

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 882 OF 2020**Lost or destroyed deed**

Notice is hereby given in terms of section 38 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer Number **ST115522/2007** passed by 29 Stone Manor Investments Proprietary Limited, Registration Number 2007/009539/07 in respect of

A Unit consisting of

- (a) **Section Number 29 as shown and more fully described on Sectional Plan Number SS 1046/1996 in the scheme known as STONE MANOR in respect of the land and building or buildings situated at ERVEN 1411 & 1412 MORNINGSIDE EXTENSION 164 TOWNSHIP, in the LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 115 (One Hundred and Fifteen) square metres in extent and**
- (b) **An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.**

HELD BY Deed of Transfer Number ST115522/2007;

Which Deed of Transfer has been lost or destroyed.

All interested persons having objections to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Pretoria within six weeks from the date of the publication of this notice.

Dated at Johannesburg this 22 September 2020

Applicant: Care of Norton Rose Fulbright SA Inc
Address: 15 Alice Lane, Sandton 2196
Email address: bets.vanvuuren@nortonrosefulbright.com
Contact: 011 685 8628

Lost or destroyed Bond

Notice is hereby given in terms of Section 38 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Mortgage Bond Number SB141138//2007 passed by 29 Stone Manor Investments Proprietary Limited, Registration Number 2007/009539/07, for a capital amount of R1 100 000.00 (One Million One Hundred Thousand Rand) in favour of Investec Bank Limited, Registration Number 1969/004763/06 in respect of

A Unit consisting of

- (a) **Section Number 29 as shown and more fully described on Sectional Plan Number SS 1046/1996 in the scheme known as STONE MANOR in respect of the land and building or buildings situated at ERVEN 1411 & 1412 MORNINGSIDE EXTENSION 164 TOWNSHIP, in the LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 115 (One Hundred and Fifteen) square metres in extent and**
- (b) **An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.**

HELD BY Deed of Transfer Number ST115522/2007;

which has been lost or destroyed.

All interested persons having objections to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Pretoria within six weeks from the date of the publication of this notice.

Dated at Sandton this 22 September 2020

Applicant: Care of Norton Rose Fulbright SA Inc

Address: 15 Alice Lane, Sandton 2196

Email address: bets.vanvuuren@nortonrosefulbright.com

Contact: 011 685 8628

NOTICE 888 OF 2020**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Pieter Venter on behalf of Terraplan Gauteng Pty Ltd being the authorized agent of the owner of ERF 2084, KEMPTON PARK EXTENSION 4, which property is situated at 77 Highveld Road, Kempton Park Extension 4 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, Kempton Park Care Centre for the rezoning of Erf 2084, Kempton Park Extension 4 from "Residential 1" to "Residential 3" excluding residential buildings, subject to a coverage of 50%, height of 2 storeys, a floor area ratio of 0,6 and a density of 60 units per hectare (Maximum 8 dwelling units).

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Kempton Park Customer Care Centre, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park AND at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 28/10/2020.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park or PO Box 13, Kempton Park, 1620 within a period of 28 days from 28/10/2020.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619, Tel (011) 394-1418/9, (Our Ref No: HS 2914)

28-4

NOTICE 893 OF 2020**NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) READ WITH SECTION 15(6) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorized applicant of the owners of Portion 40 of the farm Vlakplaats 354-JR, hereby gives notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that I applied to the City of Tshwane Metropolitan Municipality for the subdivision of the above-mentioned property in terms of Section 16(12)(a)(iii) read with Section 15(6) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at no. 126, Primula Avenue, on the farm Vlakplaats 354-JR, north of the Gerardsville Agricultural Holdings. The intension of the applicant in this matter is to subdivide the subject property measuring 22,01 ha, into two (2) portions and to apply for Permission for a Second Dwelling House on the subdivided portion to be known as Portion 164 of the farm Vlakplaats 354-JR.

Number and area of proposed portions:

Proposed Portion 164 of the farm Vlakplaats 354-JR:	= 10,00 ha
Proposed Remainder of Portion 40 of the farm Vlakplaats 354-JR:	= 12,01 ha
Total	= 22,01 ha

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 28 October 2020 until 25 November 2020. Full particulars and plans may be inspected during normal office hours at the Centurion Municipal Offices: Room E10, cnr Basden- and Rabie Streets, Centurion, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld & 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 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: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen. P O Box 72729, Lynnwood Ridge, 0040. Tel: (012) 993 5848, Fax: (012) 993 1292, E-Mail: anna-marie.potgieter@plankonsult.co.za.

Date of first publication: 28 October 2020. Date of second publication 4 November 2020.

Closing date for objections: 25 November 2020. Reference no: CPD 354-JR/0872/40 (Item 32279).

KENNISGEWING 893 VAN 2020**KENNISGEWING VAN AANSOEK OM ONDERVERDELING INGEVOLGE ARTIKEL 16(12)(a)(iii) SAAMGELEES MET ARTIKEL 15(6) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde applikant van die eienaars van Gedeelte 40 van die plaas Vlakplaats 354-JR, gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir onderverdeling van die bogenoemde eiendom in terme van Artikel 16(12)(a)(iii) saamgelees met Artikel 15(6) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016. Die eiendom is geleë te Primulalaan nr. 126, op die plaas Vlakplaats 354-JR, noord van die Gerardsville Landbouhoewes. Die intensie van die applikant in hierdie saak is om die eiendom met 'n grootte van 22,01 ha, in twee (2) gedeeltes te verdeel en aansoek te doen vir Permissie vir 'n Tweede Woonhuis op die onderverdeelte gedeelte wat bekend sal staan as Gedeelte 164 van die plaas Vlakplaats 354-JR.

Hoeveelheid en area van die voorgestelde gedeeltes:

Voorgestelde Gedeelte 164 van die plaas Vlakplaats 354-JR:	= 10,00 ha
Voorgestelde Restant van Gedeelte 40 van die plaas Vlakplaats 354-JR:	= 12,01 ha
Totaal	= 22,01 ha

Besware teen of verhoë, insluitend die redes vir die besware en/of verhoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of verhoë ingedien het moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gerig en ingedien word vanaf 28 Oktober 2020 tot 25 November 2020. Besonderhede van die aansoek met planne lê ter insae gedurende gewone kantoorure by die Centurion Munisipale kantore: Kamer E10, hv Basden- en Rabiestrade, Centurion, vir 'n periode van 28 dae vanaf die eerste dag van publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. Die aansoeker kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat aan die Munisipaliteit gestuur is na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of 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 applikant: Plankonsult Ingelyf, 389 Lois Laan Waterkloof Glen, Posbus 72729, Lynnwood Ridge, 0040. Tel: (012) 993 5848. Faks: (012) 993 1292, E-pos: anna-marie.potgieter@plankonsult.co.za

Datum van eerste publikasie: 28 Oktober 2020. Datum van tweede publikasie: 4 November 2020.

Sluitingsdatum vir besware en/of verhoë: 25 November 2020. Verwysing nr: CPD 354-JR/0872/40 (Item 32279).

NOTICE 894 OF 2020**THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION: REZONING APPLICATION FOR THE AMENDMENT OF THE EKURHULENI TOWN PLANNING SCHEME, 2014; IN TERMS OF SECTION 28 READ WITH SECTION 55 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986); AND FURTHER READ WITH SECTION 2(2) AND THE RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of **Erf 6138 Clayville Extension 45**, hereby give notice in terms of Section 28(1)(a) of the Town-Planning and Townships Ordinance, 1986 (Ord. 15 of 1986), that we have applied to the **City of Ekurhuleni Metropolitan Municipality** for the amendment of the Ekurhuleni Town Planning Scheme, 2014 in operation, by the rezoning in terms of Section 28 read with Section 55 of the Town-Planning and Townships Ordinance, 1986 (Ord. 15 of 1986), read with Section 2(2) and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), of the property described above. The property is situated within the Clayville Mega-Housing Project, on the north-western corner of Thabana Ntlenyana Drive and Main Road (K111) within Clayville Extension 45.

The Rezoning is in respect of Proposed Portion 1 of Erf 6138 Clayville Extension 45 (vid SG Diagram 1799/2019) From: "Use Zone 22: Special" with a Coverage as determined by the Municipality; a Height as determined by the Municipality; a non-applicable Density; a Floor Area Ratio (FAR) as per the Scheme; and further subject to certain conditions **To** "Use Zone 4: Residential 4" with a Coverage of sixty (60) percent; a Height of four (4) storeys; a Density of 180 dwelling units per hectare; a Floor Area Ratio (FAR) of 1.2; and further subject to certain amended conditions.

And in respect of Proposed Portion 2 of Erf 6138 Clayville Extension 45 (vid SG Diagram 1801/2019) From: "Use Zone 22: Special" with a Coverage as determined by the Municipality; a Height as determined by the Municipality; a non-applicable Density; a Floor Area Ratio (FAR) as per the Scheme; and further subject to certain conditions **To** "Use Zone 17: Social Services including Dwelling Units" with a Coverage of sixty (60) percent; a Height as per the Scheme, provided that no building containing dwelling units shall have a height in excess of four (4) storeys; a Density of 180 dwelling units per hectare; a Floor Area Ratio (FAR) of 1.5, provided that Social Services shall be restricted to a maximum FAR of 0.3 and Dwelling Units and Residential Buildings to a maximum FAR of 1.2; and further subject to certain amended conditions.

The intension of the owner of the property in this matter is to: further enhance and strengthen the provision of affordable housing within this project / settlement area.

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 Department of City Planning: 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, from **28 October 2020** (the first date of the publication of the notice set out in section 28(1)(a) of the Ordinance referred to above), until 25 November 2020 (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 notice in the Provincial Gazette, Beeld and Star newspapers.

Address of Municipal offices: 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

Closing date of any objection(s) and/or comment(s): 25 November 2020.

Address of authorised agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RS409

Date on which notice will be published: 28 October 2020 & 4 November 2020

Ref no: T0112

KENNISGEWING 894 VAN 2020**DIE STAD VAN EKURHULENI METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK: HERSONERING AANSOEK VIR DIE WYSIGING VAN DIE EKURHULENI STADSBEPLANNINGSKEMA, 2014; IN TERME VAN ARTIKEL 28 SAAM GELEES MET ARTIKEL 55 VAN DIE DORPSBEPLANNING EN DORPE ORDONANSIE, 1986 (ORDONANSIE 15 VAN 1986); VERDERE LEES MET ARTIKEL 2(2) EN DIE RELEVANTE BEPALINGS VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2013 (WET 16 VAN 2013)**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Erf 6138 Clayville Uitbreiding 45**, gee hiermee ingevolge artikel 28(1)(a) van die Dorpsbeplanning en Dorpe Ordonansie, 1986 (Ord. 15 van 1986), kennis dat ons by die **Stad van Ekurhuleni Metropolitaanse Munisipaliteit** aansoek gedoen het om die wysiging van die Ekurhuleni Dorpsbeplanningskema, 2014, in werking, deur die hersonering in terme van Artikel 28 saam gelees met Artikel 55 van die Dorpsbeplanning en Dorpe Ordonansie, 1986 (Ord. 15 van 1986), gelees met Artikel 2(2) en die toepaslike bepalings van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013), van die eiendom hierbo beskryf. Die eiendom is geleë in die Clayville Mega-Behuisingsprojek, op die noordwestelike hoek van Thabana Ntlenyana-rylaan en Mainweg (K111) in Clayville Uitbreiding 45.

Die Hersonering is ten opsigte van Voorgestelde Gedeelte 1 van Erf 6138 Clayville Uitbreiding 45 (vid LG Diagram 1799/2019), Van: "Gebruiksone 22: Spesiaal" met 'n Dekking soos deur die Munisipaliteit bepaal; 'n Hoogte soos deur die Munisipaliteit bepaal; 'n nie-toepaslike Digtheid; 'n Vloer Oppervlakte Verhouding (VOV) soos per die Skema; en verder onderworpe aan sekere voorwaardes; **Na** "Gebruiksone 4: Residensieel 4" met 'n Dekking van sestig (60) persent; 'n Hoogte van vier (4) verdiepings; 'n Digtheid van 180 wooneenhede per hektaar; 'n Vloer Oppervlakte Verhouding (VOV) van 1.2; en verder onderworpe aan seker gewysigde voorwaardes.

En ten opsigte van Voorgestelde Gedeelte 2 van Erf 6138 Clayville Uitbreiding 45 (vid LG Diagram 1801/2019), Van: "Gebruiksone 22: Spesiaal" met 'n Dekking soos deur die Munisipaliteit bepaal; 'n Hoogte soos deur die Munisipaliteit bepaal; 'n nie-toepaslike Digtheid; 'n Vloer Oppervlakte Verhouding (VOV) soos per die Skema; en verder onderworpe aan sekere voorwaardes; **Na** "Gebruiksone 17: Maatskapliedienste insluitend Wooneenhede" met 'n Dekking van sestig (60) persent; 'n Hoogte soos per die Skema, met dien verstande dat geen gebou wat wooneenhede bevat 'n hoogte van meer as vier (4) verdiepings sal hê nie; 'n Digtheid van 180 wooneenhede per hektaar; 'n Vloer Oppervlakte Verhouding (VOV) 1.5, met dien verstande dat Maatskapliedienste beperk sal word tot 'n maksimum VOV van 0.3 en Wooneenhede en Residensiele Geboue tot 'n maksimum VOV van 1.2; en verder onderworpe aan sekere gewysigde voorwaardes.

Die voorneme van die eienaar van die eiendom is: om die voorsiening van bekostigbare behuising binne hierdie projek / nedersettingsgebied verder te verbeter en te versterk.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **28 Oktober 2020** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 28(1)(a) van bogenoemde Ordonansie, 1986), skriftelik by of tot die Die Departement van Stadsbeplanning; 5de Verdieping, Burgersentrum, h/v CR Swartrylaan en Pretoriaweg, Kempton Park, tot 25 November 2020 (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 Star koerante.

Adres van Munisipale Kantore: 5de Verdieping, Burgersentrum, h/v CR Swartrylaan en Pretoriaweg, Kempton Park

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 25 November 2020.

Adres van agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RS409

Dag waarop die kennisgewing sal verskyn: 28 Oktober 2020 & 4 November 2020.

Ref no: T0112

NOTICE 897 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(12)(a)(iii) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Daniel Gerhardus Saayman, being the Applicant on behalf of the owner of Portion 321 of the farm De Onderstepoort 300 JR, hereby give notice in terms of Section 16(1)(f)(i) of the Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the above property. The property is situated at 168 Erica Street, Bon Accord AH. The intension of the Applicant is the subdivision of Portion 321 in 2 full title portions, as follows: Proposed Portion 1 of Portion 321, in extent 11,233 m² and Remainder of Portion 321 in extent 10,180 m².

Any objection and/or comment, including the grounds for such objection and/or comment with full contact details, without which the Municipality cannot correspond with the respondent, 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 28 October 2020 until 25 November 2020.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy may be requested from the Municipality at newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, the respondent must provide the Municipality with an email address by which to provide the said copy electronically.

Alternatively, the full application can be viewed on the applicant's website at www.cityscope.co.za and selecting the correct application under the heading "Documents". Copyright is reserved. No part of the application documentation provided by the Municipality or viewed on the applicants electronic platform may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

The details or particulars of the application will only be accessible to interested and affected parties for a period of 28 days from the first date of this notification on 28 October 2020. Closing date for comments and/or representations is on 25 November 2020.

Address of applicant: CityScope Town Planners, 249 Odendaal St, Meyerspark, Pretoria; P O Box 72780 Lynnwood Ridge, 0040. Telephone No: 087 195 1144. Email: danie@cityscope.co.za. City of Tshwane Reference number: CPD BOAH/0058/70 (Item No: 32243)

KENNISGEWING 897 VAN 2020**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKELS 16(12)(a)(iii) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSWET, 2016**

Ek, Daniel Gerhardus Saayman, synde die Aansoeker namens die eienaar van Gedeelte 321 van die plaas De Onderstepoort 300 JR, gee hiermee ingevolge Artikel 16(1)(f) van die Tshwane Grondgebruikbestuursbywet, 2016, kennis dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir onderverdeling van die bogenoemde eiendom. Die eiendom is geleë te Ericastraat 168, Bon Accord Landbouhoewes. Die voorneme van die Aansoeker is die onderverdeling van Gedeelte 321 in 2 voltitel gedeeltes, soos volg: Voorgestelde Gedeelte 1 van Gedeelte 321, groot ± 11,233 m² en die Restant van Gedeelte 321, groot ±10,180 m².

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kontak maak met die beswaarmaker nie, kan gedurende gewone kantoorure ingedien, of gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of elektronies gestuur word aan e-posadres: CityP_Registration@tshwane.gov.za, vanaf 28 Oktober 2020 tot 25 November 2020.

Indien enige belangstellende of geaffekteerde party die grondgebruiksaansoek wil besigtig of 'n kopie daarvan wil ontvang, kan 'n versoek gerig word aan die Munisipaliteit by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n kopie aldus, moet die aanvrager verseker dat die munisipaliteit voorsien word van 'n e-posadres waarheen die elektroniese kopie versend kan word.

As alternatief kan 'n volledige weergawe van die aansoek besigtig word op die applikant se webruimte, www.cityscope.co.za, deur die betrokke aansoek te kies onder die hofie: "Documents". Kopiereg op die aansoek word voorbehou. Geen deel van die aansoekdokumentasie wat deur die Munisipaliteit voorsien is, of wat op die applikant se elektroniese platform besigtig is, mag gekopieer, herproduseer, of in enige vorm gebruik of gepubliseer word op 'n wyse wat op gemelde intellektuele eiendomsreg van die applikant sal inbreuk maak nie.

Besonderhede en details van die aansoek sal slegs toeganklik wees vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing, naamlik 28 Oktober 2020. Sluitingsdatum vir enige besware en/of kommentaar is 25 November 2020.

Adres van applikant: CityScope Town Planners, 249 Odendaal Str, Meyerspark, Pretoria; Posbus 72780 Lynnwoodrif, 0040; Telefoon No: 087 195 1144. E-posadres: danie@cityscope.co.za. City of Tshwane Verwysingsnommer; CPD BOAH/0058/70 (Item No: 32243)

NOTICE 898 OF 2020**NOTICE OF APPLICATION FOR THE EXTENSION OF BOUNDARIES AND SIMULTANEOUS AMENDMENT OF THE EKURHULENI TOWN PLANNING SCHEME, 2014 IN TERMS OF SECTIONS 40 AND 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

Name of Township **Oriel and Bedfordview Extension 45**

We, **Raven Town Planners** being the authorised agent of the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the extension of boundaries of Oriel Township, referred to in the Annexure hereto.

Simultaneously and application has been made for the amendment of the Ekurhuleni Town-planning Scheme, 2014 by the rezoning of Erven 12 to 16 Oriel and Erf 179 Bedfordview Extension 45 from "**Business 1**", subject to certain conditions in terms of Amendment Scheme E0362 to "**Business 1**", subject to certain amended conditions, being proposed Amendment Scheme

Any objections(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 Head of Department, Edenvale Custome Care Centre, P. O. Box 25 Edenvale, 1610 and the applicant at the undermentioned address from **28 October 2020**, until **25 November 2020**.

Address of Municipal offices: Civic Centre, van Riebeek Avenue, Edenvale, 1609

Closing date for any objections and/or comments: **25 November 2020**

Address of applicant (physical as well as postal address):. P. O. Box 522359 **SAXONWOLD**, 2132

Telephone No. 011 882 4035

Dates on which notice will be published: **28 October 2020**

ANNEXURE

Name of Township: **Oriel to be extended on Portion 1130 of the Farm Elandsfontein 90-IR**

Full name of applicant: **Raven Town Planners**

Number of erven proposed zoning and development control measures: the extension of the township boundary will comprise 1 erf to be zoned "**Business 1**", subject to certain conditions

The intention of the applicant in this matter is to : The applicant obtained "**Business 1**" zoning rights in terms of Amendment Scheme E0362, in terms of which all erven are to be incorporated into a township and the applicant also wishes to allow for a further 500m² of storage floor area to be granted in addition to the existing floor area.

