soos meer volledig sal blyk uit Notariële Akte K5146/03S."

3.3 excluding the following servitude which affects Erf 1537 in the township:

- "3. 'n Ewigdurende pyplynserwituut, groot 1 420 vierkante meter soos aangedui deur figuur ABCD op kaart LG Nr A 1833/78 ten gunste van Randwaterraad soos meer volledig sal blyk uit Notariële Akte K1579/89S."

3.4 excluding the following servitude which affects Erf 1535 in the township:

"KRAFTENS 'n Notariële AKte van Serwituut K3217/2005 gedateer 28 April 2005 is die binnegemelde eiendom onderhewig aan 'n serwituut van Reg van Weg 6 meter wyd langs die Noord-Westelike grens van die dienende eiendom soos aangetoon deur die figuur ABCDEFA op Kaart SG Nr 9376/2004 ten gunste van gedeelte 1 van Hoewe 188, Raslouw Landbouhoewes groot 2,1304 Hektaar. Soos meer volledig sal blyk uit die gemelde Notariële Akte van Serwituut."

4. CONDITIONS OF TITLE

4.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

4.1.1 ALL ERVEN

4.1.1.1 The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the City of Tshwane along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

4.1.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.

4.1.1.3 The City of Tshwane shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

4.1.1.4 The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of buildings and structures must be designed by a competent professional engineer and erected under his supervision. Building plans submitted to the Municipality for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. The owner of the erf shall comply with these measures in accordance with the recommendations contained in the Geo-technical report for the township and conditions imposed by the Council for Geoscience, unless it is proven to the Municipality and the Council for Geoscience, that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

4.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 4.1.1 above, the undermentioned erven shall be subject to the conditions as indicated.

4.1.2.1 ERF 1535

The erf is subject to a servitude for municipal purposes 1 166m² in extent as indicated on the General Plan.

4.1.2.2 ERF 1535

The erf is subject to a servitude for right of way and municipal services, 835m² in extent in favour of and to the satisfaction of the Municipality as indicated on the General Plan.

4.1.2.3 ERF 1537

The erf is subject to a 4m wide sewer servitude in favour of and to the satisfaction of the Municipality as indicated on the General Plan.

4.1.2.4 ERF 1537

The erf is subject to a Stormwater Servitude as indicated on the General Plan.

4.1.2.5 ERVEN 1535, 1536 AND 1537

The erven are subject to a Servitude for municipal access and stormwater 3,0 metres wide as indicated on the General Plan.

4.1.2.6 ERF 1535

The erf shall be subject to a servitude for private open space purposes, 1 389m², in favour of the residents, as indicated on the General Plan, provided that such servitude may not be cancelled without the written consent of the Municipality.

4.1.2.7 ERF 1536

The erf shall be subject to servitude/s for private open space purposes, 1 375m², in favour of the residents, as indicated on the General Plan, provided that such servitude may not be cancelled without the written consent of the Municipality.

LOCAL AUTHORITY NOTICE 1876 OF 2022**AMENDMENT SCHEME 20-04-3080**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 126 Ruiterhof Extension 4 from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-3080. Amendment Scheme 20-04-3080 will come into operation on the date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 665/2022

LOCAL AUTHORITY NOTICE 1877 OF 2022**AMENDMENT SCHEME 20-01-3526**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 543 Greenside from "Residential 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3526. Amendment Scheme 20-01-3526 will come into operation on the date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 664/2022

LOCAL AUTHORITY NOTICE 1878 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T11230/1951, with reference to the following property: Erf 553, Menlo Park.

The following conditions and/or phrases are hereby removed: Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p) and (q).

This removal will come into effect on the date of publication of this notice.

(CPD MNP/0416/553 (Item 35068))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

12 OCTOBER 2022
(Notice 682/2022)

LOCAL AUTHORITY NOTICE 1879 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T129148/2007, with reference to the following property: Erf 49, Wierdapark.

The following conditions and/or phrases are hereby removed: Conditions 2.B.(a), 2.B.(b), 2.B.(b)(i), 2.B.(b)(ii) and 2.B.(c).

This removal will come into effect on the date of publication of this notice.

(CPD WDP/0762/49 (Item 34629))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

12 OCTOBER 2022
(Notice 681/2022)

LOCAL AUTHORITY NOTICE 1880 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T164226/2003, with reference to the following property: Portion 489 of the farm Zwartkop 356JR.

