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Provincial Gazette Provinsiale Koerant

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

Vol. 23

PRETORIA
10 AUGUST 2017
10 AUGUSTUS 2017

No. 200

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DEPARTMENT OF HEALTH

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ISSN 1682-4525



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1189 OF 2017**CITY OF JOHANNESBURG LAND USE SCHEME, 2017
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**

Notice is hereby given in terms of section 24(1) of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), read with section 6(1) of the COJ Municipal Planning By-law, 2016, that the City of Johannesburg has declared its intention to adopt a single Land Use Scheme for its area of jurisdiction.

In terms of the mentioned sections above, all municipalities shall adopt and approve, after public consultation, a single Land Use Scheme for its entire area of jurisdiction within 5 years of SPLUMA coming into operation. SPLUMA came into operation on 1 July 2015.

Such Land Use Scheme must have as its content the matters listed under section 24(2) of SPLUMA read with section 6(2) of the COJ Municipal Planning By-law, 2016.

Such Land Use Scheme must give effect to and be consistent with the City's Municipal Spatial Development Framework (SDF) and determine the use and development of land within the City's area of jurisdiction in order to promote economic growth, social inclusion, efficient land development and minimal impact on public health, the environment and natural resources. The City's SDF was approved on 23 June 2016.

The Land Use Scheme must, *inter alia*, include scheme regulations setting out the procedures and conditions relating to the use and development of land in any zone.

The Land Use Scheme once adopted and approved will have the force of law and all land owners and users of land, including the City, a state-owned enterprise and organs of state within the City's area of jurisdiction will be bound by the provisions of such a Land Use Scheme. It will replace all existing schemes within the City's area of jurisdiction to which the Land Use Scheme applies as well as "Annexure F" to the Regulations Relating to Township Establishment and Land Use made in terms of the Black Communities Development Act and include all areas not previously covered in any of the aforementioned schemes, and it will provide for land use and development rights.

After adoption and approval of the Land Use Scheme, all land may be used only for the purposes permitted by such a Land Use Scheme.

The City has a duty to enforce the provisions of its Land Use Scheme once in operation and any use of land which is deemed contrary to such Land Use Scheme shall constitute a criminal offence.

The Land Use Scheme addresses any conflict between the Land Use Scheme adopted and the ones it purports to repeal or replace.

Copies of the draft Land Use Scheme will lie open for inspection during normal office hours until **13 October 2017** at :

- Help Desk, 5th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein;
- the Group Legal & Contracts Department's Legal Library at the same address on the 3rd Floor, A-Block;
- All Council Libraries throughout the City;
- All Regional Offices;
- on the City's web-site: www.joburg.org.za

Any comment on the draft Land Use Scheme must be addressed to the Executive Director : Development Planning, clearly marked "**CoJ LUS COMMENTS**", and submitted in writing **on or before 13 October 2017**, as follows :

- By hand to the Help Desk at the physical address provided above;
- By post (PO Box 30773, Johannesburg, 2017);
- By e-mail : CoJLandUseSchemeComments@joburg.org.za

**N LUKHWARENI
CITY MANAGER
CITY OF JOHANNESBURG
JOHANNESBURG**

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Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065