Locality and description of property(ies) on which township is to be established: **Portion 1130 of the Farm Elandsfontein 90-IR**, the entire shopping centre also includes **Erven 12 to 16 Oriel and Erf 179 Bedfordview Extension 45**

The proposed township is situated : **The Village View Shopping Centre**, 38, 40, 42, 44 and 46 Arterial Road East, Oriel and 21 Kloof Road and 41 van Buuren Road, Bedfordview

RAVEN Town Planners
Town and Regional Planners
P O Box 522359
SAXONWOLD
2132

(PH) 011 882 4035
(FAX) 011 887 9830
E-mail : rick@raventp.co.z

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NOTICE 900 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 33573, Mamelodi X17, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at 135 Steve Biko Street, Mamelodi X17. The rezoning is from "Undetermined" to "Institutional" for a "Place of Public Worship", Social Hall / Community Hall, and a "Place of Instruction", subject to certain special conditions as may be imposed by the City of Tshwane Metropolitan Municipality. The intension of the applicant in this matter is to acquire the necessary above-mentioned land-use rights in order to consequently obtain SDP and/or building plan approval from the 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 28 October 2020 [the first date of the publication of the notice set out in Section 16(1)(f) of the By-Law referred to above], until 25 November 2020 (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: Isivuno House, Registration Office, Room LG004, 143 Lillian Ngoyi Street (previously Van der Walt Street), Pretoria. Closing date for any objections and/or comments: 25 November 2020. 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 28 October 2020 and 4 November 2020 respectively. **Reference: CPD 9/2/4/2-5628T (Item No: 31860).**

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

KENNISGEWING 900 VAN 2020**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DIE HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE
STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 33573, Mamelodi X17, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo genoem. Die eiendom is geleë te Steve Biko Straat 135, Mamelodi X17. Die hersonering is vanaf "Onbepaald" na "Institusioneel" vir "Plek van Openbare Godsdiensbeoefening", Sosiale Saal / Gemeenskapsaal, en 'n "Plek van Instruksie/Onderrig", onderworpe aan sekere spesiale voorwaardes soos wat deur die Stad Tshwane Metropolitaanse Munisipaliteit opgelê mag word. Die applikant se bedoeling met hierdie saak is om die nodige bogenoemde grondgebruiksregte te bekom ten einde gevolglik TOP en/of bouplan goedkeuring te kry vanaf die Boubeheer Kantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die person of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf 28 Oktober 2020 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 25 November 2020 (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, Star en Beeld koerante. Adres van Munisipale kantore: Isivuno Huis, Registrasie Kantoor, Kamer LG004, Lilian Ngoyistraat 143, (voorheen Van der Waltstraat), Pretoria. Sluitingsdatum vir enige besware en/of kommentare: 25 November 2020. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 28 Oktober 2020 en 4 November 2020 respektiewelik. **Verwysing: CPD 9/2/4/2-5628T (Item Nr: 31860).**

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 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

NOTICE 911 OF 2020

TOWNSHIP ESTABLISHMENT

APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018

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

APPLICATION PURPOSES:

To apply to the Council for the establishment of a residential township.

SITE DESCRIPTION:

1 Erf: Residential 3; 1 Erf: Private Open Space

Township Name: Suikerbosspark Extension 8

Street Address: 311 Boundary Road, North Riding Code: 2194

The above application will be made available to any interested party and it will also be open for inspection only by arrangement and on request from 8:00 to 15:30 at the Metro Link, Ground Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to **benp@joburg.org.za**, by not later than 2 December 2020.

AUTHORISED AGENT:

Peter Roos Town Planning Consultant; P. O. Box 977, Bromhof, 2154; Cell: 082 800 0250; **peterroostp@gmail.com**

NOTICE 912 OF 2020
CITY OF JOHANNESBURG LAND USE SCHEME, 2018

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

SITE DESCRIPTION

Erf 3176 Bryanston Extension 7

STREET ADDRESS:

14 Ballyclare Drive, Bryanston

APPLICATION TYPE:

Amendment of the Johannesburg Town Planning Scheme, 1979, read with the City of Johannesburg Land Use Scheme, 2018.

APPLICATION PURPOSE:

To rezone Erf 3176 Bryanston Extension 7 from "Special", subject to conditions, to "Special" subject to certain amended conditions, in order to permit residential dwelling units in addition to the existing land use rights applicable to 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 4 November 2020. 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.

Interested parties will also have the opportunity to inspect the application during office hours at the City's Metro Link, situated at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein, 2001, only by arrangement and on request. To request this option, please make contact directly with the Registration Counter, Department of Development Planning on 011 407 6202 during office hours to arrange to view the application documents.

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 2 December 2020.

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 : 4 November 2020

NOTICE 913 OF 2020**CITY OF JOHANNESBURG
APPLICATION FOR THE REMOVAL AND/OR CANCELLATION OF RESTRICTIVE TITLE
CONDITIONS AND/OR SERVITUDES IN TERMS OF SECTION 41 OF THE CITY OF
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-law, 2016, that I/we, the undersigned, intend to apply to the City of Johannesburg for the removal and/or cancellation of restrictive title conditions and/or servitudes.

APPLICATION PURPOSE: The purpose of this application is to specifically cancel and/or remove the Notarial Deed of Servitude in favour of the City of Johannesburg with Servitude Deed number K2188/2011S referred to in the endorsement on Page 7 of Deed of Transfer T17949/1996 for the Remainder of Holding 34, Carlswald Agricultural Holdings. The servitude is restrictive with regards to the proposed residential township, Carlswald Estate Extension 54 including a maximum of 174 dwelling units and private open space inclusive of a clubhouse for the use as a restaurant and gymnasium for the residents and guests.

SITE DESCRIPTION:

Erf/Erven (stand No(s)): Remainder of Holding 34
Township (suburb): Carlswald Agricultural Holdings (A.H.)
Street address: 105 Lyncon Road, Carlswald A.H., Midrand, 1684

APPLICATION TYPE: Application for the removal and/or cancellation of restrictive title conditions and/or servitudes in terms of Section 41 of the City of Johannesburg Municipal Planning By-law, 2016.

The following options are available for viewing of the application by interested parties:

- 1) The above application can be viewed at the City of Johannesburg's Metro Link Building, 158 Civic Boulevard, Braamfontein, on request or from 08:00 to 15:30 Tuesday to Friday.
- 2) Any interested party may request a copy of the application from the applicant (Leogem Property Projects) via email: Bradley@leogemprop.com, Tel: 011 805 1722, Cell: 083 357 6657 and the necessary arrangements will be made for the application to be made available or the application can be viewed at Leogem's office situated at 51 Richards Drive, Halfway House, Midrand, 1685 between 8:00 and 16:00.
- 3) The application may be available for viewing on the City of Johannesburg's e-platform: www.joburg.org.za

Any objection or representation with regard to the application must be submitted to both the owner / authorised agent and the Registration Section of the Department of Development Planning at Metro Link situated at 158 Civic Boulevard, Braamfontein, 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 and Bradley@leogemprop.com, by no later than 02 December 2020. Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

Owner / authorised agent: Bradley Charles Peens and/or Lindie de Swardt of Leogem Property Projects (Pty) Ltd. P.O. Box 2734, Halfway House, 1685. Address: 51 Richards Drive, Halfway House, Midrand. Tel: (011) 805 1722. Cell: 083 357 6657. Fax: (011) 315 4044. Email: Bradley@leogemprop.com and/or lindie@leogemprop.com.

Date of publication: 4 November 2020.

NOTICE 914 OF 2020**CITY OF JOHANNESBURG
APPLICATION FOR THE REMOVAL AND/OR CANCELLATION OF RESTRICTIVE TITLE
CONDITIONS AND/OR SERVITUDES IN TERMS OF SECTION 41 OF THE CITY OF
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-law, 2016, that I/we, the undersigned, intend to apply to the City of Johannesburg for the removal and/or cancellation of restrictive title conditions and/or servitudes.

APPLICATION PURPOSE: The purpose of this application is to specifically cancel and/or remove the Notarial Deed of Servitude in favour of the City of Johannesburg with Servitude Deed number K2188/2011S referred to in Condition 5 of Deed of Transfer T34287/2011 for Portion 1 of Holding 34, Carlswald Agricultural Holdings. The servitude is restrictive with regards to the proposed residential township, Carlswald Estate Extension 54 including a maximum of 174 dwelling units and private open space inclusive of a clubhouse for the use as a restaurant and gymnasium for the residents and guests.

SITE DESCRIPTION:

Erf/Erven (stand No(s)): Portion 1 of Holding 34
Township (suburb): Carlswald Agricultural Holdings (A.H.)
Street address: 95 Lyncon Road, Carlswald A.H., Midrand, 1684

APPLICATION TYPE: Application for the removal and/or cancellation of restrictive title conditions and/or servitudes in terms of Section 41 of the City of Johannesburg Municipal Planning By-law, 2016.

The following options are available for viewing of the application by interested parties:

- 1) The above application can be viewed at the City of Johannesburg's Metro Link Building, 158 Civic Boulevard, Braamfontein, on request or from 08:00 to 15:30 Tuesday to Friday.
- 2) Any interested party may request a copy of the application from the applicant (Leogem Property Projects) via email: Bradley@leogemprop.com, Tel: 011 805 1722, Cell: 083 357 6657 and the necessary arrangements will be made for the application to be made available or the application can be viewed at Leogem's office situated at 51 Richards Drive, Halfway House, Midrand, 1685 between 8:00 and 16:00.
- 3) The application may be available for viewing on the City of Johannesburg's e-platform: www.joburg.org.za

Any objection or representation with regard to the application must be submitted to both the owner / authorised agent and the Registration Section of the Department of Development Planning at Metro Link situated at 158 Civic Boulevard, Braamfontein, 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 and Bradley@leogemprop.com, by no later than 02 December 2020. Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

Owner / authorised agent: Bradley Charles Peens and/or Lindie de Swardt of Leogem Property Projects (Pty) Ltd. P.O. Box 2734, Halfway House, 1685. Address: 51 Richards Drive, Halfway House, Midrand. Tel: (011) 805 1722. Cell: 083 357 6657. Fax: (011) 315 4044. Email: Bradley@leogemprop.com and/or lindie@leogemprop.com.

Date of publication: 4 November 2020.

NOTICE 915 OF 2020**APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given in terms of Section 26 of the City of Johannesburg Municipal Planning By-law, 2016 that I / we, the undersigned, intend to apply to the City of Johannesburg for the establishment of a township on Holding 32, Holding 33, Portion 1 of Holding 34 and Remainder of Holding 34, Carlswald Agricultural Holdings, to be known as Carlswald Estate Extension 54, as well as to obtain the consent to have the aforesaid properties excised.

APPLICATION PURPOSE: To enable the development of a medium density residential development to be known as Carlswald Estate Extension 54 which is proposed to consist of a maximum of 174 dwelling-units, private open space, inclusive of a clubhouse for the use as a restaurant and gymnasium. It is proposed that the township has a maximum of 3 erven zoned as follows:

- 1 Erf, "Residential 3" at a density of 30 dwelling units per hectare (maximum of 174 dwelling-units), subject to certain proposed conditions;
- 2 Erven, "Private Open Space" inclusive of a clubhouse for the use as a restaurant and gymnasium for the use of the residents and guests, subject to certain proposed conditions.

The purpose of the application is also to obtain the consent to excise the Holdings and remove any restrictive title conditions.

SITE DESCRIPTION:

Erf/Erven (stand) No's: Holding 32, Holding 33, Portion 1 of Holding 34 and Remainder of Holding 34

Township (suburb): Carlswald Agricultural Holdings (A.H.)

Street address: 119, 111, 95, 105 Lyncon Road, Carlswald A.H., Midrand, 1684

APPLICATION TYPE: Township Establishment in terms of Section 26 of the City of Johannesburg Municipal Planning By-law, 2016

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018, will be open for inspection via the following options:

- 1) The above application can be viewed at the City of Johannesburg's Metro Link Building, 158 Civic Boulevard, Braamfontein, on request or from 08:00 to 15:30 Tuesday to Friday.
- 2) Any interested party may request a copy of the application from the applicant (Leogem Property Projects) via email: Bradley@leogemprop.com, Tel: 011 805 1722. Cell: 083 357 6657 and the necessary arrangements will be made for the application to be made available or the application can be viewed at Leogem's office situated at 51 Richards Drive, Halfway House, Midrand, 1685 between 08:00 and 16:00 week days.
- 3) The application may be available for viewing on the City of Johannesburg's e-platform: www.joburg.org.za

Any objection or representation with regard to the application must be submitted to both the owner / agent and the registration section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile send to (011) 339 4000, or an e-mail sent to ObjectionsPlanning@joburg.org.za and Bradley@leogemprop.com by no later than 2 December 2020. Please note that your name and full contact details must be included in the comments/objection. Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

Owner / authorised agent: Bradley Charles Peens and/or Lindie de Swardt of Leogem Property Projects (Pty) Ltd.; P.O. Box 2734, Halfway House, 1685; Tel: (011) 805 1722; Fax: (011) 315 4044; Cell: 0833576657; Email: bradley@leogemprop.com and/or lindie@leogemprop.com

Date of publication: 04 November 2020

NOTICE 916 OF 2020**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**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant of **PORTION 1 OF ERF 743 WONDERBOOM SOUTH** 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 **629 LOUIS TRICHARDT STREET, WONDERBOOM SOUTH**. The rezoning is from **RESIDENTIAL 1 to RESIDENTIAL 2 WITH A DENSITY OF 25 DWELLING UNITS PER HECTARE SUBJECT TO CERTAIN CONDITIONS**. The intention of the applicant in this matter is to **USE THE ERF FOR MAXIMUM 3 DWELLING UNITS (HEIGHT 2 STOREYS, COVERAGE 50% - EXCLUDING PARKING)**.

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).

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.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (including e-mail 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: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **4 NOVEMBER 2020**, until **2 DECEMBER 2020**.

ADDRESS OF MUNICIPAL OFFICES: Isivuno House, LG004, 143 Lilian Ngoyi 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: vzbd@esnet.co.za

Closing date for any objections and/or comments: **2 DECEMBER 2020**

Dates on which notice will be published: **4 & 11 NOVEMBER 2020**

REFERENCE: CPD 9/2/4/2-5718T (ITEM 32244)

KENNISGEWING 916 VAN 2020**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERINGSAAVSOEK INGEVOLGE ARTIKEL 16(1)
VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, SAAMGELEES MET SKEDULE 23
DAARTOE**

Ons, **VAN ZYL & BENADÉ STADSBEPANNERS BK**, synde die applikant van **GEDEELTE 1 VAN ERF 743 WONDERBOOM SOUTH** 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 om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die herosnering ingevolge Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te **LOUIS TRICHARDT STRAAT 629, WONDERBOOM SOUTH**. Die herosnering is van **RESIDENSIEEL 1** na **RESIDENSIEEL 2 MET N DIGHTHEID VAN 25 WOONEENHEDE PER HEKTAAR ONDERWORPE AAN SEKERE VOORWAARDES**. Die applikant se bedoeling met hierdie saak is **OM DIE ERF TE GEBRUIK VIR MAKSIMUM 3 WOONEENHEDE (HOOGTE 2 VERDIEPINGS, DEKKING 50% - PARKERING UITGESLUIT)**.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale en Applikant se kantore soos hieronder aangetoon, vir n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaai (Beeld & The Star).

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.

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede (e-pos adres ingesluit), waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf **4 NOVEMBER 2020** tot **2 DESEMBER 2020**.

ADRES VAN MUNISIPALE KANTORE: Isivuno House, LG004, 143 Lilian Ngoyi Street, Pretoria.

ADRES VAN APPLIKANT: Van Zyl & Benadé Stadsbeplanners BK, Posbus 32709, Glenstantia, 0010, Selatistraat 29, Ashlea Gardens, Tel: 012- 346 1805, e-mail: vzbd@esnet.co.za

Sluitingsdatum vir enige besware en/of kommentare: **2 DESEMBER 2020**

Datums waarop kennisgewing gepubliseer word: **4 & 11 NOVEMBER 2020**

VERWYSING: CPD 9/2/4/2-5718T (ITEM 32244)

NOTICE 917 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF
SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Lydia Lewis from Velocity Town Planning & Project Management CC, being the authorized agent / applicant of the owner of Portions 5 and 6 of Holding 175, Raslouw Agricultural Holdings, 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 establishment of a township to be known as **Celtisdal Extension 82**, on part of the properties as described above, in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereunder.

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 or Pretoria, 0001, or to CityP_Registration@tshwane.gov.za from 4 November 2020 (the first day of the publication of the notice set out in Section 16(1)(f) of the By-Law referred above) until 2 December 2020 (not less than 28 days after the date of first publication of the notice).

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 lydia.velocitytp@gmail.com. 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 application 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 or 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 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 or The Star and on site. Address of Municipal offices: The Strategic Executive Director, City Planning and Development, Room E10, cnr Basden- and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: 2 December 2020. Address of authorised agent: Velocity Town Planning & Project Management CC, PO Box 39557, Moreleta Park, 0044; 207 Nixon Street, Nieuw Muckleneuk, 0081. Contact no: 083 409 1475 or 082 620 5747, Email: lydia.velocitytp@gmail.com

Dates on which notice will be published: 4 November 2020 and 11 November 2020

ANNEXURE**Name of township:** Proposed Celtisdal Extension 82**Full name of Applicant:** Velocity Town Planning & Project Management CC**Number of erven, proposed zoning and development control measures:**

Proposed Erven 1 and 2: "Residential 3" with a density of 73 units per hectare; coverage of 30%; a Floor Area Ratio of 0.45; a height of 4 storeys (14 metres)

The intention of the owner of the properties in this matter is: to obtain the approval from the City of Tshwane Metropolitan Municipality to develop the application site as a group housing project, in order to build 60 residential units on the ± 0,8208 ha of land.**Locality and description of property on which the township is to be established:**

The site of application is located in Raslow Agricultural Holdings in south western Centurion. The properties are located immediately south of Ruimte Road (M34), between Louisa Road and Aletta Road, with the Erasmus Ave intersection with Ruimte Road being on the north eastern corner of the site (via figure A,B,C,D,E,F,G,A of the proposed township layout plan)

Reference: CPD/9/2/4/2/5748T (Item No 32341)

KENNISGEWING 917 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE
'CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016'**

Ek, Lydia Lewis van die firma Velocity Town Planning & Project Management BK, synde die gemagtigde agent / aplikant van die eienaar van Gedeeltes 5 en 6 van Hoewe 175, Raslouw Landbouhoewes, gee hiermee kennis in terme van Artikel 16(1)(f) van the Stad van Tshwane Metropolitaanse Munisipaliteit Grondgebruibestuurkema, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir 'n dorpsstigting wat bekend sal staan as **Celtisdal Uitbreiding 82** op 'n gedeelte van die bovermelde eiendomme in terme van Artikel 16(4) van die 'City of Tshwane Land Use Management By-Law, 2016', vir die eiendom hierbo beskryf, soos verwys in die Bylae hier onder.

Enige beswaar/besware en/of kommentaar, insluitende duidelike gronde vir sulke beswaar/besware en/of kommentaar saam met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar ingedien het nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, PRETORIA, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 4 November 2020 (die datum van die eerste publikasie van hierdie kennisgewing) tot 2 Desember 2020 (nie minder as 28 dae na die datum van die eerste publikasie van hierdie kennisgewing).

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of verkry, kan 'n afskrif van die aansoek aangevra word by die Munisipaliteit by newlanduseapplications@tshwane.gov.za of direk vanaf die aplikant by lydia.velocitytp@gmail.com bekom word. Alternatiewelik kan die aplikant by die indiening van die aansoek, 'n afskrif van die aansoek elektronies aanstuur of die aansoek publiseer op die aplikant se webtuiste (indien beskikbaar) tesame met die skriftelike bevestiging vanaf die Munisipaliteit dat die aansoek volledig is. Die aplikant sal toesien dat die afskrif van die aansoek soos gepubliseer of aan enige belanghebbende en/of geaffekteerde party gestuur is, die ware afskrif van die aansoek is soos dit ingedien is by die munisipaliteit by newlanduseapplications@tshwane.gov.za. Om 'n afskrif van die aansoek te verkry, moet die belanghebbende / geaffekteerde party beide die Munisipaliteit en die aplikant voorsien van 'n epos adres of enige ander wyse waarop die aansoek elektronies verskaf kan word. Die aansoek of dele daarvan mag geensins gekopieër, gereproduseer of in enige vorm gepubliseer word nie, want dit mag lei dat daar inbreuk gemaak word op die intellektuele eiendomsreg van die aplikant. Indien 'n belanghebbende en/of geaffekteerde party geen stappe sou neem om 'n afskrif van die aansoek te besigtig en/of te verkry nie, word die versuim deur die belanghebbende en/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.

Volledige besonderhede asook planne van die aansoek lê ter insae gedurende gewone kantoorure by die munisipale kantore soos hieronder uiteengesit vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en The Star asook op terrein.

Adres van die munisipale kantore: Die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Kamer E10, h/v Basden en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 2 Desember 2020. Adres van die aplikant: Velocity Town Planning & Project Management BK, Posbus 39557, Moreletapark, 0044. Nixonstraat 207, Nieuw Muckleneuk, 0081 Kontak nr: 083 409 1475 of 082 6205747, lydia.velocitytp@gmail.com.

Datums waarop die kennisgewing gepubliseer word: 4 November 2020 en 11 November 2020

BYLAE**Naam van dorp:** Voorgestelde Celtisdal uitbreiding 82**Naam van Applicant:** Velocity Town Planning & Project Management BK**Aantal Erwe, voorgestel sonering en beheermaatreëls:**

Voorgestel Erwe 1 en 2: "Residentieël 3 met 'n digtheid van 73 eenhede per hektaar; 'n dekking van 30%; vloeroppervlakverhouding van 0.45 en 'n hoogte van 4 verdiepings (14 meter).