The following conditions and/or phrases are hereby removed: Conditions H. and I.

This removal will come into effect on the date of publication of this notice.

(CPD 356-JR/0808/489 (Item 30282))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

12 OCTOBER 2022
(Notice 680/2022)

LOCAL AUTHORITY NOTICE 1881 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T2533/2013, with reference to the following property: Erf 307, Erasmusrand.

The following conditions and/or phrases are hereby removed: Conditions 2.5, 2.6, 2.9, 3.1(i), 3.1(ii), 3.1(iii), 3.1(iv) and 4.

This removal will come into effect on the date of publication of this notice.

(CPD EMR/0224/307 (Item 28792))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

12 OCTOBER 2022
(Notice 679/2022)

LOCAL AUTHORITY NOTICE 1882 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T61117/2014, with reference to the following property: Erf 371, Meyerspark.

The following conditions and/or phrases are hereby removed: Condition 5(d).

This removal will come into effect on the date of publication of this notice.

(CPD MRP/0424/371 (Item 35808))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

12 OCTOBER 2022

(Notice 678/2022)

LOCAL AUTHORITY NOTICE 1883 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T29443/2015, with reference to the following property: Erf 465, Waterkloof Extension 2.

The following conditions and/or phrases are hereby removed: Conditions A.(d), A.(e), (g) and (h).

This removal will come into effect on the date of publication of this notice.

(CPD WKGx2/0726/465 (Item 34907))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

12 OCTOBER 2022

(Notice 677/2022)

LOCAL AUTHORITY NOTICE 1884 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T120356/2007, with reference to the following property: The Remainder of Erf 1211, Pretoria.

The following conditions and/or phrases are hereby removed: Conditions (a) and (b).

This removal will come into effect on the date of publication of this notice.

(CPD PTA/0536/1211/R (Item 35501))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

12 OCTOBER 2022
(Notice 676/2022)

LOCAL AUTHORITY NOTICE 1885 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T79554/2016, with reference to the following property: Portion 1 of Erf 1211, Pretoria.

The following conditions and/or phrases are hereby removed: Conditions (a), (b) and (c).

This removal will come into effect on the date of publication of this notice.

(CPD PTA/0536/1211/1 (Item 35510))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

12 OCTOBER 2022
(Notice 675/2022)

LOCAL AUTHORITY NOTICE 1886 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4455T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **4455T**, being the rezoning of Erf 113, Lynnwood Glen, from "Special" for a Guest House, subject to the provisions of Annexure T B9777 (10 rooms), to "Special", Guest House (16 rooms), subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **4455T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4455T (Item 27464))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

12 OCTOBER 2022
(Notice 352/2022)

LOCAL AUTHORITY NOTICE 1887 OF 2022**AMENDMENT SCHEMES 20-01-3659**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme 2018, by the rezoning of Remaining Extent of Erf 887 Westdene "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3659 and will come into operation 12 October 2022 date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No 648/2022

LOCAL AUTHORITY NOTICE 1888 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, Johannes Tobias Mynhardt & Johannes Jacobus Mynhardt, being the applicant of Remainder of Portion 1 of the erf 50, Mountain View hereby give notice in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated in Pretoria North, Region 1 within the City of Tshwane. The rezoning is from "Residential 1" to "Residential 4". The intention of the applicant in this matter is to obtain the approval for the existing land use developments as a Child Youth Care Centre.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 05 October 2022 until 1 November 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 / Pretoria News and The Citizen newspapers.

Address of Municipal offices: City Planning Department, Land-Use Rights Division, Room LG004, Isivuno House, 143

Lilian Ngoyi Street, Pretoria,

Closing date for any objections and/or comments: 1 November 2022.