Die voorneme van die eienaar van die eiendom is: Om goedkeuring te verkry vanaf die Stad van Tshwane Munisipaliteit vir die ontwikkeling van 60 residensieële eenhede as deel van 'n groepsbehuisingprojek op die ± 0,8208 hektaar ontwikkelingsterrein.**Ligging en beskrywing van die eiendom waarop die dorp gestig sal word:** Die grond is geleë in Raslouw Landbouhoewes in die suid westelike deel van Centurion, direk suid vanaf Ruimteweg (M34), tussen Louisaweg en Alettaweg, met die Erasmuslaan en Ruimteweg interseksie wat op die noord oostelike hoek geleë is (via figuur A,B,C,D,E,F,G,A van die voorgestelde dorpsuitlegplan)**Verwysingsnommer:** CPD/9/2/4/2/5748T (Item No 32341)

4-11

NOTICE 918 OF 2020**REZONING****APPLICATION SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned, intend to apply to the City of Johannesburg for the rezoning of the erf.

SITE DESCRIPTION:

Erf 5/396, Wynberg

Street Addresses: Cnr. of Pretoria Main Road and South Street, Wynberg, 2090

APPLICATION TYPE: Rezoning**APPLICATION PURPOSES:**

To apply to the Council for the rezoning of the property to "Residential 3"

The above application will be made available by the applicant to any interested party and it will also be open for inspection only by arrangement and on request from 8:00 to 15:30 at the Metro Link, Ground Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to **benp@joburg.org.za**, by not later than 2 December 2020.

AUTHORISED AGENT:Peter Roos Town Planning Consultant; P. O. Box 977, Bromhof, 2154; Cell: 082 800 0250; **peterroostp@gmail.com**

NOTICE 919 OF 2020**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY LAW, (2016)****THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

SITE DESCRIPTION:

Erven 382 and 383 Randjespark Extension 122, 180 and 186 Roan Crescent Randjespark Extension 122, Code 1685.

APPLICATION TYPE:

Amendment of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning of Erven 382 and 383 Randjespark Extension 122 Township from "Special" permitting industrial uses, uses set out in Annexure B of the former Greater Pretoria Guide Plan, and any amendments thereto, and retail uses that are ancillary and related to the main use to "Special" permitting industrial uses, uses set out in Annexure B of the former Greater Pretoria Guide Plan, and any amendments thereto and Commercial Purposes; plus retail uses that are ancillary and related to the main use and any other use as permitted by the Local Authority.

APPLICATION PURPOSES:

The purpose of the application is to retain the current uses and to include the use of the site for Commercial Purposes in particular to that of storage purposes as included within the overall use of the site.

Particulars of the above application will be made available open for inspection from 08h00 to 15h30 at the offices of the City of Johannesburg Executive Director Development Planning, Ground Floor Metro Link Building, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or the agent will make a copy of the application available on request, alternatively the City may upload a copy of the application to their e-platform.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration section of the 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 email sent to objectionsplanning@joburg.org.za by not later than 02 December 2020.

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

AUTHORISED AGENT

Full Name: Noel Hutton of Common Ground Development Facilitation

Postal Address: PO Box 73 Lonehill 2061

Physical Address: 43 Pineslopes Gardens

Telephone numbers: 082 921 2055

Email Address: Noel@cgdf.co.za

Date: 04 November 2020

NOTICE 920 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTION 16(1) AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Nicholas Johannes Smith of Plandev Town and Regional Planners, being the authorized applicant of the owner of 179 Erasmia, gives notice that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 501, Marthinus Street, Erasmia.

The rezoning is from "Residential 1" to "Residential 3" with an allowed coverage, height, floor area ratio and density of respectively 60%, 2 storeys, 0.75 and 65 Dwelling units per hectare. The intention is to allow the owner to develop the property for 10 duplex dwelling units.

I have also applied for the removal of restrictive title conditions 3.(ii)2.(f), 3.(ii)2.(g), 4.(a), 4.(b), 4.(c)(i), 4.(c)(ii), 4.(c)(iii) and 4.(d) in the title deed T9774/2010 of above-mentioned property in terms of Section 16(2) of the of the City of Tshwane Land Use Management By-law, 2016.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 4 November 2020 until 2 December 2020.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices Room 8/E10 as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Die Beeld or The Citizen and on site.

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

Closing date for any objections and/or comments: 2 December 2020

Address of applicant: Plandev Town and Regional Planners, PO Box 7710, CENTURION, 0046
7 Jeffers Street, Midhill Estate, Midsteam Estate, Ekurhuleni, 1692, Telephone No: 082 789 7297,
plandev@iafrica.com

Dates on which notice will be published: 4 December 2020 and 11 December 2020.

Reference: CPD/9/2/4/2-5744T and (Item No's 32327 and 32339)

KENNISGEWING 920 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEKE VIR HERSONERING IN TERME VAN ARTIKEL 16(1) EN OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, Nicholas Johannes Smith van Plandev Stads en Streeksbeplanners, synde die gemagtigde applikant van die eienaar van erf 179 erasmia, gee hiermee kennis in dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014) deur die hersonering in terme van Artikel 16 (1) van The City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Marthinus Straat 501, Erasmia.

Die hersonering is van "Residensieël 1" na "Residensieël 3" met 'n toegelate dekking, hoogte, vloer oppervlakte verhouding en digtheid van onderskeidelik 60%, 2 verdiepings, 0.75. en 65 eenhede /ha. Die intensie is om die eienaar toe te laat om die eiendom te ontwikkel vir 10 Duplex wooneenhede.

Ek doen ook aansoek vir die opheffing van beperkendes titel voorwaardes 3.(ii)2.(f), 3.(ii)2.(g), 4.(a), 4.(b), 4.(c)(i), 4.(c)(ii), 4.(c)(iii) and 4.(d) in die titelakte(T9774/2010) van die eiendom hiebo genome in terme van Artikel 16 (2) van The City of Tshwane Land Use Management By-law, 2016.

Enige beswaar/besware en/of kommentaar/kommentare, insluitende die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar/kommentare ingedien het nie moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 4 November 2020 tot op 2 Desember 2020.

Besonderhede asook planne (indien enige) van die aansoeke lê ter insae gedurende gewone kantoorure by die Munisipale kantore, Kamer 8/E10 soos hieronder uiteengesit vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en The Citizen.

Indien enige belangstellende of geaffekteerde party wens om 'n afskrif van die aansoek te bekom, kan 'n afskrif versoek word vanaf die Munisipaliteit, deur so 'n afskrif te versoek deur die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za.

Bykomende mag die applikant tydens indiening van die aansoek of 'n elektroniese kopie aanstuur of die aansoek publiseer op hul webtuiste, indien enige, met die bevestiging van volledigheid vanaf die Munisipaliteit, wat die aandoek vergesel. Die applikant moet verseker dat die kopie van die aansoek gepubliseer of aangestuur aan enige belangstellende of geaffekteerde party sal die kopie wees soos ingedien by die Munisipaliteit na newlanduseapplications@tshwane.gov.za.

Vir die bekoming van 'n kopie van die aansoek, moet dit genoteer word dat 'n belangstellende of geaffekteerde party moet die Munisipaliteit en die Applikant voorsien van 'n e-pos adres of 'n ander manier waardeur the elektroniese kopie voorsien kan word.

Geen deel van die dokumente voorsien deur die Munisipaliteit of die applikant, mag gekopieër word, herkopieër word of in enige formaat gepubliseer of gebruik word op 'n wyse wat sal inbreek maak op die intellektuele eiendoms regte van die applikant.

Indien enige belangstellende of geaffekteerde party nie enige stappe neem om die aansoek te besigtig of 'n kopie van die gond ontwikkelings aansoek te bekom nie, die versuim van 'n belangstellende of geaffekteerde party om 'n kopie van die aansoek te bekom, nie geag sal word as redes om die prosessering en oorweging van die aansoek te verhoed nie.

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

Sluitingsdatum vir enige besware en/of kommentare: 2 Desember 2020

Adres van die applikant: Plandev Town and Regional Planners, Posbus 7710, CENTURION, 0046
7 Jeffers Street, Midhill Estate, Midstream Estate, Ekurhuleni, 1692 Telefoon Nr: 082 789 7297,
plandev@iafrica.com

Datums waarop die kennisgewing gepubliseer word: 4 November 2020 en 11 November 2020.

Verwysingsnommer: CPD/9/2/4/2-5744T (Item No's 32327 en 32339)

NOTICE 921 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTIONS 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Nicholas Johannes Smith of Plandev Town and Regional Planners, being the authorized applicant of the owner of Portion 2 of Erf 3407 Pretoria, gives notice that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 337 Lilian Ngoyi Street, Pretoria.

The rezoning is from from "Special" for shops, business buildings, retail industry, place of refreshment, places of amusement, parking garage, vehicle sales mart and vehicle showroom, with a coverage of 45%, a FSR of 0,45 and a height of 11meters, to "Special" for a filling station, shops, business buildings, retail industry, place of refreshment, places of amusement, parking garage, vehicle sales mart and vehicle showroom, with a coverage of 45%, a FSR of 0,45 and a height of 11meter.

The intention is to allow the owner to move the filling station on Portion 1 of erf 3407 Pretoria, to 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 4 November 2020 until 2 December 2020.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, Room LG004, as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Die Beeld or The Citizen and on site.

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: The Strategic Executive Director, City Planning and Development, Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Closing date for any objections and/or comments: 2 December 2020

Address of applicant: Plandev Town and Regional Planners, PO Box 7710, CENTURION, 0046
7 Jeffers Street, Midhill Estate, Midsteam Estate, Ekurhuleni, 1692, Telephone No: 082 789 7297,
plandev@iafrica.com

Dates on which notice will be published: 4 November 2020 and 11 November 2020.

Reference: CPD/9/2/4/2-5730T (Item No 32285)

KENNISGEWING 921 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEKE VIR HERSONERING IN TERME VAN ARTIKELS 16(1) VAN THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, Nicholas Johannes Smith van Plandev Stads en Streeksbeplanners, synde die gemagtigde applikant van die eienaar van Gedeelte 2 van Erf 3407 Pretoria, gee hiermee kennis in dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014) deur die hersonering in terme van Artikel 16 (1) van The City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Lilian Ngoyi Straat 337, Pretoria.

Die hersonering is van "Spesiaal" vir winkels, besigheidsgeboue, "retail industry", verversingsplek, vermaaklikheidsplek, parkeer garage, "vehicle sales mart and vehicle showroom" met 'n dekking van 45%, 'n VRV van 0.45 en hoogte van 11 meters na "Spesiaal" vir 'n vulstasie, winkels, besigheidsgeboue, "retail industry", verversingsplekke, vermaaklikheidsplekke, parkeer garage, vehicle sales mart and vehicle showroom met 'n dekking of 45%, 'n VRV van 0.45 en 'n hoogte van 11 meter.

Die intensie is om die eienaar toe te laat om die vulstasie op Gedeelte 1 van Erf 3407 Pretoria na die eiendom te skuif.

Enige beswaar/besware en/of kommentaar/kommentare, insluitende die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar/kommentare ingedien het nie moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 4 November 2020 tot op 2 Desember 2020.

Besonderhede asook planne (indien enige) van die aansoeke lê ter insae gedurende gewone kantoorure by die Munisipale kantore, Kamer LG004, soos hieronder uiteengesit vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en The Citizen.

Indien enige belangstellende of geaffekteerde party wens om 'n afskrif van die aansoek te bekom, kan 'n afskrif versoek word vanaf die Munisipaliteit, deur so 'n afskrif te versoek deur die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za.

Bykomende mag die applikant tydens indiening van die aansoek of 'n elektroniese kopie aanstuur of die aansoek publiseer op hul webtuiste, indien enige, met die bevestiging van volledigheid vanaf die Munisipaliteit, wat die aandoek vergesel. Die applikant moet verseker dat die kopie van die aansoek gepubliseer of aangestuur aan enige belangstellende of geaffekteerde party sal die kopie wees soos ingedien by die Munisipaliteit na newlanduseapplications@tshwane.gov.za.

Vir die bekoming van 'n kopie van die aansoek, moet dit genoteer word dat 'n belangstellende of geaffekteerde party moet die Munisipaliteit en die Applikant voorsien van 'n e-pos adres of 'n ander manier waardeur die elektroniese kopie voorsien kan word.

Geen deel van die dokumente voorsien deur die Munisipaliteit of die applikant, mag gekopieër word, herkopieër word of in enige formaat gepubliseer of gebruik word op 'n wyse wat sal inbreek maak op die intellektuele eiendoms regte van die applicant.

Indien enige belangstellende of geaffekteerde party nie enige stappe neem om die aansoek te besigtig of 'n kopie van die goud ontwikkelings aansoek te bekom nie, die versuim van 'n belangstellende of geaffekteerde party om 'n kopie van die aansoek te bekom, nie geag sal word as redes om die prosessering en oorweging van die aansoek te verhoed nie.

Adres van die Munisipale kantore: Die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Kamer LG004, Lilian Ngoyi Straat 143, Pretoria..

Sluitingsdatum vir enige besware en/of kommentare: 2 Desember 2020

Adres van die applikant: Plandev Town and Regional Planners, Posbus 7710, CENTURION, 0046
7 Jeffers Street, Midhill Estate, Midstream Estate, Ekurhuleni, 1692 Telefoon Nr: 082 789 7297, plandev@iafrica.com

Datums waarop die kennisgewing gepubliseer word: 4 November 2020 en 11 November 2020.

Verwysingsnommer: CPD/9/2/4/2-5730T (Item No 32285)

NOTICE 922 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

I, Jacobus Johannes Barnard the authorized agent of the owner of the Remaining Portion of Erf 163 Wonderboom South also known as 933 Seventh Avenue Wonderboom South hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a "Retirement Centre." The property is situated to the western side of Seventh Avenue and approximately midblock between De Beer and Naudé Street, Wonderboom South in a "Residential 1" zone. The intention of the applicant in the matter is to expand the Consent as approved in 2012 for the existing Retirement Centre from 7 bedrooms and a floor area of 254m² to 10 bedrooms and a maximum floor area of 603 m².

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Dates on which notice will be published: 04 November 2020 and 11 November 2020. Closing date for any objections and/or comments: 02 December 2020.

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 # 095 Private Bag X 13 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.

In addition, the applicant may upon submission of the application either forward a copy electronically, with confirmation of completeness by the Municipality, accompanying the electronic copy. 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 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 04 November 2020. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD/0800/00163 (Item no:32308)

KENNISGEWING 922 VAN 2020**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET SKEDULE 23**

Hiermee aan alle belanghebbendes kennis gegee dat ek, Jacobus Johannes Barnard die gevolmagdigde agent van die geregistreeerde eienaar van die Resterende Gedeelte van Erf 163 Wonderboom Suid ook bekend as Sewende Laan 933 Wonderboom Suid gee hiermee kennis ingevolge Klousule 16 van die Tshwane - Dorpsbeplanningkema, 2008 (hersien 2014), dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir Toestemminggebruik vir 'n "Aftree-sentrum." Die eiendom is geleë aan die westekant van Sewende Laan en ongeveer midblok tussen De Beer en Naudé Straat, Wonderboom Suid in 'n "Residensiele 1" zone. Die intensie van die applikant is om Toestemminggebruik soos goedgekeur in 2012 te vergroot; die bestaande Aftree-sentrum van 7 slaapkamers en 'n vloeroppervlakte van 254 m² te vergroot tot 10 slaapkamers en 'n maksimum vloeroppervlakte van 603 m².

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot : Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante. Datums waarop kennisgewing gepubliseer word: 04 November 2020 en 11 November 2020 datum. Sluitingsdatum vir enige besware/ kommentare: 02 Desember 2020.

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 # 095 Privaatsak X 13 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.

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif aan enige belanghebbende en geaffekteerde party deurgegee 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 '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 04 November 2020. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD/0800/00163 (Item no:32308)

NOTICE 923 OF 2020**RAND WEST LOCAL MUNICIPALITY
NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP****RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017**

Notice is hereby given in terms of Chapter 6 Part 3 Section 41 of the Rand West Local Municipal Spatial Planning and Land Use Management By-Laws, 2017, which I, the undersigned, intend to apply to the Rand West Local Municipality for a township establishment on the Remainder of Portion 5 of the farm Rietfontein, 256 – I.Q.

APPLICATION PURPOSES:

The establishment of a predominantly residential township comprising of a total of 647 erven:

Erven 1 to 1206:	- "Residential 1"
Erven 1207 to 1299:	- "Residential 3" at a density of 190 dwelling units/ha
Erven 1300 to 1307:	- "Business 1"
Erven 1308 to 1309:	- "Educational" for the purpose of a Primary School
Erf 1310 to 1316:	- "Institutional" for the purposes of crèche; church or community hall
Erven 1317 to 1320:	- "Place of Public Worship" for public and conservation purposes
Erf 1321-1324:	- "Creche" for the purpose of kindergarten/afterschool services
Erven 1325 to 1326:	- "Clinic" for medical purposes
Erven 1327 to 1342 and 1348:	- "P.O.S" for public and conservation purposes
Erven 1343 to 1346:	- "Special" for the purpose of Solar farms; LPG plant and Parking
Erven 1349 to 1350:	- GAUTRANS Future Road being the PWV1

SITE DESCRIPTION:

Remainder of Portion 5 of the farm Rietfontein, 256 – I.Q. To possibly be known as the **Nobayeni Township**

The proposed township is located South West of the City of Randfontein on either side of the R559 (Main Road). In close proximity to the portion is Middelvlei; Hillside; Tenacres; Vleikop; Venterspos and Rikarus development, which are already developed areas. The portion is surrounded by farm land and Residential.

The above application is lodged in terms Chapter 6 Part 3 of the Rand West Local Municipal Spatial Planning and Land Use Management By-Laws, 2017 and particulars of this application may be inspected between normal office hours (08h00 to 16h00) at the Municipal Offices, Randfontein.

Objections, if any, to the application, together with the grounds thereof, must be lodged in writing to the Municipal Manager, Rand West City Local Municipality, PO Box 218, RANDFONTEIN, 1760 and to the applicant within a period of 28 days from 4 November 2020.

AUTHORISED AGENT:

Full name: AfriTown Town Planning (Christi Lategan)

Postal address: 18 Resnick Street

Factoria

1739

Mogale City

Tel No(w): (011) 664 6565

Cell: 072 299 6308

Email address: christi@afritown.co.za

NOTICE 924 OF 2020**THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for :

Application type For the amendment of restrictive condition B.(ii) in Certificate of Registered Title No. T74113/2018 in respect of Portion 9 of Erf 699 Bryanston and for the removal of restrictive condition B.(ii) in Certificate of Registered Title No. T74112/2018 in respect of Portion 10 of Erf 699 Bryanston

Application Purpose To remove servitude conditions which are no longer relevant.

Site description **Portions 9 and 10 of Erf 699 Bryanston**

Street address 11A and 11B Blackenfern Crescent, Bryanston, 2194

Particulars of the 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 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 regarding the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to ObjectionsPlanning@joburg.org.za by no later than 2 December 2020

AUTHORISED AGENT SJA – Town and Regional Planner, 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: 4 November 2020

NOTICE 925 OF 2020**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

Application type To rezone the property from “Business 4” (excluding banks, building societies and medical consulting rooms, subject to conditions, to “Business 4” (excluding banks building societies and medical consulting rooms), dwelling units and residential buildings, subject to amended conditions.

Application Purpose To develop the property with dwelling units and/or a residential building which may include an inclusionary housing component

Site description **The Remaining Extent of Erf 153 Rosebank**

Street address 2 Rosebank Road (or 43A Keyes Avenue), Rosebank, 2196

Particulars of the 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 and the Authorised Agent at the below mentioned address. An electronic copy of the application can also be requested from the Authorised Agent.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at 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 2 December 2020.

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 : 4 November 2020

NOTICE 926 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

I, Jacobus Johannes Barnard the authorized agent of the owner of the Remaining Portion of Erf 165 Wonderboom South also known as 929 Seventh Avenue Wonderboom South hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a "Retirement Centre." The property is situated to the western side of Seventh Avenue and approximately midblock between De Beer and Naudé Street, Wonderboom South in a "Residential 1" zone. The intention of the applicant in the matter is to legalize the use of the land and buildings to accommodate a Retirement Centre with 8 bedrooms and a maximum floor area of 487 m².

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Dates on which notice will be published: 04 November 2020 and 11 November 2020. Closing date for any objections and/or comments: 02 December 2020.

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 # 095 Private Bag X 13 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.

In addition, the applicant may upon submission of the application either forward a copy electronically, with confirmation of completeness by the Municipality, accompanying the electronic copy. 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 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 04 November 2020. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD/0800/00165 Item (no: 32309)

KENNISGEWING 926 VAN 2020**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Hiermee aan alle belanghebbendes kennis gegee dat ek, Jacobus Johannes Barnard die gevolmagdigde agent van die geregistreerde eienaar van die Resterende Gedeelte van Erf 165 Wonderboom Suid ook bekend as Sewende Laan 929 Wonderboom Suid gee hiermee kennis ingevolge Klousule 16 van die Tshwane - Dorpsbeplanningskema, 2008 (hersien 2014), dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir Toestemminggebruik vir 'n "Aftree-sentrum." Die eiendom is geleë aan die westekant van Sewende Laan en ongeveer midblok tussen De Beer en Naudé Straat, Wonderboom Suid in 'n "Residensiele 1" zone. Die intensie van die applikant die wettiging van die gebruik van die grond en geboue om 'n Aftree-sentrum met 8 slaapkamers en 'n maksimum vloerooppervlakte van 487 m² te akkommodeer.

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 Citizen koerante. Datums waarop kennisgewing gepubliseer word: 04 November 2020 en 11 November 2020 datum. Sluitingsdatum vir enige besware/ kommentare: 02 Desember 2020.

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 # 095 Privaatsak X 13 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.

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif aan enige belanghebbende en geaffekteerde party deurgegee 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 '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 04 November 2020. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD/0800/00165 Item (no: 32309)

NOTICE 927 OF 2020**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2016).

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2016).

Site description: **PROPOSED ERF 2397 FLORIDA EXTENSION 3 ADJACENT TO ERF 1814 FLORIDA EXTENSION 3 (located at 19 New Road corner Main Avenue, Florida Extension 3).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2016 to permit the rezoning of Erf 2397 Florida Extension 3 from Public Road to Private Parking (subject to conditions).

Application purpose: The purpose of this application is to rezone a portion of the road situated along New Street, Florida Extension 3 adjacent to Erf 1814 Florida Extension 3, measuring approximately 229m² for private parking which will be notarially tied to Erf 1814 Florida Extension 3.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy. The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **4 November 2020**.

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 sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **2 December 2020**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No.: (011) 327 3310
E-mail address: breda@bredalombard.co.za

NOTICE 928 OF 2020**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018).

Site description: **PORTION 16 OF ERF 1400 MORNINGSIDE EXTENSION 84 (located at 16 Huntingdon Road, Morningside Extension 84).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from Residential 1 to Residential 1 (permitting five dwelling-units).

Application purpose: The purpose of the application is to increase the residential density to permit five (5) dwelling units.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property.

Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy. The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **4 November 2020**.

Any objection or representation concerning 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 sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **2 December 2020**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No.: (011) 327 3310
E-mail address: breda@bredalombard.co.za

NOTICE 929 OF 2020**NOTICE OF APPLICATION IN TERMS OF SECTIONS 41 AND 19 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Notice is hereby given, in terms of Sections 41 and 19 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for the removal of restrictive conditions and consent use.

Site description: **ERF 231 Blairgowrie (located at 89 Nielson Drive, Blairgowrie)**

Application type: Removal of restrictive conditions and consent use.

Application purpose: The purpose of this application is the removal of redundant conditions and the condition prohibiting a place of business to operate a hair and beauty salon as subsidiary land use.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of surrounding the property, we request you to advise us whether there is a tenant on your property.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy. The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **4 NOVEMBER 2020**.

Any objection or representation concerning 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 sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **2 DECEMBER 2020**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

NOTICE 930 OF 2020**NOTICE IN TERMS OF SECTION 10 OF THE EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT (SPLUMA) BY-LAW 2019 OF APPLICATION FOR AMENDMENT OF EKURHULENI TOWN PLANNING SCHEME 2014 IN TERMS OF SECTION 48 OF EKURHULENI SPLUMA BY-LAW 2019
AMENDMENT SCHEME NO. B0724**

We, Ibalazwe Planning, being the authorised agents of the owners of **Erf 1054 Rynfield Township**, hereby give notice in terms of Section 10 of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management (Spluma) By-law 2019, that we have applied to the Ekurhuleni Metropolitan Municipality (Benoni Customer Care), for the amendment of Ekurhuleni Town Planning Scheme 2014 (**amendment scheme no. B0724**), by rezoning of the property from "Business 2" for offices and restaurant only to "Business 2" for offices, restaurant, and dwelling units.

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Benoni Customer Care), 6th floor, Civic Centre, at corner of Elston Avenue and Tom Jones Street, Benoni, for a period of 28 days from 04 November 2020.

Objections or representations 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 Private Bag X 014, Benoni, 1500, within a period of 28 days from 04 November 2020.

Applicant: Ibalazwe Planning, P O Box 1427, Northriding, 2162, Tel: (078) 225 3141, e-mail: sifiso@ibalazwe.co.za or info@ibalazwe.co.za, (Ref: - Erf 1054 Rynfield).

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NOTICE 931 OF 2020**CITY OF JOHANNESBURG REMOVAL OF RESTRICTIVE CONDITIONS**

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipality Planning By-Law, 2016, that I, the authorised agent, Magnus Herman Adolf Wessels of NewPlan Town Planning, applied on behalf of the registered owners to the City of Johannesburg for the deletion of the relevant condition in respect of the property identified below.

APPLICATION TYPE:

Removal of Restrictive Conditions in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016.

APPLICATION PURPOSE:

Deletion of Conditions (c), (d)(i), (d)(ii), (d)(iii), (e), (f), (g), (h), (i), (j), (k)(i), (k)(ii), (l), (n), (o)(i), (o)(ii), (p), (q) and (r) in Deed of Transfer T12422/2017 in respect of Erf 1479, Bryanston to allow the approval of building plans and possible future subdivision of the erf.

SITE DESCRIPTION:

Erf 1479, Bryanston. Street Address: 13 George Street, Bryanston, 2191

Particulars of this application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Alternatively, a copy of the application can be requested from the applicant or viewed at their offices. Any objections 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 sent to (011) 339 4000, or an e-mail sent to ObjectionsPlanning@joburg.org.za; by not later than 2 December 2020. Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016 (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

AUTHORISED AGENT: NewPlan Town Planning PTY(Ltd). 111 Antelope Street, Pretorius Park X18, 0042, PO Box 40224, Moreleta Ridge, 0044. Cell: 083 822 6712 E-mail: info@newplan.co.za **DATE OF FIRST PUBLICATION:** 4 November 2020

NOTICE 932 OF 2020**NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 21 (1) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016****CITY OF JOHANNESBURG AMENDMENT SCHEME**

I, **Hendrik Raven**, being the authorized agent of the owner of **Erf 168 Emmarentia**, 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 **27 Niger Road, Emmarentia**, from "**Residential 1**" to "**Residential 1**" including a guest house, subject to certain conditions.

The nature and general purpose of the application is to permit the development of a guest house on the property.

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 the Metrolink at 158 Civic Boulevard, Braamfontein for a period of 28 days from **4 November 2020**. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections

30 November 2020

Contact details of applicant (authorised agent):

RAVEN Town Planners
Town and Regional Planners
P O Box 522359
SAXONWOLD
2132

(PH) 011 882 4035
(FAX) 011 887 9830
E-mail : rick@raventp.co.za

NOTICE 933 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF SIMULTANIOUS REZONING AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN 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, Magnus Herman Adolf Wessels from NewPlan Town Planning Pty Ltd, being the applicant in my capacity as the authorized agent acting for the owner of Erf 97, Lynnwood, 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 rezoning in terms of Section 16(1), read with Section 15(6) of the Tshwane Land Use Management By-law, 2016 of Erf 97, Lynnwood. The property is situated at 389 Diana Road, Lynnwood. The rezoning is from "Residential 1" with a minimum erf size of 1250m² to "Residential 3" with a density of 45 dwelling units per hectare to allow a housing development of 15 units subjected to certain conditions. The intension of the application in this matter is to acquire the necessary land-use rights for a new housing development; and 2.The removal of certain conditions contained in the Title Deed in terms of Section 16(2), read with Section 15(6) of the Tshwane Land Use Management By-law, 2016 of the above-mentioned property. The application is for the removal of the following conditions: A(b) to A(g) and B(a) to B(e) in deed of transfer T46531/2019. The intension of the applicant in this matter is to free/rid the property of title conditions that are restrictive with regards to the proposed rezoning, and future development of the application site. Any objection and comments, including the grounds for such objections and comments with full contact details, without which the municipality cannot correspond with the person or body submitting the objections and comments, shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to cityp_registration@tshwane.gov.za from 4 November 2020 until 2 December 2020. Full particulars and plans, if any may be inspected during normal office hours at the municipal offices as set out below, for a period of 28 days from the date of first publication of this notice in the Provincial Gazette, Citizen and Beeld. Should any interested or affected party wish to obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such a 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 on the 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 the 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. Centurion Municipal Offices: Room E10, cnr Basden and Rabie Streets, Centurion. Closing date for objections and comments: 2 December 2020. Address of applicant: 111 Antelope Street, Pretorius Park X18. Po Box 40224, Moreleta Ridge, 0044. Telephone no: 0838226712 Email: info@newplan.co.za. Dates on which notice will be published: 4 and 11 November 2020. Reference: CPD 9/2/4/2-5749T(Rezoning) Item No: 32352, CPD LYN/0376/97(Removal) Item No: 32347

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KENNISGEWING 933 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN GELYKTYDIGE HERSONERING EN OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKELS 16(1) EN 16(2) ONDERSKEIDELIK VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Magnus Herman Adolf Wessels van NewPlan Town Planning Edms Bpk, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van Erf 97, Lynnwood, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir: 1.Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Tshwane Grondgebruikbestuur Verordening, 2016 van Erf 97, Lynnwood. Die eiendom is geleë te Diana Weg Wes 389, Lynnwood. Die hersonering is vanaf "Residensieël 1" met 'n minimum erf grootte van 1250m² na "Residensieël 3" met 'n digtheid van 45 eenhede per hektaar onderhewig aan seker voorwaardes om 'n ontwikkeling van 15 eenhede moontlik te maak. Die doel van die aansoek is om die nodige grondgebruiksregte te verkry om 15 residentieele eenhede te bou; en

2. Die verwydering van beperkende titelvoorwaardes vervat in die Titelakte in terme van Artikel 16(2), saamgelees met Artikel 15(6), van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016. Die aansoek is vir die verwydering van die volgende voorwaardes; A(b) tot A(g) en B(a) to B(e) in titleakte T46531/2019. Die voorneme van die aansoeker in hierdie saak is om titelvoorwaardes te kanselleer wat beperkend is ten opsigte van die voorgestelde hersonering, en toekomstige ontwikkeling van die aansoekterrein. Enige beswaar en kommentaar, insluitend die gronde vir die beswaar en kommentaar met volledige kontak besonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en kommentaar gelewer het nie, moet skriftelik by of tot Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by cityp_registration@tshwane.gov.za ingedien of gerig word vanaf 4 November 2020 tot 2 Desember 2020. Volledige besonderhede en planne, indien enige mag gedurende gewone kantoorure geïnspekteer word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette, Citizen en Beeld koerante. Sou enige belanghebbende of geïmpakteerde 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. Addisioneel, kan die applikant wanneer die aansoek ingedien word, 'n afskrif daarvan elektronies aanstuur of publiseer op hulle webtuiste, indien enige, tesame met die bevestiging van die munisipaliteit van volledigheid. Die applikant sal seker maak dat die afskrif wat gepubliseer of aangestuur word aan belanghebbende en geïmpakteerde party die afskrif is wat by die munisipaliteit ingedien was by newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party 'n e-pos 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 geïmpakteerde 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. Centurion Munisipale kantore, Kamer E10, Hoek van Basden- en Rabiëstrate, Centurion. Sluitingsdatum vir besware en kommentaar: 2 Desember 2020. Adres van gemagtigde applikant: 111 Antelope Straat, Pretorius Park X18 Posbus 40224, Moreleta Rif, 0044 Tel: 0838226712 Epos: info@newplan.co.za. Datums waarop die kennisgewing geplaas word: 4 en 11 November 2020. Verwysing: CPD 9/2/4/2-5749T(Hersonering) Item No: 32352, CPD LYN/0376/97 (Opheffing) Item No: 32347

NOTICE 934 OF 2020**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 property namely Erf 2999, Pretoria Township, 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 of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 179 Johannes Ramokhoase Street on the north eastern corner of the intersection of Madiba Street and Bosman Street.

The rezoning is FROM "Business 1" to a portion of the property "Business 1" subject to a floor area ratio of 3.65 and a height restriction of 28 storeys and a portion of the property "Special" for purposes of a Telecommunication Centre, Telecommunication Services and Telecommunication Mast, subject to a floor area ratio of 7.2 and a height restriction of 14 storeys.

The intention of the applicant in this matter is to formalize the existing buildings on the subject property, whilst making possible the subdivision of a portion of property measuring approximately 2108m² in extent.

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, Room LG 004, Isivuno House, 143 Lilian Ngoyi Street.

Dates on which notice will be published: 4 November 2020 (first date) and 11 November 2020 (second date).
Closing date for any objections and/or comments: 2 December 2020.

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

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 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 4 November 2020. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD 9/2/4/2-5752T Item No. 32361

KENNISGEWING 934 VAN 2020**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 eienaar van die volgende eiendom naamlik Erf 2999 Pretoria Dorp, 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 eiendom is geleë te 179 Johannes Ramokhoase Straat, op die Noord-oostelike hoek van die interseksie van Madiba en Bosman Strate.

Die hersonering is VAN "Besigheid 1" TOT n gedeelte van die erf "Besigheid 1" met n vloeroppervlakteverhouding van 3.65 en n hoogte beperking van 28 verdiepings en n gedeelte van die erf "Spesiaal" vir doeleindes van n Telekommunikasie Sentrum, Telekomunnikasie Dienste en Telekommunikasie Mas met n vloeroppervlakverhouding van 7.2 en n hoogte beperking van 14 verdiepings.

Die voorneme van die applikant is om die bestaande geboue op die eiendom te wettig asook om in staat gestel te word om n gedeelte van die eiendom te onderverdeel.

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 Kompleks, Kamer LG 004, Isivuno House Gebou, Lilian Ngoyistraat 143, Pretoria.

Datums waarop kennisgewing gepubliseer word: 4 November 2020 (eerste datum) en 11 November 2020 (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: 2 Desember 2020

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

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan newlandusealications@tshwane.gov.za 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 4 November 2020. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD 9/2/4/2-5752T Item Nr. 32361

NOTICE 935 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTIONS 16(1) AND 16(18) 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 191, the Remainder of Erf 192 and Portion 2 of Erf 193, Waterkloof Ridge, 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 sections 16(1) and 16(18) of the of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The properties are situated at 212 Johann Rissik Drive, 201 Bootes Street and 204 Johann Rissik Street respectively.

The rezoning is FROM "Special" for a Guest House and/or a Second Dwelling House, subject to further conditions, relevant to the Remainder of Erf 191 and "Residential 1" relevant to the Remainder of Erf 192 and Portion 2 of Erf 192 TO "Special" for purposes of an Hotel, Place of Refreshment and Beauty/Health Spa on parts of the Remainder of Erf 191 and the Remainder of Erf 192 and Portion 2 of Erf 192 (a site assembly measuring some 5782m² in extent), subject to certain conditions and "Residential 1" relevant to parts of the Remainder of Erf 191 and the Remainder of Erf 192 and Portion 2 of Erf 192.

The intention of the applicant in this matter is to regularize the current encroachments of parts of the building on the Remainder of Erf 191 over parts of the Remainder of Erf 192 and Portion 2 of Erf 193, Waterkloof Ridge, whilst also refurbishing the existing buildings on the Remainder of Erf 191 to convert the guesthouse into a hotel and supporting facilities (without increasing the permissible floor area).

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 Rabie Streets, Centurion.

Dates on which notice will be published: 4 November 2020 (first date) and 11 November 2020 (second date).
Closing date for any objections and/or comments: 2 December 2020.

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

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 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 4 November 2020. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD 9/2/4/2-5728T Item No. 32277

4-11

KENNISGEWING 935 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKELS 16(1) EN 16(18) 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 191, die Restant van Erf 192 en Gedeelte 2 van Erf 193 Waterkloof Ridge, 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 Artikels 16(1) en 16(18) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016 van die bogenoemde eiendomme. Die eiendomme is geleë te 212 Johann Rissikstraat, 201 Bootestraat en 204 Johann Rissik Straat onderskeidelik.

Die hersonering is VAN "Spesiaal" vir doeleindes van n Gastehuis en/or n Tweede Woonhuis, ondeworde aan verder voorwaardes, relevant to die Restant van Erf 191, en 'Residensieel 1" relevant to die Restant van Erf 192 en Gedeelte 2 van Erf 193 TOT "Spesiaal" vir doeleindes van n Hotel, Verversingsplek, en Skoonheids/Gesondheids Salon, onderworpe aan verder voorwaardes, relevant to n gedeelte van die Restant van Erf 191 en n gedeelte van die Restant van Erf 192 en n gedeelte van Gedeelte 2 van Erf 193 (n terrein samestelling van ongeveer 5782m²) en "Residensieel 1" relevant tot n gedeelte van die Restant van Erf 191 en n gedeelte van die Restant van Erf 192 en n gedeelte van Gedeelte 2 van Erf 193.

Die voorneme van die applikant is om die huidige oorskrydings van dele van die geboue op die Restant van Erf 191 oor gedeeltes van die Restant van Erf 192 en Gedeelte 2 van Erf 192 te wettig, asookom die bestaande geboue op die Restant van Erf 191 aan te pas om die bestaande gastehuis te omskep in n hotel en verwante gebruike, sonder om die toelaatbare vloeroppervlakte te verhoog.

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 E10, H/v Basden en Rabistrate, Centurion.

Datums waarop kennisgewing gepubliseer word: 4 November 2020 (eerste datum) en 11 November 2020 (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: 2 Desember 2020

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

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee 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 '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 4 Oktober 2020. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD 9/2/4/2-5728T Item Nr. 32277

4-11

NOTICE 936 OF 2020**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 property namely the Remainder of Erf 681, Hatfield Township, 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 of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 1115 Burnett Street, in the street block bound by Burnett Street in the north, Grosvenor Street in the east, Hilda Street in the west and Prospect Street in the south.

The rezoning is FROM "Special" for a Student Housing Establishment, Shops and Places of Refreshment subject to a density of 2200 beds and floor area ratio of 5.2, provided that shops and places of refreshment be restricted to 4000m² and a height of 18 storeys TO "Special" for Student Housing Establishment, Shops and Places of Refreshment subject to a density of 2350 beds and floor area ratio of 5.2, provided that shops and places of refreshment be restricted to 2700m² and a height of 18 storeys.

The intention of the applicant in this matter is to increase the number of permissible beds/students that may be accommodated in the existing residential establishment on the aforementioned property.

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, Room LG 004, Isivuno House, 143 Lilian Ngoyi Street.

Dates on which notice will be published: 4 November 2020 (first date) and 11 November 2020 (second date).
Closing date for any objections and/or comments: 2 December 2020.

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

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 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 4 November 2020. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD 9/2/4/2-5720T Item No. 32248

4-11

KENNISGEWING 936 VAN 2020**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 eienaar van die volgende eiendom naamlik die Restant van Erf 681 Hatfield Dorp, 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 eiendom is geleë te 1115 Burnett Straat, in die straatblok met Burnettstraat in die noorde, Grosvenorstraat in die ooste, Hildastraat in die weste en Prospectstraat in die suide.

Die hersonering is VAN "Spesiaal" vir doeleindes van 'n studente behuisingsonwikkeling, winkels en verversingsplekke onderworpe aan 'n digtheid van 2200 beddens, 'n vloeroppervlakteverhouding van 5.2, met winkels en verversingsplekke wat beperk word tot 'n vloeroppervlakte van 4000m² en 'n hoogte beperking van 18 verdiepings TOT "Spesiaal" vir doeleindes van n studente behuisingsonwikkeling, winkels en verversingsplekke onderworpe aan 'n digtheid van 2350 beddens, 'n vloeroppervlakteverhouding van 5.2, met winkels en verversingsplekke wat beperk word tot 'n vloeroppervlakte van 2700m² en 'n hoogte beperking van 18 verdiepings.

Die voorneme van die applikant is om die aantal beddens in die studente behuisingsonwikkeling op die bogemelde eiendom te verhoog om 'n groter aantal student te huisves.

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 Kompleks, Kamer LG 004, Isivuno House Gebou, Lilian Ngoyistraat 143, Pretoria.

Datums waarop kennisgewing gepubliseer word: 4 November 2020 (eerste datum) en 11 November 2020 (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: 2 Desember 2020

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

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee 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 '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 4 November 2020. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD 9/2/4/2-5720T Item Nr. 32248

4-11

NOTICE 937 OF 2020

NOTICE FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

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

Site description: Portion 142 of the farm Ruimsig 265-IQ (432 Gelding Avenue, Ruimsig, 1724)

The proposed township will be known as Ruimsig Extension 122 and will consist of 2 erven zoned "Institutional". The purpose of the application is to develop the site with a school accommodating 180 learners. Reference number **20-05-2866** is allocated to the application.

The application may be inspected by interested parties at the Metro Centre at 158 Civic Boulevard, Braamfontein, by arrangement and on request at the following numbers: Thomas Kganyago 011-407-5143, ThomasK@joburg.org.za or Lee-Anne McKenzie 011-407-6246, Lee-AnneM@joburg.org.za for a period of 28 days from 4 November 2020. Electronic copies of the documentation can also be requested from the applicant at the email address below.

Any person having an objection to the application must lodge such written objection together with the grounds thereof and their contact details to both the applicant (see details below) and the Department of Development Planning at the Metro Centre, 158 Civic Boulevard, Braamfontein, 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 **2 December 2020**.