Address of applicant

Johannes Tobias Mynhardt & Johannes Jacobus Mynhardt

41 Bamboespalm, Overzicht Estate, Magalieskruin, Pretoria 0150

PO Box 14158, Sinoville, Pretoria, 0182

Telephone No: (012) 804 1339

E-mail: smartsite.mynhardt@gmail.com

Dates on which notice will be published: 05 October 2022

Reference: Erf 50/1/R Mountain View, CPD 9/2/4/2 – 6668T Item No: 36138

Our reference: 811 630 07915 REZ, R-1_50 Mountain View

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PLAASLIKE OWERHEID KENNISGEWING 1888 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N HERSONERING AANSOEK INGEVOLGE ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons, Johannes Tobias Mynhardt & Johannes Jacobus Mynhardt, synde die aansoeker van Restant van Gedeelte 1 van die erf 50, Mountain View, gee hiermee ingevolge artikel 16 (1) van die Stad Tshwane Grondgebruiksbeheerverordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersiene 2014), deur die hersonering in Terme van Artikel 16 (1) van die Stad Tshwane Grondgebruiksbeheer Verordening 2016 van die eiendom soos hierbo beskryf. Die eiendom is gelee in Pretoria Noord, Streek 1 in die Stad Tshwane. Die hersonering is van "Residensieel 1" na "Residensieel 4". Die bedoeling van die aansoeker in hierdie aangeleentheid is om die goedkeuring te verkry vir die bestaande grondebruikontwikkelings as n sentrum vir kindersog..

Enige beswaar (e) en / of kommentaar (s), insluitende die gronde vir sodanige beswaar (e) en / of kommentaar (s) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar indien nie) en / of kommentaar (s) moet skriftelik by of tot die Strategiese Uitvoerende. Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 05 Oktober 2022 tot 1 November 2022.

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

Adres van Munisipale Kantore: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria, Akasia. Sluitingsdatum vir enige besware en / of kommentaar: 1 November 2022.

Adres van aansoeker

Johannes Tobias Mynhardt & Johannes Jacobus Mynhardt
41 Bamboespalm, Overzicht Estate, Magalieskruin, Pretoria 0150
PO Box 14158, Sinoville, Pretoria, 0182
Telephone No: (012) 804 1339

E-mail: smartsite.mynhardt@gmail.com

Datums waarop kennisgewing gepubliseer moet word: 5 Oktober 2022.

Verwysing: Erf 50/1/R Mountain View, CPD 9/2/4/2 – 6668T Item No: 36138

Ons verwysing: 811 630 07915 REZ, R-1_50 Mountain View

LOCAL AUTHORITY NOTICE 1889 OF 2022**LASER PARK EXTENSION 34**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Laser Park Extension 34 to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PAINTCOR CC 1986/019456/23 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 429 (A PORTION OF PORTION 105) OF THE FARM WILGESPRUIT 190 IQ HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be LASER PARK EXTENSION 34.

(2) DESIGN

The township shall consist of erven and the streets as indicated on General Plan SG No. 452/2010.

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not have been completed before 21 January 2019 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(5) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not have been completed before 18 August 2011 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(6) ACCESS

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

(b) Access to or egress from Erf 249 shall only be permitted via Zeiss Road and Erf 250 shall be permitted via Schooner Avenue

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent road and all stormwater running off or being diverted from the road shall be received and disposed of.

(8) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(9) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(11) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2. (3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2. (3) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(12) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any.

3. CONDITIONS OF TITLE

(A) Conditions of Title imposed by the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.

(1) ALL ERVEN

(a) The erven in the township lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for approval shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The site has been zoned Soil Zone II

(2) ALL ERVEN

(a) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and Other municipal purposes, along any two boundaries other than a street boundary and in the case of A panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(3) ALL ERVEN

(a) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 56 kVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(4) Erf 249

The erf is subject to a 3m wide servitude for municipal purposes along the North eastern boundary of the erf as indicated on the general plan.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Roodepoort Town Planning scheme, 1987, comprising the same land as included in the township of Laser Park extension 34. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 05-9643.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T067/2022
12 October 2022

LOCAL AUTHORITY NOTICE 1890 OF 2022**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE TOWN PLANNING SCHEME
APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW OF 2019
ERVEN 430 AND 431 EVELEIGH EXTENSION 52 TOWNSHIP (CELUS NO. F 0436C)**

I, Marzia-Angela Jonker, being the authorised agent of the owners of Erven 430 and 431 Eveleigh Extension 52 Township, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: F 0436C) by the Rezoning of the properties described above, situated east of Trichardt Road – on the corner of Olivia Road and Elm Road, Eveleigh, Boksburg from “Business 2” excluding dwelling units (Erf 430) and “Residential 4” for a maximum of 60 Dwelling Units per Hectare (Erf 431) to a combined zoning of “Residential 4” for a total of 153 Dwelling Units, subject to conditions. Furthermore, the two erven will also be Consolidated.