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

Date: 4 November 2020

NOTICE 938 OF 2020**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Hannelie Daniell, the authorised agent of the property owner, intend to apply to the City of Johannesburg for the amendment of the Land Use Scheme on the following property:

SITE DESCRIPTION: PORTION 7 OF ERF 821 BROMHOF EXT 42

STREET ADDRESS: 7 BARKSTON ESTATE, 49 KELLEY AVENUE, BROMHOF EXT 42, 2154

The purpose of the application is to rezone Portion 7 of Erf 821 Bromhof Ext 42 from "Residential 3" with 40% coverage to "Residential 3" with 50% coverage and to allow the general provisions of the new City of Johannesburg Land Use Scheme, 2018, to be applied to the site.

Particulars of the application will be open for inspection **by appointment and on request only** for a period of 28 days from 4 November 2020 at the Metro Link, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Please contact the Development Planning Registration Section on (011) 407-6202/6136 between 08:00 to 15:30 (Monday-Friday) to arrange to view the application documents with Registration No. 20-04-2834. Particulars of the application will also be made available electronically by the authorised agent upon request by email to hanneliedaniell@gmail.com.

Any objection or representation with regard to the application must be submitted to both the authorised agent and the Registration Section of the Department of Development Planning at the above address or posted to PO Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000 or an email send to ObjectionsPlanning@joburg.org.za by no later than 2 December 2020.

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

AUTHORISED AGENT: Hannelie Daniell, PO Box 1515, Fontainebleau, 2032, Cell: 079 481 8199, Email: hanneliedaniell@gmail.com. **Date of publication: 4 November 2020**

NOTICE 939 OF 2020**ERVEN 2370 & 2371 KENSINGTON****NOTICE IN TERMS OF THE PROVISIONS OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, Eduard W. van der Linde, being the authorized agent of the owners of Erven 2370 & 2371 Kensington, hereby give notice of an application submitted to the City of Johannesburg in terms of Section 41 of the Planning By-Law, for the removal of conditions contained in the Deed of Title of the above property, situate at 54 Ernest Road, Kensington.

For a period of 28 days from 4 November 2020 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, from 08:00 to 15:30 on week days, or a copy of the application can be requested from the Applicants' agent as per the contact details below.

The reference number allocated to this application is: 20/13/2720/2020

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 2 December 2020.

Address of owner: c/o Eduard van der Linde & Ass., P.O. Box 44310, Linden, 2104; Tel: (011) 782-2348, e-mail address: eduard@thetownplanner.co.za; cell 082 610 0442.

PROCLAMATION • PROKLAMASIE

PROCLAMATION 95 OF 2020**EMFULENI LOCAL MUNICIPALITY****GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996****REMAINDER OF ERF 319 VEREENIGING TOWNSHIP (N1084)**

It is hereby notified in terms of Section 6 (8) of the Removal of Restrictions Act, 1996, that Emfuleni Local Municipality has approved that –

- 1) Condition (a) contained in Deed of Transfer T61129/2016 be removed; and
- 2) Vereeniging Town-planning Scheme, 1992, be amended by the rezoning of Remainder of Erf 319 Vereeniging Township, to "Residential 4" with an annexure subject to conditions which amendment scheme will be known as Vereeniging Amendment Scheme N1084 as indicated on the relevant Map 3 and scheme clauses which are filed with the Executive Director: Economic Planning (Land Use Management) and Human Settlement, 1st floor, Old Trust Bank Building, cnr of President Kruger and Eric Louw Streets, Vanderbijlpark and are open for inspection at all reasonable times.

This amendment scheme will come into operation on 4 November 2020.

LEM LESEANE, MUNICIPAL MANAGER.

Emfuleni Local Municipality, P O Box 3, Vanderbijlpark, 1900. (Notice no:DP16/20)

PROKLAMASIE 95 VAN 2020**EMFULENI PLAASLIKE MUNISIPALITEIT****GAUTENG WET OP OPHEFFING VAN BEPERKINGS, 1996****RESTANT VAN ERF 319 VEREENIGING DORP (N1084)**

Hierby word ooreenkomstig die bepalings van artikel 6 (8) in die Wet op Opheffing van Beperkings, 1996, bekend gemaak dat Emfuleni Plaaslike Munisipaliteit dit goedgekeur het dat -

- 1) Voorwaarde (a) in Akte van Transport Nr T61129/2016 opgehef word; en
- 2) Vereeniging-dorpsbeplanningskema, 1992, gewysig word deur die hersonering van Restant van Erf 319 Vereeniging Dorp, tot "Residensieel 4" met n bylae onderworpe aan voorwaardes welke wysigingskema bekend sal staan as Vereeniging Wysigingskema N1084 soos aangedui op die betrokke Kaart 3 en skemaklousules wat in bewaring gehou word deur die Uitvoerende Direkteur: Beplanning (Grondgebruik Bestuur) en Menslike Nedersetting, 1ste vloer, Ou Trusbank Gebou, h/v President Kruger- en Eric Louwstrate, Vanderbijlpark en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysigingskema tree in werking op 4 November 2020.

LEM LESEANE, MUNISIPALE BESTUURDER

Emfuleni Plaaslike Munisipaliteit, Posbus 3, Vanderbijlpark, 1900. (Kennisgewing nr:DP16/20)

PROCLAMATION 96 OF 2020**LOCAL AUTHORITY NOTICE CD14/2020****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE AREA)
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read together with Section 35 of the Spatial Planning and Land Use Management Act, 2013. The City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares **MAYFIELD EXTENSION 46** to be an approved township subject to the conditions set out in the schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (HEREAFTER REFERRED TO AS THE MUNICIPALITY) HAS RESOLVED, IN TERMS OF SECTION 109 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE (ORDINANCE 15 OF 1986), TO ESTABLISH A TOWNSHIP ON PORTION 433 OF THE FARM PUTFONTEIN 26 I.R.**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be **Mayfield Extension 46**.

1.2 DESIGN

The township shall consist of streets and erven as indicated on General Plan S.G. No 4156/2017.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.4 SOIL CONDITIONS / GEOLOGICAL CONDITIONS

(a) Proposals for precautionary measures to overcome detrimental soil / geological conditions to the satisfaction of the Municipality and the National Home Builders Registration Council (NHBRC) shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with such precautionary measures to the satisfaction of the Municipality and the NHBRC.

(b) The owner shall make arrangements to ensure that the recommendations as laid down in the geological report, are complied with and, when required, engineering certificates for the foundations of the structures and engineering services are submitted.

1.5 PROVISION FOR REFUSE REMOVAL WITHIN THE TOWNSHIP

(a) Provision must be made for either kerb-side refuse removal, or proper refuse holding areas with access from the street must be provided, in a manner that does not detrimentally affect the movement of traffic along the street.

(b) All streets / roadways along which refuse removal by the Municipality is required, must be designed in a manner that will allow easy maneuvering of refuse removal vehicles, to the satisfaction of the Council and any overhanging cables or structures over such streets / roadways must be at least 4,5 (four comma five) metres high above the road surface level, to allow for refuse removal vehicles to pass underneath.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The Municipality shall ensure that the stormwater drainage of the township fits in with that of the existing and planned roads and stormwater drainage infrastructure in the vicinity of the township and that all storm-water running off or diverted from the township is received and disposed of in such infrastructure.

1.7 OBLIGATIONS OF MUNICIPALITY WITH REGARD TO ENGINEERING SERVICES INFRASTRUCTURE

The Municipality shall fulfill its obligations in respect of the installation / construction of engineering services infrastructure (i.e. water, sewerage, electricity, roads and stormwater drainage infrastructure).

1.8 PROVISION OF ENGINEERING DRAWINGS

The Municipality shall complete engineering drawings, prior to commencement with the installation / construction of engineering services for such infrastructure.

1.9 PROVISION OF AS-BUILT DRAWINGS AND CERTIFICATES BY PROFESSIONAL ENGINEER

Upon completion of the installation / construction of engineering services infrastructure the Municipality shall ensure that as-built drawings and certificates be prepared by a professional engineer, in which it is certified that such engineering services infrastructure has been completed and that the engineer accepts liability for such infrastructure.

2. CONDITIONS OF TITLE

2.1 GENERAL CONDITIONS OF TITLE LAID DOWN BY THE EKURHULENI METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1.1 ALL ERVEN

- (a) As this erf is situated in the vicinity of land which may be undermined and which may be liable to subsidence, settlement, shock and cracking due to past, present or future mining operations, the owner of this erf accepts all liability for any damages thereto or any structure thereon which may result from such subsidence, settlement, shock or cracking.
- (b)
 - (i) The erf is subject to the building restriction areas & building lines outlined in the relevant Town Planning Scheme which may be amended via the procedures outlined in such Town Planning Scheme.
 - (ii) No building or other structure shall be erected within the aforesaid building restriction area and no large-rooted trees shall be planted within the said area or within 1m thereof.
 - (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid building restriction area such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works, being made good by the local authority.

2.1.2 ERVEN 11926, 11932, 11973 AND 11979

The erf is subject to a 3m wide servitude for stormwater purposes in favour of the local authority as indicated on the general plan.

2.1.3 ERF 12321 (PARK ERF)

The erf shall, when it comes into possession of a third party or an entity other than the Municipality be subject to the following condition:

- 2.1.3.1 The erf is subject to a servitude, 2m wide, for municipal purposes in favour of the local authority, as indicated, on the general plan.

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NOTICE OF APPROVAL
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI AMENDMENT SCHEME B0641

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with Section 35 of the Spatial Planning and Land Use Management Act, 2019 declares that it has approved an amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of **MAYFIELD EXTENSION 46**.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: Mr D van Rooyen, Springs Civic Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known as Ekurhuleni Amendment Scheme B0641 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi: City Manager
City of Ekurhuleni Metropolitan Municipality
Private Bag X1069
Germiston 1400
Local Authority Notice CD14/2020

PROCLAMATION 97 OF 2020**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED TOWNSHIP: LILANTON EXTENSION 13 TOWNSHIP
DECLARATION AS APPROVED TOWNSHIP**

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 15 of 1986, the City of Ekurhuleni Metropolitan Municipality hereby declares **Lilanton Extension 13** Township situated on Portion 563 (A Portion of Portion 432) of the Farm Driefontein 85 I.R, to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BALWIN PROPERTIES LIMITED (REGISTRATION NO: 2003/028851/06) (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA), 2013 (ACT 16 OF 2013), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 563 (A PORTION OF PORTION 432) OF THE FARM DRIEFONTEIN 85 I.R. HAS BEEN GRANTED BY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **Lilanton Extension 13**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G. No. 3518/2018.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.6 ENDOWMENTS

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R122 000.00 to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township. Such endowments are payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

1.7 ACCESS

- (a) No formal access to the Township and the erven exists.
- (b) Access will be obtained via a right of way servitude to be registered over Lilanton Extension 8 Township to the satisfaction of the Roads & Stormwater Department. Alternatively, the proposed Lilanton Extension 13 and Lilanton Extension 8 must be notarial tied in order to ensure access to the proposed township.
- (c) Access to the township will only be allowed from Pretoria Road at the existing approved access position for Lilanton Extension 8 Township.

- (d) The access road from Pretoria Road over Lilianton Extension 8 Township must be constructed by the developer at his cost.
- (e) Access will not be allowed directly from Pretoria Road or the proposed K92 road.

1.8 NOTARIAL TIE OF ERVEN

The township owner/s shall at his own expense cause the erven within the proposed Lilianton Extensions 8, 9, 10, 11 and 13 Township to be notarial tied to each other within six months from declaration of the respective townships as approved townships.

All right of way servitudes for access purposes (except the right of way servitude between Pretoria Road & the gate house which affects Lilianton Extension 8 Township), municipal services and private services whether indicated on the general plan or in general terms, shall no longer be necessary and deemed to be cancelled once the notarial tie agreement/s has been registered as due provision is made for access purposes and services by virtue of the registration of the notarial tie agreement.

1.9 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangement with the local authority for the provision and installation/construction of the internal and external water, electricity, sewerage, roads and storm water drainage engineering services in and for the township.

2. CONDITIONS OF TITLE

2.1 All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary 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 course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

LOCAL AUTHORITY NOTICE

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0424

The City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Area) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with the Spatial Planning and Land Use Management Act (SPLUMA), 2013 (Act 16 of 2013), declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of **LILANTON EXTENSION 13**.

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

This amendment is known as Ekurhuleni Amendment Scheme F0424 and shall come into operation from date of publication of this notice.

Dr. Imogen Mashazi

City Manager

City of Ekurhuleni Metropolitan Municipality

Civic Centre, Cross Street, Germiston

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 518 OF 2020

MOGALE CITY LOCAL MUNICIPALITY

NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018

We, Hunter Theron Inc., being the applicant of **RE of Portion 4 of the Farm Rhenosterspruit 495 JQ**, hereby give notice in terms of Section 45(2)(a) of the Mogale City Local Municipality Land Use Management By-Law 2018, that we have applied to the Mogale City Local Municipality for for the exclusion of the site from the Peri-Urban Town Planning Scheme, 1975, the incorporation of the said farm portion into the Krugersdorp Town Planning Scheme, 1980 and the rezoning of the site from "Undetermined" to "Agriculture" permitting 3 dwelling units, subject to conditions.

The site is located east of Pelindaba Road (R512), south of Winsome Valley Road, west and adjacent to Rocky Lane Road, north of Jukskeidrif Road, north of Blair Atholl Golf Estate, north of Lanseria Airport, within the Cradle of Humankind World Heritage Area (COHWHS) and within the jurisdiction of Mogale City Local Municipality.

The intention of the applicant is to rezone the site to enable the approval of 3 dwelling units on a portion of land measuring 24,9160 ha in extent and subsequently to obtain approved building plans.

Any objections and/or comments, including the grounds for such objections and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objections and/or comments, shall be lodged with or made in writing to the Municipal Manager at P O Box 94, Krugersdorp 1740, or email christo.vanwyk@mogalecity.gov.za / pauline.mokale@mogalecity.gov.za, Tel No. : 011 951-2004/2411 from 28 October 2020 until 25 November 2020.

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 (twenty-eight) days from the 28 October 2020.

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

Closing date for any objections and/or comments : 25 November 2020

Address of applicant : Hunter Theron Inc., 53 Conrad Street, Florida North, 1719 / P O Box 489, Florida Hills, 1716 / Tel No : 011 472-1613/ Email : nita@huntertheron.co.za

Dates on which notice will be published : 28 October 2020 & 4 November 2020

PROVINCIAL NOTICE 520 OF 2020

CERTIFICATE OF REGISTERED TITLE IN LIEU OF A LOST TITLE DEED ISSUED UNDER THE PROVISIONS OF SECTION THIRTY-EIGHT OF THE DEEDS REGISTRIES ACT 47 OF 1937. WHEREAS TREVOR SIPHIWE CHILWANE ID NO: 731026 5508 081, AND DIPUO ROSY CHILWANE (FOMERLY MOGAMI) ID NO: 740616 0743 086 MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER HAVE APPLIED FOR THE ISSUE TO THEM OF A CERTIFICATE OF REGISTERED TITLE IN LIEU OF DEED OF TRANSFER NO T22236/2008 WHICH HAS BEEN LOST OR DESTROYED AND WHEREAS IT APPEARS THAT THEY ARE THE REGISTERED OWNERS OF THE LAND, HEREINAFTER DESCRIBED. NOW, THEREFORE IN PURSUANCE OF THE PROVISIONS OF THE SAID ACT, I, THE REGISTRAR OF DEEDS AT JOHANNESBURG DO HEREBY CERTIFY THAT THE SAID TREVOR SIPHIWE CHILWANE ID NO: 731026 5508 081, AND DIPUO ROSY CHILWANE (FOMERLY MOGAMI) ID NO: 740616 0743 086 MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER THEIR HEIRS, ANCESTORS, ADMINISTRATORS OR ASSIGNS ARE THE REGISTERED OWNERS OF ERF 2183 THULANI EXTENSION 1 TOWNSHIP REGISTRATION DIVISION IQ THE PROVINCE OF GAUTENG MEASURING 210 (TWO HUNDRED AND TEN) SQUARE METRES. AS WILL APPEAR FROM GENERAL PLAN NO A1618/1991 AND HELD BY CERTIFICATE OF REGISTERED TITLE T2822/1999

28-04

PROVINCIAL NOTICE 526 OF 2020

CERTIFICATE OF REGISTERED TITLE IN LIEU OF A LOST TITLE DEED ISSUED UNDER THE PROVISIONS OF SECTION THIRTY-EIGHT OF THE DEEDS REGISTRIES ACT 47 OF 1937. WHEREAS MAMOSEBETSI ALINA MOKOENA ID NO: 610303 0745 083, UNMARRIED HAS APPLIED FOR THE ISSUE TO HER OF A CERTIFICATE OF REGISTERED TITLE IN LIEU OF DEED OF TRANSFER NO T119944/2007 WHICH HAS BEEN LOST OR DESTROYED AND WHEREAS IT APPEARS THAT SHE IS THE REGISTERED OWNER OF THE LAND, HEREINAFTER DESCRIBED. NOW, THEREFORE IN PURSUANCE OF THE PROVISIONS OF THE SAID ACT, I, THE REGISTRAR OF DEEDS AT PRETORIA DO HEREBY CERTIFY THAT THE SAID MAMOSEBETSI ALINA MOKOENA ID NO: 610303 0745 083, UNMARRIED HER HEIRS, ANCESTORS, ADMINISTRATORS OR ASSIGNS ARE THE REGISTERED OWNERS OF ERF 17821 STRETFORD EXTENSION 10 TOWNSHIP REGISTRATION DIVISION IQ THE PROVINCE OF GAUTENG MEASURING 330 (THREE HUNDRED AND THIRTY) SQUARE METRES. AS WILL APPEAR FROM GENERAL PLAN NO A249/1995 AND HELD BY CERTIFICATE OF CONSOLIDATED TITLE NO T38994/2004

28-4

PROVINCIAL NOTICE 533 OF 2020

City of Tshwane Metropolitan Municipality

Notice of an Application for Rezoning and an Application for Removal of Restrictive Conditions in the Title Deed in Terms of Section 16(1) and 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 567 Murrayfield, 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 restrictive conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 as well as 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 216 Rubida Street, Murrayfield and the current zoning of the property is Residential 1. The intention of the applicant in this matter is to rezone the abovementioned property from Residential 1 to Residential 2 for Dwelling Units with a density of 25 units per hectare. The purpose of the rezoning is to make provision for 3 dwelling units to be erected (1 existing and 2 additional dwelling units). Application has also been made for the removal of the following conditions: Clause 1. (b), (c), (d), (e), (f), (h), (j), (k), 2 (a), (b), (b)(i), (b)(ii), (c), 3 (a), (d)(ii) in Title Deed T39744/2016.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodge 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 **28 October 2020** until **25 November 2020**.

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, 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 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 (Registry, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria 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: **25 November 2020**. Dates on which notice will be published: **28 October 2020 and 4 November 2020**. 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: Rezoning - CPD/9/2/4/2-5699T (Item no: 32150) and Removal of Restrictive Conditions – CPD/0484/00567 (Item no: 32151).

PROVINSIALE KENNISGEWING 533 VAN 2020

Die Stad Tshwane Metropolitaanse Munisipaliteit

Kennisgewing van 'n Aansoek vir Hersonerings en 'n Aansoek vir die Opheffing van Beperkende Voorwaardes in die Titellakte ingevolge Artikel 16(1) en 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 567 Murrayfield 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 wysiging van die Tshwane Dorpbeplanningskema, 2008 (Gewysig 2014) asook vir die opheffing van sekere voorwaardes vervat in die Titellakte in terme van Artikel 16(1) en Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016. Die eiendom is geleë te Rubidastraat 216, en die huidige sonering van die eiendom is Residensieël 1. Die bedoeling van die applikant met hierdie aansoek is om die bogenoemde eiendom te hersoneer vanaf Residensieël 1 na Residensieël 2 vir Wooneenhede, met 'n digtheid van 25 eenhede per hektaar. Die doel van die hersonerings is om voorsiening te maak vir 3 wooneenhede om opgerig te word (1 bestaan en 2 addisioneel). Aansoek is ook ingedien vir die verwydering van die volgende voorwaardes: Klousule 1. (b), (c), (d), (e), (f), (h), (j), (k), 2 (a), (b), (b)(i), (b)(ii), (c), 3 (a), (d)(ii) in Titellakte T39744/2016.

Enige beswaar en/of kommentaar teen die aansoek, met redes daarvoor, tesame met die volledige kontakbesonderhede van die persoon wat die beswaar of kommentaar indien en waarsonder die Munisipaliteit nie instaat is om met die persoon wat die beswaar of kommentaar gelewer het te kommunikeer nie, moet skriftelik vanaf **28 Oktober 2020** tot **25 November 2020** by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.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) tesame met die bevestiging vanaf die munisipaliteit dat die aansoek volledig is. 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 by newlanduseapplications@tshwane.gov.za. 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, (Registrasie, LG004, Isivuno Huis, Lilian Ngoyistraat 143 Pretoria 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: **25 November 2020**. Datums waarop kennisgewings gepubliseer sal word: **28 Oktober 2020 en 4 November 2020**. 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: Hersonerings - CPD/9/2/4/2-5699T (Item no: 32150) en Opheffing van Beperkende Voorwaardes – CPD/0484/00567 (Item no: 32151).

PROVINCIAL NOTICE 535 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE
CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
DIE HOEWES EXTENSION 342 TOWNSHIP**

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **Remainder of Holding 192, Lyttelton Agricultural Holdings Extension 1**, hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 28 October 2020 until 25 November 2020 (*not less than 28 days after the date of first publication of the notice*).

“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.”

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:** City of Tshwane, Economic Development and Spatial Planning Department, Room E10, Centurion Municipal Offices, corner Basden and Rabie Streets, Centurion.

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: 28 October 2020 and 4 November 2020
Closing date for objections and/or comments: 25 November 2020

ANNEXURE

Name of township: Die Hoewes Extension 342 Township.

Full name of applicant: SFP Townplanning (Pty) Ltd on behalf of the registered owner being Acqui 23 (Pty) Ltd.

Erven 1 and 2 will be zoned “**Residential 4**” with a **coverage of 50%, F.A.R. of 1.0** and a **height of 4 storeys**.

The intension of the developer is to develop 132 dwelling units on the application property.

Description of property on which township is to be established: Remainder of Holding 192, Lyttelton Agricultural Holdings Extension 1. **Locality of the proposed Township:** The application property is located in Region 4, Ward 57. Holding 194, Lyttelton Agricultural Holdings Extension 1 is located to the north, Glover Avenue and Protea Aftree-Oord are located to the east, Die Hoewes Extension 199 Township is located to the south and Portion 1 of Holding 192, Lyttelton Agricultural Holdings Extension 1 is located to the west of the application property.

Reference: CPD 9/2/4/2-5734T (Item No. 32291)

Our ref: F3757

PROVINSIALE KENNISGEWING 535 VAN 2020

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016
DORP DIE HOEWES UITBREIDING 342**

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Restant van Hoewe 192, Lyttelton Landbouhoewes Uitbreiding 1**, gee hiermee ingevolge Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016, dat ons aansoek gedoen het aan die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016 in die bylae hierby genoem.

Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontak informasie, 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 Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 28 Oktober 2020 tot 25 November 2020 (*nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing*).

“As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za.

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is 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 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.

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 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie.”

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 Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer E10, Centurion Munisipale Kantore, hoek van Basden en Rabiestraat, Centurion.

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 word: 28 Oktober 2020 en 4 November 2020
Sluitingsdatum vir besware / kommentare: 25 November 2020

BYLAE

Naam van Dorp: Dorp Die Hoewes Uitbreiding 342.

Volle naam van aansoeker: SFP Stadsbeplanning (Edms) Bpk namens die geregistreerde eienaar Acqui 23 (Edms) Bpk. **Erven 1 en 2** sal gesoneer word "**Residensieel 4**" met 'n **dekking van 50%**, **V.R.V. van 1.0** en 'n **hoogte van 4 verdiepings**. Die **voorneme van die ontwikkelaar** is om 132 wooneenhede op die aansoek eiendom te ontwikkel.

Beskrywing van grond waarop dorp gestig gaan word: Restant van Hoewe 192, Lyttelton Landbouhoewes Uitbreiding 1. **Ligging van voorgestelde dorp:** Die aansoek eiendom is gelee in Streek 4, Wyk 57. Hoewe 194, Lyttelton Landbouhoewes Uitbreiding 1 is gelee ten noorde, Gloverlaan en Protea Aftree-Oord is gelee ten ooste, Dorp Die Hoewes Uitbreiding 199 is gelee ten suide en Gedeelte 1 van Hoewe 192, Lyttelton Landbouhoewes Uitbreiding 1 is gelee ten weste van die aansoek eiendom.

Verwysing: CPD 9/2/4/2-5734T (Item No. 32291)

Ons verw: F3757

PROVINCIAL NOTICE 536 OF 2020**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, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Erf 1741, Zwartkoppies Extension 47 Township** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), for the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The property is currently zoned "Residential 4" for 1344 units, the rezoning application is to increase the number of units permitted by 626 residential units, with a coverage of 26%, F.A.R. of 0.82 and a height of 4 storeys. The property is situated along Lagoon Drive, Zwartkoppies in Ward 101. The additional units is due the extension of the township boundary.

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, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 28 October 2020 (the first date of the publication of the notice), until 25 November 2020.

"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."

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal Offices:** City of Tshwane, Economic Development and Spatial Planning Department, Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria, 0002.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk or P. O. Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: admin@sfplan.co.za

Dates on which notice will be published: 28 October 2020 and 4 November 2020

Closing date for any objections and/or comments: 25 November 2020

Reference: CPD 9/2/4/2-5729T (Item No. 32284) **Our ref:** F3968

PROVINSIALE KENNISGEWING 536 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD
TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Erf 1741, Dorp Zwartkoppies Uitbreiding 47**, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-Dorpbepanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die eiendom is tans gesoneer "Residensieel 4" met 'n toegelate hoeveelheid eenhede van 1344, die hersoneringsaansoek is om die aantal eenhede met 626 wooneenhede te verhoog, met 'n dekking van 26%, V.R.V. van 0,82 en 'n hoogte van 4 verdiepings. Die eiendom is geleë langs Lagoon Drive, Zwartkoppies in Wyk 101. Die addisionele eenhede is as gevolg van die uitbreiding van die dorpsgrense.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waaronder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 28 Oktober 2020 (die datum van eerste publikasie van die kennisgewing) tot 25 November 2020.

"As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za.

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is 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 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.

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 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie."

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 Gauteng Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria, 0002.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk
371 Melk Straat, Nieuw Muckleneuk of Posbus 908, Groenkloof, 0027
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za
Datum waarop kennisgewing gepubliseer word: 28 Oktober 2020 en 4 November 2020
Sluitingsdatum vir enige besware en/of kommentaar: 25 November 2020
Verwysing: CPD 9/2/4/2-5729T (Item No. 32284) **Ons verwysing:** F3968

PROVINCIAL NOTICE 546 OF 2020**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, Elmon Consulting, being the authorised agent of the property **Erf 773, Garsfontein Extension 02** Township 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 434 Vanessa Road, Garsfontein. The rezoning is from "Residential 1" to "Residential 3". The intension of the applicant in this matter is to develop three seperate dwelling units. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: **The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001** or to **CityP_Registration@tshwane.gov.za** from 04 November until 02 December 2020. 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 & Star newspaper. Address of Municipal Offices: City Planning, Land-Use Rights Division, Room E10, Corner Basden and Rabie Street, Centurion Municipal Offices.

Closing date for any objections and/or comments: **02 December 2020**

Address of Applicant: 36 Monterey Place, 40 Griffiths Road, Equestria, 0184.

Telephone No: 073 619 4911

Dates on which notice will be published: 04 November 2020 & 11 November 2020

Reference: CPD/9/2/4/2-5725T (Item No: **32274**)

PROVINSIALE KENNISGEWING 546 VAN 2020**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, Elmon Consulting, synde die gemagtigde agent van die eienaar van Erf 773, Garsfontein Uitbreiding 02, gee hiermee kennis dat ons aansoek gedoen het by the Stad van Tshwane ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 vir die wysiging van die Tshwane - dorpsbeplanningskema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te 434 Vanessaweg in Garsfontein. Die hersonering is vanaf "Residensieel 1" na "Residensieel 3". Die intensie van die aansoeker in hierdie saak is om drie aparte wonings te ontwikkel. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir so 'n beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kommunikeer met die person of liggaam wat beswaar(e) en/of kommentaar(e), sal gedurende gewone kantoorure 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 04 November tot 02 Desember 2020. Volledige besonderhede en planne kan gedurende gewone kantoor ure by die Munisipale kantore soos hieronder uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en Beeld koerant. Adres van Munisipale Kantore: Stadsbeplanning, Grondgebruikregte Afdeling, Kamer E10, Hoek van Basden en Rabie Strate, Centurion Munisipale Kantore.

Sluitings datum vir besware en kommentaar: **02 Desember 2020**

Adres van Aansoeker: 36 Monterey Place, 40 Griffiths Pad, Equestria, 0184

Telephone No: 073 619 4911

Datum waarop kennisgewing gepubliseer word: 04 November & 11 November 2020

Verwysing: CPD/9/2/4/2-5725T (Item No: **32274**)

PROVINCIAL NOTICE 547 OF 2020APPLICABLE SCHEME:**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, D. Erasmus of Plan-Enviro CC, intend to apply to the City of Johannesburg for a township establishment.

APPLICATION PURPOSES: To establishment a township to allow the development of residential units at a density of 100 dwelling units per hectare.

SITE DESCRIPTION:

Erf no: Holdings 1/279, 2/286 and 4/286 President Park A.H

Township: President Park Ext. 81

Street Address: 11, 19 and 21 Brand Road Code: -

The above application 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 owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to 0113394000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **2 DECEMBER 2020**. Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, [Validity of Objections] may be deemed invalid and may be disregarded during the assessment of the application. AUTHORISED AGENT Full name: D R Erasmus of Plan-Enviro CC Postal Address: P O Box 101642, Moreleta Plaza Code: 0167. Physical address: 849, Pincher Street, Garsfontein, X 10, 0081 Tel (w): 0129930115 Cell: 0828500101: e-mail address: aps@mweb.co.za DATE: **4 NOVEMBER 2020**

PROVINCIAL NOTICE 548 OF 2020**[DIVISION OF LAND]**

Notice is hereby given, in terms of Section 35 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, intend to apply to the City of Johannesburg for:

APPLICABLE TYPE: The division of land in terms of Section 35 of the City of Johannesburg Municipal Planning By-Law, 2016

APPLICATION PURPOSES: Application in terms of By-Law to divide the property into 2 [two] parts/portions

SITE DESCRIPTION **Portion 153 [Portion of Portion 129] Rietfontein 301-IQ, Road K43.**

Particulars of the above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za, by not later than **2 December 2020**. Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

AUTHORISED AGENT

Full name: D R Erasmus of Plan-Enviro CC Postal Address: P O Box 101642, Moreleta Plaza Code: 0167.

Physical address: 849, Pincher Street, Garsfontein, 0081 Tel No (w): 0129930115 Fax no: 0129930115

Cell: 0828500101: E-mail address: aps@mweb.co.za SIGNED: D. Erasmus DATE: **4 November 2020**

PROVINCIAL NOTICE 549 OF 2020**APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): Portion 107 of Erf 4
Township (Suburb) Name: Riverglen
Street Address: 2 Central Lane, Riverglen, Steyn City Estate, 2191

APPLICATION TYPE:

Amendment of the Land Use Scheme (Rezoning) in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016

APPLICATION PURPOSES:

Rezoning from "Residential 2" with FAR: 0.8, Height: 3 storeys, Coverage 60% and Density of 20 du/ha hectare to "Business 1", with Primary Rights: offices including ancillary uses such as place of instruction, a gymnasium and restaurants, Height: 5 storeys, Coverage 60%, FAR 0.6, Parking: As per Scheme, Building Lines: 5m along Street Boundaries and 0m along other boundaries.

The purpose of the application is to create an office park, with the same development rights as that of the neighbouring Ptn 106 of Erf 4 Riverglen (concurrently rezoned to have identical development controls).

The above application will be open for inspection from 08:00 to 15:30 at the Metro Link, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. A copy of the application can also be downloaded from www.urbandynamics.co.za/downloads.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than 2 December 2020.

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

AUTHORISED AGENT

Full name: Johannes Gerrit Busser, Postal Address: PO Box 291803 Melville, 2109, Street Address: Atholl Towers 4th floor, No 129 Patricia Road, Sandown, Sandton, 2196. Tel No (w): 011 482-4131, Fax: (011) 482-9959, Cell: 082 653 4155, Email: jon@urbandynamics.co.za / selma@urbandynamics.co.za

DATE: 4 November 2020

PROVINCIAL NOTICE 550 OF 2020**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME: F0325**

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013), that the City of Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Erf 88 Bardene Township from "Business 3" to "Business 2" (for a fitment centre only) subject to certain conditions.

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

This amendment scheme is known as Ekurhuleni Amendment Scheme F0325, and shall come into operation on the date of publication of this notice.

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

PROVINCIAL NOTICE 551 OF 2020



GAUTENG PROVINCE

CO-OPERATION, ECONOMIC DEVELOPMENT AND
INFRASTRUCTURE
REPUBLIC OF SOUTH AFRICA

SECTION 47 REPORT

CONSOLIDATED ANNUAL MUNICIPAL PERFORMANCE REPORT FOR

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ABBREVIATIONS AND ACRONYMS

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

LEGISLATIVE AND OTHER MANDATES AND SCOPE OF COVERAGE

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

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

LEGISLATIVE AND OTHER MANDATES AND SCOPE OF COVERAGE

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

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

FOREWORD BY THE MEC

The outcome of the 2019 general elections has brought about hope, confidence and expectations of good governance at local government level. It presents an opportunity to address challenges that dominated local government over the years. It is an opportunity to serve our communities with dignity and diligence through the provision of clean water, regular waste removal, sanitation and electricity.

With this in mind, we decided to embark on a review of our strategy, re-aligning it so to enable us to give better support and oversight to our municipalities within the GCR. We are continuing to work at ensuring that there is greater compliance with the Municipal Systems Act and the Municipal Finance Management Act in our pursuit of better service delivery within our city region. In fact, we see the model of city-region development as an opportunity for enhancing service delivery within our province, with an increased focus on more professional, non-partisan service delivery in our municipalities.

It is against this background that we took a proactive approach in giving support and oversight to our municipalities. During the financial year under review, we facilitated sector engagements on governance challenges in councils and municipalities governed through coalitions, with the aim of ensuring that these unique conditions that have arisen as a result of the 2016 local government elections, do not negatively impact on the people of Gauteng who expect and deserve quality service delivery at all levels. We have committed to support municipalities through partnerships with Provincial Treasury, SALGA, Office of the Auditor General, National CoGTA and Sector Departments to ensure an uncompromised service to communities.

The Back to Basics (B2B) programme remains the pillar on which our service delivery programmes are anchored to build a responsive, caring and accountable local government. We strived to get the basics right through the B2B Pillars of which are Putting People and their Concerns First, Sound Financial Management, Basic Service Delivery, Good Governance and Building Capacity. Through B2B programme, the Department is now more enlightened in terms of the support interventions required for the advancement and improvement of service delivery within municipalities.

We want to see greater participation by communities in democratic engagement channels through petitions, ward communities etc, in line with our Ntirhisano (working together) service delivery model and our Community Development Workers play a significant role in that regard by enhancing our interactions with communities. Going forward, we have planned a series of thematic campaigns on a monthly basis to better engage with and involve our communities in the service

delivery process. This will help us to identify backlogs that delay service delivery, ensuring that we are pro-active as opposed to reactive.

We successfully launched the Provincial Disaster Management Centre and are looking to upscale capacity in order to improve efficiency and have planned a series of disaster risk assessments in vulnerable areas going forward. We have made progress in enhancing the role of traditional leaders in our democratic process.

Building on our achievements and moving forward, working in a province such as Gauteng is by no means an easy task. Without a doubt, however, it is a task that we are geared for and more motivated than ever to fulfil successfully. The people of this province deserve nothing less than a dedicated and focused government. That is exactly what we will achieve working hand in hand with all our municipalities.



Mr. L Maile, MPL

**MEC: CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS, URBAN PLANNING
AND HUMAN SETTLEMENTS**

Date:

MESSAGE FROM THE HEAD OF DEPARTMENT

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

The increasing number of service delivery protests in the last financial year indicate the need for strengthened citizen engagement. In support of substantive community engagement and participation, a total number of ward 422 ward committees out of 529 wards have been established.

The Department has, through the Ntirhisano (Working Together) programme, engaged communities on all issues concerning service delivery. CoGTA advanced the initiative through the formation of Rapid Response Team (RRT). The RRTs, working with Community Development Workers (CDWs), continue to cooperate with municipalities and sector departments in resolving community complaints, thereby addressing issues that relate to provision of clean water, electricity, waste water treatment, waste removal. The Department continued the efforts to enhance the Community Work Programme (CWP) through the formation of partnerships to provide formal and informal training of CWP participants.

Overtime, the Local Government has been engulfed with poverty and inequalities due to poor economic base thereby affecting municipal abilities to service its debts. Going forward, we will double the support efforts to municipal local economic development for attraction of investment. Areas of capacity and skilling of people to benefit from the available opportunities would be prioritised.

Municipalities need to have financial stability for them to deliver critical services to citizens. Going forward, the Department plans to continue key support projects such as data cleansing, government debt, and OPCA Provincial Coordinating Committee and GRAP 17 Support. In addition, the Department will continue to support municipalities in addressing issues raised by the Auditor-General.



Mr. Bongani Gxilishe

HOD: CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS

Date:

GAUTENG OVERVIEW AND DEMOGRAPHICS



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

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

Distribution of Gauteng Population by District, Municipality and Broad Age

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

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

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

EXECUTIVE SUMMARY

Institutional Transformation and Organisational Development

An overall total of 19 314 or 21% against 92 074 of the approved service delivery positions across Gauteng municipalities remain vacant. The underperformers in this area are Emfuleni, Merafong City, Randwest City, Merafong City, Mogale City local municipalities and Westrand DM which recorded an 63%, 51%, 47%, 46% and 45% of vacancies respectively.

Municipalities have generally reported that they had high vacancies in the areas water, electricity and waste management. An example in case is the City of Joburg that reported to have recorded 50% and 18% vacancies on refuse removal and water services respectively. Emfuleni LM reported 50%, 40% and 34% and Midvaal LM 4%, 19% and 22% vacancies on water, electricity and refuse removal areas respectively. According to municipalities, this has affected service delivery in that it delayed the turnaround times to respond to emergencies that relates to burst water-pipelines and repairs of infrastructure.

Gauteng municipalities filled an overall total of 89 or 79% out of 113 council approved section 54 and 56 senior management positions. About 24 or 21% of the positions remains vacant. The high resignations of the Chief Financial Officers (CFO) contributed to high vacancies at senior management level. The main vacancies of the CFO's were recorded in Randwest City LM, Midvaal LM, Sedibeng DM. Lesedi LM dismissed the CFO for misrepresentation of qualifications when applying for the position.

Ekurhuleni metropolitan municipality filled all senior management positions. The underperformers in this area are municipalities within Sedibeng district, where an average of 10 or 43% of overall vacancies in the province are found. Lesedi, Midvaal, Emfuleni local municipalities and Sedibeng district municipality, recorded 50%, 43%, 33%, and 25% vacancies respectively. The City of Johannesburg has also underperformed as it recorded a vacancy rate of 38% by the end of 2018/19 municipal financial year.

Whilst municipalities reported to have developed and implemented their Recruitment and selection Policies, Skills Development Plans, Employment Equity Plans, Human Resource Management and Human Resource Development Policies, municipalities did not perform well in relation to the Employment Equity as by the end of the financial year the number of section 54 and 56 women senior management level remained at a lower of 28 or 31% against the 89 of the filled senior management positions across Gauteng municipalities.

Service Delivery and Infrastructure Development

A combination of service delivery challenges experienced over 2018/19 financial year are: high rate of water and electricity losses, cable theft, vandalism, illegal connections, ageing infrastructure, inadequate financial resources for repairs and maintenance of infrastructure.

The informal households that are not reticulated, received water through mobile water tankers and public stand pipes. Plastic tanks were placed around the settlements as the storage points for communities to fetch water. For example, Ekurhuleni provided water to 119 informal settlements in the form of water tankers. Lesedi LM reported to have provided water services to all five (5) informal settlements through communal taps and water tankers.

Ekurhuleni installed a 2314 km of sewer lines to increase access to sanitation to formal dwellings. Sanitation services to informal households were availed through provision of chemical toilets and VIPs. Ekurhuleni provided chemical toilets to 1196 household. According to the City, this has contributed to the improvement of the ratio of chemical toilets from 1:10 to 1:5 in some informal settlements. Emfuleni LM supplied potable chemical toilets to 3 of its 21 informal settlements and the remaining 18 informal settlements utilized self-dug pit latrines.

Municipalities have over the years battled with high water and electricity losses of which have been costing municipalities substantial amounts of money. The highest losses in monetary terms was recorded in the metropolitan municipalities, the local municipalities within Sedibeng district and the Westrand district's local municipalities respectively. These municipalities have collectively recorded a loss of R8.7 billion, R889.6 million and R463 million respectively. The highest financial losses in this area are the City of Joburg and Emfuleni LM, each recording a loss of R4.2 billion and R750million respectively.

Local Economic Development

All municipalities adopted the LED strategies, developed and implemented LED plans despite the lack of skilled personnel and financial resources. Stimulating the second economy, the City of Joburg trained hundred (100) mini bus taxi operators through Wits School of Governance on businesses administration. Ekurhuleni established a Community Enterprise Development Fund to stimulate innovation and entrepreneurship. The City of Tshwane, Ekurhuleni and Joburg developed the Built Environment Performance Plans (BEPP) to guide and integrate planning and spatial transformation and identified the key spatial zones, economic nodes and corridors for development.