Particulars of the application will lie for inspection during normal office hours at the office of The Manager: Town Planning, Boksburg Sub Section, City of Ekurhuleni Metropolitan Municipality, 2nd Floor, Boksburg Civic Centre, c/o Trichardt Road and Market Street, for a period of 28 days from 12 October 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section, City of Ekurhuleni Metropolitan Municipality, at the above address or P. O. Box 215, Boksburg, 1460, or via email to Francois.Vos@ekurhuleni.gov.za, within a period of 28 days from above date (on/or before 9 November 2022).

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Email: info@mztownplanning.co.za

Dates of publications: 12 and 19 October 2022.

12-19

LOCAL AUTHORITY NOTICE 1891 OF 2022**AMENDMENT SCHEMES 20-04-2908**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme 2018, by the rezoning of Erf 4042 Bryanston Extension 3 from “Residential 1” to “Residential 1”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-2908 and will come into operation 2022 date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No 607/2022

LOCAL AUTHORITY NOTICE 1892 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, Johannes Tobias Mynhardt & Johannes Jacobus Mynhardt, being the applicant of Remainder of Portion 1 of the erf 50, Mountain View hereby give notice in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated in Pretoria North, Region 1 within the City of Tshwane. The rezoning is from "Residential 1" to "Residential 4".

The intention of the applicant in this matter is to obtain the approval for the existing land use developments as a Child Youth Care Centre.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 05 October 2022 until 1 November 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 / Pretoria News and The Citizen newspapers.

Address of Municipal offices: City Planning Department, Land-Use Rights Division, Room LG004, Isivuno House, 143

Lilian Ngoyi Street, Pretoria,

Closing date for any objections and/or comments: 1 November 2022.

Address of applicant

Johannes Tobias Mynhardt & Johannes Jacobus Mynhardt

41 Bamboespalm, Overzicht Estate, Magalieskruin, Pretoria 0150

PO Box 14158, Sinoville, Pretoria, 0182

Telephone No: (012) 804 1339

E-mail: smartsite.mynhardt@gmail.com

Dates on which notice will be published: 05 October 2022

Reference: Erf 50/1/R Mountain View, CPD 9/2/4/2 – 6668T Item No: 36138

Our reference: 811 630 07915 REZ, R-1_50 Mountain View

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PLAASLIKE OWERHEID KENNISGEWING 1892 VAN 2022

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

Ons, Johannes Tobias Mynhardt & Johannes Jacobus Mynhardt, synde die aansoeker van Restant van Gedeelte 1 van die erf 50, Mountain View, gee hiermee ingevolge

artikel 16 (1) van die Stad Tshwane Grondgebruiksbeheerverordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersiene 2014), deur die hersonering in terme van Artikel 16 (1) van die Stad Tshwane Grondgebruiksbeheer Verordening 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë in Pretoria Noord, Streek 1 in die Stad Tshwane. Die hersonering is van "Residensieel 1" na "Residensieel 4". Die bedoeling van die aansoeker in hierdie aangeleentheid is om die goedkeuring te verkry vir die bestaande grondebruikontwikkelings as n sentrum vir kindersog..

Enige beswaar (e) en / of kommentaar (s), insluitende die gronde vir sodanige beswaar (e) en / of kommentaar (s) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar indien nie) en / of kommentaar (s) moet skriftelik by of tot die Strategiese Uitvoerende. Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 05 Oktober 2022 tot 1 November 2022.

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

Adres van Munisipale Kantore: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria,

Akasia. Sluitingsdatum vir enige besware en / of kommentaar: 1 November 2022.

Adres van aansoeker

Johannes Tobias Mynhardt & Johannes Jacobus Mynhardt

41 Bamboespalm, Overzicht Estate, Magalieskruin, Pretoria 0150

PO Box 14158, Sinoville, Pretoria, 0182

Telephone No: (012) 804 1339

E-mail: smartsite.mynhardt@gmail.com

Datums waarop kennisgewing gepubliseer moet word: 5 Oktober 2022.

Verwysing: Erf 50/1/R Mountain View, CPD 9/2/4/2 – 6668T Item No: 36138

Ons verwysing: 811 630 07915 REZ, R-1_50 Mountain View

LOCAL AUTHORITY NOTICE 1893 OF 2022**AMENDMENT SCHEMES 20-01-2678**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme 2018, by the rezoning of Erf 481 Fairland from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2678 and will come into operation 12 October 2022 date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice No 650/2022

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