In terms of enterprise development, Ekurhuleni trained SMMEs on tendering, business licences and compliance. Thirty-seven (37) emerging farmers in Mogale City were supported through the mechanisation programme and with farming inputs. About 14 SMMEs were subcontracted on the development of the Chamdor Automotive hub.

The evidence drawn from the departmental in-year monitoring, suggests that the districts and local municipalities are struggling to attract investments to stimulate local economies. The district and local municipalities have not over 2018/19 municipal financial year reported on investments attracted to its jurisdictions. This is an area that has potential to positively contribute to job creation within municipalities and must be prioritised.

Financial Viability and Management

The challenges presented by the economic changes have greatly demanded municipalities to achieve more with the reduced fiscal capabilities available to them. This has greatly required implementation of a number of strategies for optimal operation, some of which include the continued implementation of the cost containment measures while still able to respond to the need of the communities living within the jurisdiction of municipalities. The introduction of the Back to Basics approach further requires attention to the basic delivery mandates of municipalities whilst financial viability is still maintained.

The local government fiscal framework provides municipalities with revenue sources. For example, service charges that are appropriate to the services they provide to residents within their jurisdiction. It is evident that municipalities struggled to collect on service charges, and this was substantiated by growing debtor's book and the dependency on intergovernmental transfers. Collection of revenue by municipalities should be prioritised to ensure that municipalities remain financially viable to allow them to continually provide services to residents, especially household debt which has remained high over the years. Compliance with various applicable legislative prescribes is crucial to alleviate the risk of being taken to court on a continuous as this unnecessarily depletes the municipality's ability to effectively serve the residents.

Good Governance and Public Participation

The City of Tshwane is the only municipality that has been without ward committees. As an interim measure, the City established transitional ward based consultative forums to ensure public participation at the ward level.

A total of 442 ward committees were established and 340 were reported to be functional. Lesedi, Emfuleni and Mogale City realised the decline in functionality. This was mainly due to the non-sitting and non-adherence to the scheduled meetings.

Whilst municipal annual reports are silent on community complaints received and resolved, the department in-year performance monitoring observed the increase of service delivery protests in the metropolitan municipalities. Ward committees are expected to partake in the activities of municipalities thereby contributing to reductions of community complaints and service delivery protests. The increased levels of service delivery protests are indicative of the decline of the sitting of ward committee meetings, as some service delivery related protest would have been avoided.

INTRODUCTION

Purpose of the Report

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

The Methodology Employed in Compiling the Annual Performance Report

This is a consolidation of the 2018/19 Municipal Annual Reports approved by respective councils between January and March of the 2019 calendar year. These performance annual reports were subjected to an oversight process through Municipal Public Accounts Committees (MPACs) in municipalities. In terms of Section 129 (1) of the Municipal Finance Management Act, *“The Council of a municipality must consider the annual report of the municipality and of any municipal entity under the municipality’s sole or shared control, and by no later than two months from the date which the annual report was tabled in council in terms of section 127, adopt an oversight report containing the council’s comments on the annual report”*.

In addition, the quarterly performance information sourced municipalities, monthly municipal infrastructure grant reports and reports from independent sources such as Gauteng Economic Development Agency and general publications from municipal IQ. The Analysis of municipal performance is structured according the below five (5) Key Performance Areas (KPA) of local government:

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

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

Submission Rate of Section 46 Performance Reports

Municipality	Section 46 Report Submission Rate and Compliance per Municipality		
	Submission to Gauteng CoGTA	Compliant (Circular 63)	Council Resolution (Received)
City of Joburg MM	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes
Lesedi LM	Yes	Yes	yes
Emfuleni LM	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes
Merafong City LM	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes

Table 2: Section 46 Report submission rate per municipality

Provincial Analysis

All Gauteng municipalities except the City of Tshwane and Mogale LM, submitted their 2018/19 municipal annual performance reports to the Department within the legislated/stipulated timeframes. Municipalities compiled their reports using the new annual report template (Circular 63) as provided by the National Treasury.

KEY PERFORMANCE AREA ONE: 1. INSTITUTIONAL TRANSFORMATION AND ORGANISATIONAL DEVELOPMENT

BACK TO BASICS PILLAR: BUILDING INSTITUTIONAL AND ADMINISTRATIVE CAPABILITIES (PILLAR 5)

1.1 Introduction

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

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

- i) Overall Vacancy Rates with Respect to Staff Establishment;
- ii) Filling of Municipal Senior Management Positions (Section 54 and 56 Managers);
- iii) Filling of Senior Management Critical Positions;
- iv) Employment Equity Targets;
- v) Human Resource Development Strategies;
- vi) Implementation of the Performance Management System Framework;
- vii) Challenges experienced in municipal Institutional Transformation and Organisational Development; and
- viii) Interventions by national and provincial government around municipal institutional transformation and organisational development.

1.2 Overall Vacancy Rates with Respect to Staff Establishment (Provincial Analysis)

Municipality	2016/17				2017/18				2018/19			
	Approved posts No.	Employees	Vacancies	% Vacancy rate	Approved posts No.	Employees	Vacancies	% Vacancy rate	Approved posts No.	Employees	Vacancies	% Vacancy rate
City of Joburg MM	29498	27765	1733	6%	29698	27503	2195	7%	34741	32316	2425	7%
City of Tshwane MM	30725	19421	11421	38%	26098	19660	6438	25%	26599	19829	6770	25%
Ekurhuleni MM	20018	16840	3 178	16%	20492	17125	3367	16%	15076	8772	2420	16%
Sedibeng DM	653	622	31	5%	644	622	22	3%	622	575	32	5%
Lesedi LM	677	585	90	13%	677	585	90	13%	677	640	99	15%
Emfuleni LM	6323	2708	3748	60%	6323	2708	3748	59%	6323	2260	4005	63%
Midvaal LM	842	721	121	14%	852	721	131	18%	852	745	107	13%
West Rand DM	549	367	182	33%	690	377	313	45%	690	690	313	45%
Merafong City LM	1424	871	556	39%	1616	878	738	46%	1648	868	786	47%
Mogale City LM	2 315	1 528	787	34%	2184	1368	816	37%	2551	1353	1183	46%
Rand West City LM	2538	1296	1242	48%	1756	1158	596	34%	2295	1121	1174	51%
Total	95 562	72 724	23 089	24%	91030	72705	18454	20%	92074	69169	19314	21%

Table 3: Overall Vacancy Rates with Respect to Staff Establishment (Provincial Analysis)

Provincial Analysis

In terms of municipal staff establishment, an overall total of 19 314 or 21% of 92 074 the approved service delivery positions remain vacant. The vacancies increased by 1% when compared to the previous financial year. Emfuleni, Merafong City, Randwest City, Merafong City, Mogale City local municipalities and Westrand DM recorded an overall of 63%, 51%, 47%, 46% and 45% of vacancies respectively.

According to municipalities, the high numbers of vacancies exist within the Building Control, Land Use Management, LED, Asset Management and Project Planning and Construction and within the service delivery response teams of which are water, electricity and waste management related.

The filling of vacancies in the areas of the provision of basic services must be a priority, as municipalities are losing millions of rands on water and electricity losses. Vacancies reported by municipalities in this area are as follows: The City of Joburg reported to have 50% and 18% vacancies on refuse removal and water services respectively. Emfuleni LM reported 50%, 40% and 34% and Midvaal LM 4%, 19% and 22% vacancies on water, electricity and refuse removal respectively. According to municipalities, the situation affected its abilities to adequately respond to water and electricity emergencies such as water pipe bursts and infrastructure maintenance, hence the high levels of water and electricity losses.

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

Municipality	2016/2017				2017/18				2018/19			
	Approved Section 54 & 56 posts	Filled Section 54 & 56 posts	Section 54 & 56 vacancies	%	Approved Section 54 & 56 posts	Filled Section 54 & 56 posts	Section 54 & 56 vacancies	%	Approved Section 54 & 56 posts	Filled Section 54 & 56 posts	Section 54 & 56 vacancies	%
CoJ	21	17	4	19%	21	11	10	47%	21	13	8	38%
CoT	10	9	1	10%	10	9	1	10%	10	9	1	10%
Ekurhuleni	28	26	2	7%	25	22	3	12%	25	25	0	0%
Sedibeng	6	1	5	83%	6	5	1	16%	6	4	2	33%
Lesedi	8	6	2	25%	7	6	1	14%	6	3	3	50%
Emfuleni	16	0	16	100%	7	0	7	100%	8	6	2	25%
Midvaal	7	7	0	0%	7	7	0	0%	7	4	3	42%
West Rand	6	6	0	0%	6	5	1	16%	6	4	2	33%
Merapong City	10	3	7	70%	10	9	1	10%	7	6	1	14%
Mogale City	11	10	1	9%	10	10	0	0%	10	9	1	10%
Rand West City	7	5	2	29%	7	7	0	0%	7	6	1	14%
Total	130	90	40	31%	116	91	25	22%	113	89	24	21%

Table 4: Number of approved, filled and vacant Section 56 posts per municipality

Provincial Analysis

On average, Gauteng municipalities filled a total of 89 or 79% of the 113 council approved senior management positions. Ekurhuleni metropolitan is the only municipality that filled all senior management positions. About 24 or 21% of the senior management positions remains vacant. The high resignations of the Chief Financial Officers (CFO) contributed to the high vacancies at senior management level. The resignations of the CFO's were recorded in Westrand DM, Sedibeng District DM, Randwest City, Midvaal, Lesedi local municipalities. Lesedi LM dismissed the CFO for misrepresentation of qualifications when applying for the position.

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

Critical Posts	2016/17				2017/18				2018/19			
	Posts filled	Number of vacancies	Municipality	% Vacancy rate	Posts filled	Number of vacancies	Municipality	% Vacancy rate	Posts filled	Number of vacancies	Municipality	% Vacancy rate
Municipal Manager	8	3	<ul style="list-style-type: none"> • Lesedi, • Emfuleni • Merafong 	38%	10	1	Emfuleni LM	10%	8	3	<ul style="list-style-type: none"> • Lesedi • Midvaal • CoT 	37%
Chief Financial Officer	7	4	<ul style="list-style-type: none"> • City of Joburg • Sedibeng DM • Emfuleni LM • Merafong LM 	57%	8	3	<ul style="list-style-type: none"> • City of Joburg • Sedibeng DM • Emfuleni LM 	37%	5	5	<ul style="list-style-type: none"> • West Rand DM • Rand West • Sedibeng • Emfuleni • Lesedi 	50%
Public Works and Basic Services/Technical Services Manager	7	2	<ul style="list-style-type: none"> • Emfuleni LM • Merafong LM 	28%	8	1	Emfuleni LM	12%	7	2	<ul style="list-style-type: none"> • Emfuleni • Lesedi 	28%

Filling of Senior Management Critical Positions (Section 54 And 56 Managers) – Continues

Critical Posts	2016/17				2017/18				2018/19			
	Posts filled	Number of vacancies	Municipality	% Vacancy rate	Posts filled	Number of vacancies	Municipality	% Vacancy rate	Posts filled	Number of vacancies	Municipality	% Vacancy rate
Corporate Support Services Manager	6	5	<ul style="list-style-type: none"> • Sedibeng DM • Lesedi LM • Emfuleni LM • Rand West City LM • Merafong City LM 	83%	9	2	<ul style="list-style-type: none"> • City of Joburg • Emfuleni LM 	22%	8	2	<ul style="list-style-type: none"> • City of Joburg • Emfuleni 	25%
Community Services Manager	3	0	<ul style="list-style-type: none"> • None 	0%	3	0	None	0%	9	1	Emfuleni	12%
Development and Town Planning Manager	7	4	<ul style="list-style-type: none"> • Sedibeng DM • Emfuleni LM • Rand West City LM • Merafong City LM 	57%	9	3	<ul style="list-style-type: none"> • Emfuleni LM • West Rand DM • Merafong City LM 	33%	9	1	Emfuleni	12%
Total	44	20		45%	52	12		22%	46	14		30%

Table 5: Filling of Senior Manager Critical Posts

Provincial Analysis

The City of Tshwane, Emfuleni, Midvaal and Lesedi local municipalities had vacancies of Municipal Managers positions. However, Emfuleni LM Municipal Manager position was later filled in February 2020.

The Midvaal LM's Municipal Manager (MM) resigned after allegations of job for sale and intimidations to a staff member scandal. The appointment of the MM for Lesedi LM was rescinded as the constitution of the selection panel that subsequently appointed the MM was in contravention of section 12(3) of the Regulations on Appointment and Conditions of Employment of Senior Managers. Section 12(3) of the Regulations requires the selection panel for the appointment of the MM to be consisted of at least three and not more than five members. The selection panel that appointed the MM was made up of six and not five members as prescribed by the regulations.

Gauteng municipalities has an overall of 49 managers directly accountable to Municipal Managers. About 38 or 77% of these positions have been filled and 11 or 29% are vacant. The managers accountable to the MM are: Chief Financial Officer, Public Works and Basic Services or Technical Services Managers, Corporate Support Services Managers, Community Services Managers, and Development and Town Planning Managers.

The vacancies in this position delays the developments and functionality of municipalities and affects the service delivery. Municipalities should prioritise the filling and retainment of these senior managers and turn around the deteriorating state of municipalities.

1.4 Employment Equity

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

Municipality	Municipalities meeting EE Targets						
	2016/17		2017/18			2018/19	
	Number of Senior Manager Posts Approved	Women appointed in Senior Management posts	Number of Senior Manager Posts Approved	Women appointed in Senior Management posts	Number of Senior Manager Posts Approved	Total number of the filled Senior Management Posts	Women appointed in Senior Management posts
City of Joburg MM	21	4	21	5	21	13	3
City of Tshwane MM	10	3	25	3	10	9	3
Ekurhuleni MM	28	8	10	7	25	25	9
Sedibeng DM	6	1	6	2	6	4	1
Lesedi LM	8	1	7	1	6	3	1
Emfuleni LM	16	2	7	0	8	6	0
Midvaal LM	7	1	7	1	7	4	1
West Rand DM	6	3	6	2	6	5	3
Merafong City LM	10	1	10	4	7	6	2
Mogale City LM	11	3	10	4	10	9	3
Rand West City LM	7	2	7	2	7	6	2
Total	130	27 (21%)	116	31(26%)	113	90 (79%)	28(31%)

Table 6: Employment Equity Targets

Provincial Analysis

Whilst municipalities reported to have developed and implemented their Recruitment and selection Policies, Skills Development Plans, Employment Equity Plans, Human Resource Management and Human Resource Development Policies, municipalities did not perform well in relation to the Employment Equity. The number of section 54 and 56 senior management positions occupied by women remained lower at 28 or 31% of the 90 filled positions across municipalities.

In a process of mitigating, the City of Johannesburg embarked on the development of a new Employment Equity Plan (EE) and was taken for consultation with the EE Forum and the Employment Equity Transformation Office. According to the City, its employment equity compliance was at 84% compliance level. The City of Ekurhuleni reported to have experienced challenges with under-representation of people living with disabilities, as a result, the City established a Disability Forum to encourage employees with disabilities along knowing and practicing of their human rights. In addition, the City reported to be considering undertaking a reviewing of its HR Policies to address skills retention, attraction, recruitment and employment equity as part of risks mitigation.

1.5 Implementation of the Performance Management Systems (PMS) Framework

Section 40 of the Municipal Systems Act as Amended (MSA) stipulates that, "A municipality must establish mechanisms to monitor and review its performance management system (PMS)". The MSA further provides that a performance management system applied by a municipality in

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

Provincial Analysis

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

While municipalities reported to have the mechanisms to monitor and review its performance, municipalities have been inconsistent in performance reporting. Different municipalities report on different indicators and different targets and reporting is in some cases not consistent over different periods. The inconsistencies make it difficult to draw comparisons between municipalities and create challenges in the ability to track trends and patterns.

The use of SMART indicators has not been embedded in the planning and reporting processes, resulting in a weakening in the quality of analysis. The data reported for the KPIs do not always reflect accurate baselines and targets (quarterly and annual targets), thus making it difficult to analyse and present a conclusive performance picture of municipalities in the province. In addition, municipalities have over the years displayed inabilities to coordinate information and data to a central reporting point. Evident to this is the non-reporting on some key information or indicators that municipalities may have delivered or performed on.

Implementation of the Performance Management Systems (PMS) Framework

Municipality	Functional PMS Unit	Adoption of IDP & SDBIP 18/19	PMS Framework developed and adopted	KPI as part of performance targets	Section 57 PA signed 18/19	Internal Audit Committee established	Appointed PAC	PMS audited by internal auditor for functionality and legal Compliance	2018/19 AR Approved	2018/19 AR submitted to MEC
Legislation/ Regulation	Sec. 40 MSA	Sec. 25 MSA	Sec. 39 MSA	Sec. 41 MSA	Sec. 57 MSA	Sec. 45 MSA	Sec. 45 MSA	Sec. 38 & 45 MSA	Sec. 46 MSA	Sec. 46 MSA
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Table 7: Status of Performance Management Systems (Core Components)

1. 6 Human Resource Development Strategies

1.6.1 Development and Implementation of specific HR policies and systems per municipality

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

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

The Human Resources Development Strategy (HRDS) therefore consists of the following five (5) strategic objectives:

1. Improving the foundation for human development;
2. Developing high quality skills that are more responsive to developmental needs;
3. Improving and increasing employer participation in lifelong learning;
4. Supporting employment growth through creative innovation and policies; and
5. Ensuring that the four (4) objectives above are linked.

1.7 Development and Implementation of Specific HR Policies and Systems

Provincial Analysis

The White Paper on Human Resources introduction the Recruitment and selection policy, Skills Development Plan, and HRM and HRD policies, to elevate human resources management and development to a strategic level in order to capacitate municipalities through the development of progressive and innovative human resources strategies and policy frameworks.

Most municipalities have developed and implemented a comprehensive Human Resource Management and Human Resource Development policy (HRM and HRD) and Skills Development Plan. The table below resents the development status of these policies per municipality.

1.8 Development and Implementation of Specific HR Policies and Systems

Municipalities	Recruitment and selection policy			Skills Development Plan			EE Plan			HRM and HRD policies	
	Reviewed /Developed	Approved	Implemented	Reviewed /Developed	Approved	Implemented	Develo ped	Approved	Implemented	Reviewed /Developed	Approved
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	No	No	No	No	Yes	In progress	No	In progress
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	In progress	In progress	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong City	Yes	No	No	Yes	No	No	Yes	No	No	Yes	No
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City	Yes	In progress	In progress	Yes	In progress	In progress	Yes	Yes	Yes	Yes	In progress

Table 8: Development and Implementation of specific HR policies and systems

1.9 Workplace Skills Plans Submitted by Municipalities

Municipalities	2015/16		2016/17		2017/18	
	Employees No.	No. of staff trained	Employees No.	No. of staff trained	Employees No.	No. of staff trained
City of Joburg MM	27765	3481	27503	5784	32316	2799
City of Tshwane MM	19421	10370	19660	11304	20325	14490
Ekurhuleni MM	16840	6151	17125	6807	8772	6187
Sedibeng DM	622	68	622	68	575	0
Lesedi LM	585	21	677	49	640	60
Emfuleni LM	2708	666	2708	887	2260	150
Midvaal LM	721	75	721	75	745	58
West Rand DM	367	526	377	0	690	0
Merafong LM	871	8	878	80	868	34
Mogale LM	1528	46	1368	129	1353	78
Rand West City LM	1 296	81	1158	62	1121	64
Total	72 724	21 493 (29%)	72797	25245 (34%)	55644	6631(12%)

Table 9: Workplace Skills Plans submitted by municipalities

Provincial Analysis

Municipalities showed a level of legal compliance and discipline in developing and implementing the work skills plans and training of employees. In terms of skills development, all municipalities except District Municipalities have invested in the training and development of its workforce. The Gauteng COGTA coordinated the training of municipal staff in the areas of finance and project management, SCM and oversight function.

1.10 Municipalities that underperformed under this KPA

An average of 10 or 42% of 24 vacancies in the province are in Sedibeng district and its local municipalities of which are Lesedi, Midvaal and Emfuleni. The City of Johannesburg has also underperformed as it recorded a vacancy rate of 38%.

Regarding Employment Equity, all municipalities underperformed as only 28 or 31% of the section 54 and 56 senior managers were occupied by women. However, the worst performer is Emfuleni where all senior manager positions are occupied by males.

1.11 Key Observations and Challenges

- i) There are higher vacancies within the service delivery response teams (water, electricity and waste management). An example in case is the City of Joburg that reported to have 50% and 18% vacancies on refuse removal and water services respectively. Emfuleni LM reported 50%, 40% and 34% and Midvaal LM 4%, 19% and 22% vacancies on water, electricity and refuse removal areas respectively.

- ii) The high vacancy rates of section 54 and 56 senior management positions within Sedibeng district and its local municipalities, an average of 10 or 42% of 24 of the overall vacancies in the province are in Sedibeng district (Sedibeng district DM, Lesedi, Midvaal, Emfuleni). The City of Johannesburg has also underperformed as it recorded a vacancy rate of 38% by the end of 2018/19 municipal financial year.
- iii) A concerning trend is the highest turnover that of the CFO positions, about five (5) CFO positions are vacant and this include a dismissal. The vacancies are in Randwest City, Midvaal, Lesedi local municipalities, West Rand and Sedibeng District municipalities.
- iv) A continuing trend of lower occupation of senior management positions accountable to municipal managers by women. Women occupied 31%, 22%, and 20% of senior manager positions between 2016/17 to 2018/19 municipal financial years. Municipalities did not perform well in relation to the Employment Equity as only 28 or 31% of the total 90 filled positions section 54 and 56 senior managers were occupied by women.

1.12 Support Interventions by National and Provincial Government

- i) A total of five (5) municipalities were supported to institutionalise Performance Management System and these are Emfuleni, Merafong, Rand West, Lesedi and Mogale local municipalities.
- ii) Eleven (11) municipalities were supported with the standardisation of human resource processes and a combined human resource dialogue and PMCCMC was held.
- iii) Assisted municipalities with design and review of organisational structures in line with modern design principles, of which to municipalities like Emfuleni the process contributed to the approval of eight (8) senior management position (Sectio 54 and 56).
- iv) Five (5) Capacity Building Interventions (Finance, Project Management, Contract Management, Supply Chain Management and Oversight function) aimed at facilitating the development of specialist and technical skills to transform local government and enhance the levels of capacity and specialized skills with the specific focus areas on the Scarce and Critical Skills Strategy within local government and a capacity building for 100 councillors was arranged.
- v) The Department Chaired the Gauteng Local Government Youth Development Forum and capacity building session for Municipal Youth Practitioners in partnership with SALGA, NYDA, DPME and LGSETA.

KEY PERFORMANCE AREA TWO: 2. BASIC SERVICE DELIVERY

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

2.1 Introduction

This KPA entails the assessment of the ability of municipalities to deliver infrastructure and basic services and the role played by national and provincial Departments in different sectors in the execution of their functions. Local government works in partnership with the communities to find sustainable ways to meet their needs and improve the quality of lives

The wide-spread of service delivery protests has placed greater pressure on municipalities to deliver on their mandates to ensure effective service delivery which include among others water, electricity, sanitation and waste collection. The historical backlogs in the provision of basic infrastructure for service delivery requires municipalities to establish a delicate balance between delivering and improving current services, maintaining existing infrastructure and extending the infrastructure to eradicate the service delivery backlog. The Provincial Department of CoGTA has a constitutional obligation to ensure that municipalities are fully functional to enable the delivery of infrastructure and municipal services.

The analysis in this section will provide information on achievements per targeted services and variance for non-achievement. The Constitution of the Republic of South Africa states that municipalities have the responsibility to ensure that all citizens are provided with services to satisfy their basic needs. The basic or municipal services being referred to include Water, Sanitation, Refuse removal (Waste management services) and Electricity provision.

The report also highlights challenges experienced by municipalities and support interventions by provincial and national government. It makes a reflection on municipal performance for the 2018/19 financial year, inclusive of the figures that were reported in the 2016/17 and 2017/18 financial years. The table below indicates the number of households with access to the four (4) basic services with minimum service level and above.

2.2 Municipal Performance on Core Service Delivery Indicators

Municipalities	Portable water			Sanitation			Electricity			Refuse Removal		
	2016/17	2017/18	2018/19	2016/17	2017/18	2018/19	2016/17	2017/18	2018/19	2016/17	2017/18	2018/19
City of Joburg MM	Not reported	Not reported	1292571	Not reported	Not reported	1 292 571	396 304	396 304	118647	Not reported	Not reported	1 182 997
City of Tshwane MM	4 656	684 121	697 803	660 199	600 912	588 824	9 152	9 152	714 127	Not reported	Not reported	2 338
Ekurhuleni MM	1 021 200	1 023 486	1012037	989 985	989 985	1 505 051	543 924	543 924	559 835	582 125	847 176	866 344
Lesedi LM	39 700	39 700	39393	37 000	37 000	39 000	32 798	33 014	33 014	35 673	35 923	866 344
Emfuleni LM	221 000	221 000	248 921	180 492	180 492	181 300	69 330	63 505	64 751	189 009	Not reported	189,659
Midvaal LM	29 583	38 046	38 046	27 646	37 960	38 046	14 143	14 497	38 046	18 463	34 648	43 515
Merafong LM	65 974	66 625	66 625	65 925	66 603	65 925	26 197	27 513	28 969	31 448	31 391	108 152
Mogale City LM	112 868	54 595	84 673	194 000	130 669	84 947	33 565	30 559	37 929	115 000	115 500	100 386
Rand West LM	58 678	53 737	58 678	58 678	53 737	84 265	38 924	53 737	45 702	54 504	53 737	65 000

Table 10: Municipal Provision of Basic Services (Formal and Informal Households)

2.3 Analysis of Municipal Performance for the 2018/19 Financial Year

2.3.1 Water Quality and Risk Management Blue Drop

The National Department of Water and Sanitation (DWS) has introduced an Integrated Regulatory Information System (IRIS) to regulate the compliance of Water Services Authorities, the Blue Drop System which evaluates the management process of potable water in terms of budget, planning, operations, water demand conservation and water quality.

During the financial year under review, municipalities reported to have maintained the Blue Drop water quality standards. Midvaal local municipality reported to have a complementary water quality monitoring sampling programmes, that includes the monitoring of water quality at the consumer level (tap) and water quality management from catchment to consumer points. According to the municipality, its water quality conforms to the standards of drinking water quality as regulated by the Department of Water and Sanitation. The municipality indicated that its average potable water quality compliance was at 99 % in terms of SANS 0241 requirements. Emfuleni LM reported that the Vaaloeuw water treatment plant refurbishments enabled the municipality to improve its water quality compliance.

2.3.2 Water Provision to Formal and Informal Households

According to municipalities, all households within the urban and peri-urban areas were supplied with water through water meters to determine the quantity of water consumptions per household. In a process of ensuring a sustainable provision of portable water, Lesedi LM in partnership with Gauteng Department of Human Settlement embarked on the upgrades of bulk water supply infrastructure. The project was undertaken in support of the mega housing projects in Impumelelo Extension 3 and 4. Furthermore, the municipality installed additional water pumps in this area (Impumelelo Extension 3 and 4) and constructed a 1.8MI steel tower.

According to Gauteng municipalities, the informal households that are not reticulated, received water through the mobile water tankers and public stand pipes. Plastic tanks were placed around the settlements as the storage points for informal household communities to fetch water. Ekurhuleni provided water to 119 informal settlements in the form of water tankers. In Midvaal LM, the bigger informal settlements storage tanks and standpipes were supplied through direct metered water pipelines, connected to the water network. The mobile water tankers filling points are metered to enable accountability of water delivered to informal settlements. Lesedi LM provided water services to all five (5) informal settlements through communal taps and water tankers.

2.3.3 Sanitation Provision to Formal and Informal Households

To fulfil its mandate, most municipalities reported to have continued to provide the sanitation service to formal households. The service was provided in different forms. The City of Ekurhuleni installed 2314 km of sewer lines to increase access to sanitation to formal households. Midvaal and Lesedi local municipalities provided formal households with flush toilets by connecting to water-borne sewerage systems. The City of Ekurhuleni and Midvaal LM have collectively connected a total of 23 550 and 36 026 households to sanitation services respectively.

The sanitation services were provided to informal households in the form of ventilated improved pit (VIP), chemical toilets and flushing septic tanks. Ekurhuleni provided chemical toilets to 1196 households bringing the total number of chemical toilets 39 608. According to the municipality, this has contributed to the improvement of the ratio in terms of the use of chemical toilets by household from 1:10 to 1:5 in some informal settlements. Lesedi LM supplied potable chemical and Ventilated Improved Pit (VIP) toilets to all 5 informal settlements. Emfuleni LM supplied potable chemical toilets to 3 of its 21 informal settlements, and the remaining 18 informal settlements utilized self-dug pit latrines.

Emfuleni has over the financial year experienced sewer spillages to households and into the Vaal River due to infrastructure decay. The increased demand which exceeds the existing capacity of the water treatment works plants contributed to sewer spillages. An Inter-Departmental Task team comprising of DWS, MISA, ERWAT, Emfuleni LM and CoGTA was established to manage the intervention. In addition, a technical steering committee to monitor the operations on Vaal River Systems was established. Subsequently, the SANDF was deployed to assist with addressing sewer spillages and the wastewater conveyancing and treatment infrastructure was repaired and ensured that 39 pump stations and three waste water works are operational.

2.3.5 Sanitation Infrastructure Maintenance, Replacements and Enhancements

During the 2018/19 municipal financial year, Ekurhuleni replaced, upgraded and extended over 17, 235 km of sewer pipes. There has also been an improvement in the sewer connections by an additional 2314 connections to the Network, which increased access to sanitation for the residents in formal dwellings. In the City Tshwane, a plan has been developed to fast track the WWTW infrastructure replacement and this was undertaken in partnership with Department of Water and Sanitation (DWS). A service provider has been appointed for Bronkhorspruit WWTW refurbishment.

A total of 18 manholes with pipe line sizes ranging from 90 mm to 500 mm in diameter were installed in Savanna City developments in Midvaal LM. In Emfuleni LM, several initiatives were undertaken to enhance sanitation systems, for example, the Scada System was upgraded, where the telemetry system for sewer and security measures were installed at the identified pump stations. In addition, the municipality replaced 95 meters of 350mm diameter outfall line at union

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street. The identified sewer handling pump stations within Lesedi LM were upgraded and refurbished.

2.3.6 Provision of Electricity to Formal and Informal Households

According to the City of Tshwane, Ekurhuleni MM, Midvaal, Lesedi and Emfuleni local municipalities, all the licenced electricity supply areas were provided with electricity and all newly developed formal households were electrified. A funding for electrification of Sicelo and Savanna City housing developments in Midvaal LM was availed by Department of Energy. According to the municipality a total amount of R6.4 million was made available for this project. Lesedi LM electrified 216 households in the year under review. The municipality indicated that houses are electrified once construction is completed and occupied to avoid theft of electrical cables and vandalism.

Providing electricity to informal households, Ekurhuleni rolled out a programme that saw the installation of 33 236 photo voltaic lighting to informal households. The Informal households that do not have electricity were provided with PV solar lighting units, high mast lights and streetlights. According to Midvaal local municipality none of its informal areas were provided with electricity. However, about 88-kV bulk electricity connection lines were installed for future electrification of informal areas. According to the municipality the project was funded by the Department of Energy through INEP. To ensure a universal access to electricity by 2025, the Department of Energy has in partnership with municipalities electrified informal settlements as follows:

Municipality	Name of Informal Settlement	Number of electrified units
Ekurhuleni	Everest	1745
	Peter Mokaba	713
	Gugulethu	1155
	N12	1807
	Zama land	525
City of Joburg	Slovo Park	1067
Mogale City	Tudor shaft	95
Rand West City	*unspecified	16 607
Total	7	23 714

Table 11: Electrification of informal households

2.3.7 Reduction of Water and Electricity Losses

The levels of water and electricity losses remain unacceptably high across municipalities. The losses range between 30% and 47%. The distressed municipalities, Merafong city and Emfuleni local municipalities, had the highest water losses at 47% and 41% respectively, followed by Ekurhuleni with 39% loss. Merafong city, Lesedi local municipalities and the City of Johannesburg recorded 44%, 27% and 25% electricity loss. The below table presents the loss levels of water and electricity and the equivalent amounts in monetary terms.

Municipality	Rand Value: Water and Electricity Loss				
	% Water loss	Rand Value loss	% Electricity loss	Rand Value loss	Combined Total Rand Value loss
Ekurhuleni	39%	R1 002 005 635	11%	R1 184 000 058	R2.1 billion
City of Joburg	24%	R1 386 000 000	25%	R2 893 632 000	R4.2billion
City of Tshwane	30%	R1 015 432 369	18%	R1 456 856 198	R2.4billion
Midvaal LM	27%	R34 538 605	12%	R31 900 824	R66.4million
Lesedi LM	25%	R19 045 000	27%	R51 210 000	R70.2million
Emfuleni LM*	41%	R385 076 940	21.50%	R368 332 737	R753million
Merafong City LM	47%	R68 363 490	44%	R118 935 943	R187million
Rand West City	30%	R75 344 529	24%	R115 650 202	R190million
Mogale City	12%	R371 164 763	9%	R464 998 52	R86million

Table 12: Rand Value Water and Electricity Loss

*The municipal audit is under-way and it is anticipated to be completed by the end of March 2020. The figures used in the report are from the draft audit report.

The water and electricity losses are costing municipalities substantial amounts of money. The highest losses in monetary terms is recorded in the metropolitan municipalities, followed by the local municipalities within Sedibeng district and the local municipalities within Westrand district. Municipalities have collectively recorded a loss of R8.7 billion, R889.6 million and R463 million respectively. The highest financial losses and the worst performers in this area are the City of Joburg and Emfuleni LM, each recording a loss of R4.2 billion and R750million respectively.

The key drivers of water and electricity losses relates to inaccurate billing, unmetered areas, non-functional bulk water meters (industrial and businesses), a culture of non-payment of services by residents, theft and illegal connections, vandalism of critical infrastructure, poor repairs and maintenance of infrastructure. In some instances, municipalities reported that lack of budget has affected its maintenance plans.

2.3.8 Water Infrastructure Maintenance and Replacements

Reducing water losses, municipalities embarked on several measures to maintain and repair water infrastructure. The below are projects undertaken per municipality for water loss reduction:

Municipalities within Westrand District (Mogale City, Merafong and Rand west City)

The local municipalities within the Westrand district, developed and implemented the turnaround plans to attend to unmetered areas, water leaks, incorrect billing and burst pipes. Installed smart water meters, repaired and maintained the old and dilapidated infrastructure.

Municipalities within Sedibeng District (Midvaal, Lesedi, Emfuleni)

The local municipalities within the Sedibeng district undertook different projects to curb water losses. The below are list of project and progress per municipality:

Midvaal Local municipality

- i) Appointed service provider to maintain the reservoirs and pressure release valves (PRVs) and troubleshooting of water meters, undertook water leak audit in all indigent households where a total of 2 038 water leaks were detected and repaired. In the process of repairing the water leaks, the service provider ensured the retro-fitting of dilapidated household infrastructure such as leaking taps, toilet cisterns and stop-cocks.
- ii) A community awareness programme was undertaken to inform and educate communities along matters of water conservation and saving tips, this ran parallel with the leak repair programme
- iii) A 17.116 km old asbestos cement pipe line ranging from 75 mm diameter to 315 mm was replaced with the uPVC pipes in Bantu- Bonke, Savanna City, Homestead Apple Orchard and Walkerville to a value of R7 495 000.00. About 10 pressure releasing valves (PRV'S) were replaced with new water pressure management network system within Bantu- Bonke and Savanna City areas.

Lesedi Local Municipality

- i) Embarked on a multi-year renewal and replacement of aging water supply infrastructure, where a water pipeline in Heidelberg was replaced to reduce water loss and supply interruptions.
- ii) The municipality partnered with Gauteng Department of Human Settlement and upgraded the bulk water supply infrastructure. The project was undertaken in support of the mega housing projects in Impumelelo Extension 3 and 4. The municipality installed new additional water pumps in this area.

Emfuleni Local Municipality

- i) Emfuleni LM and Rand Water signed a co-operation agreement for the implementation of Water Demand and Conservation initiatives. Through this, the municipality implemented water cut-offs during night to reduce water pressure and prevent pipe bursts and reservoirs from overflowing.
- ii) Emfuleni LM provided a training on the operations and maintenance of water control valves to its officials to enhance operations in relation to management of water pressure challenges on the network system in Metsi-a-Lekoa.

- iii) The municipality begun with the installation of bulk water meters for accuracy on the bulk water bill from Rand Water and for monitoring water consumption levels. The Vanderbijlpark new high-level steel reservoir and a pump station were refurbished. According to the municipality, the refurbishment has met the water demand levels particularly of communities situated on high laying areas within Vanderbijlpark.
- iv) The municipality has through the financial recovery plan, begun to install domestic and industrial meters to enhance revenue collection and reduction of losses. Replaced 167 faulty and stolen water meters and repaired 1437 burst pipes and have appointed a professional service provider to manage energy revenue on a 3-year contract.

2.3.9 Electricity Infrastructure Maintenance and Replacements

Gauteng municipalities undertook several measures to maintain and repair electricity infrastructure. The projects undertaken to reduce electricity losses were reported as follows:

The City of Ekurhuleni

- i) Changed the ICT meters to programmable meters utilizing of split meters to ensure that T-Joints reduce consumption of electricity
- ii) Removed 5 tons of illegal wiring and continuously conducted public meter audits
- iii) Appointed officials to monitor electricity tariffs

The City of Tshwane

- i) Implemented the aerial surveillance drones and electrical fire protection to fight cable theft
- ii) Appointed security guards to prevent cable thefts and infrastructure vandalism

Lesedi Local Municipality

- i) The Ratanda Hostel electricity was converted from conventional to pre-paid meter system. The municipality moved towards the use of electricity equipment that has the highest possible level of efficiency, and such include the optimization of cables and overhead line systems.
- ii) A total of 780 lamps were replaced with LED lighting. According to the municipality, a saving of 60% of the streetlight energy consumption was realised. The municipality encouraged developers to make use of energy efficient building methods and use of solar power systems.

- iii) Upgraded the Jameson-Park electricity sub-station, it is anticipated that the upgrade will ensure that industrial developments around the VOPAK terminal have adequate power supply and that frequent power supply interruptions in Jameson Park will be minimized.
- iv) Transferred about 741 Large Power Users (LPU) from the utilization of manual meter reading to on-line metering. The on-line system allows customers to monitor their consumption and thus assist customers to develop consumption plan. According to the municipality, a new system has assisted to decrease time and human error in the billing system and assisted with revenue collection.

Emfuleni Local Municipality

- i) Emfuleni LM installed special locking mechanisms in the meter boxes and robust doors in the substations to curb electricity theft and infrastructure vandalism.
- ii) The smart meter project was implemented and a total of 6 500 smart meters were installed in the identified points of Vanderbijlpark, Vereeniging, Falcon Ridge and Three Rivers.
- iii) The meter auditing of residential, commercial and industrial customers was undertaken.
- iv) Terminated the 1987 electricity purchase agreement with LPUs that saw the municipality selling electricity at a cost that lead to a loss of over R400 million per year.
- v) Reviewed the electricity bylaw and have now developed and implemented back-billing policy. Accounts are now back-billed for up-to 36 months period.
- vi) Appointed the service provider to manage energy revenue on a 3-year contract.
- vii) Transferred about 849 Large Power Users (LPU) from the utilization of manual meter reading to on-line metering. The on-line system allows customers to monitor their consumption and thus assist customers to develop consumption plan. It is anticipated that a new system will assist and decrease time and human error in the billing system and revenue collection.
- viii) A 2,7 km feeder cables in Obed Nkosi township substation has been installed to extend the electrification service.

2.3.10 Waste Management in Formal and Informal Households

Generally, the standard service level for residential waste collection is a once-a-week, door-to-door waste collection. Municipalities have been consistent with skip collection, street sweeping and litter picking and clearing of illegal dumping sites.

The City of Johannesburg provided refuse removal to 157 recognized informal and provided rudimentary cleaning services in hostels which entails litter picking, clearing illegal dumping, bulk container removal and domestic collections. Midvaal provided waste management services to approximately 34 648 formal collection points and 2 740 informal collection points. Waste was

collected from a total of 189,659 households on weekly basis. Rand West City provided refuse removal to 57 504 formal households.

Emfuleni LM, formal and informal households were serviced through the clearing of illegal dumps and collection of curb-sides on weekly basis from all formal households. The municipality removed a total of 156,724m³ against 75,000m³ target of illegal dumps. However, the municipality experienced a drastic decline in the provision of household waste collection services due to the shortages of the fleet. Through the Nthrisano Programme, Lesedi LM partnered with Gauteng Department of Economic Development and constructed a landfill Site in Devon.

2.3.11 Formalization of Informal Settlements

Whilst municipalities did not report progress in relation to the formalisation of informal settlements in its annual performance reports, the department has through its in-year performance monitoring, discovered that the formalisation of informal settlements has been very low and slow. Such as City of Johannesburg, City of Tshwane, Ekurhuleni and Mogale City LM had collectively identified twenty-three (23) informal settlements for formalisation of which only five (5) were formalised.

The challenges raised by municipalities include the delays in the supply management processes, particularly the appointment of contractors and the delays in township approval applications. Merafong and Emfuleni local municipalities do not formalise the informal settlements as these communities are mainly residing on either privately owned land or the geological and dolomitic land affected areas. Midvaal LM reported that it has not planned for formalization of informal settlements as informal settlements within its jurisdiction are to be relocated to formal housing projects.

2.3.12 Provision of Free Basic Services to Indigent Communities

In 2001 South African Government adopted a policy to provide free basic services to poorer households. Municipalities were then mandated to identify and register indigent households that would receive free basic services such as water and electricity for free or at a subsidised rate. Municipalities are required to vet the applicants and select the qualifying households in terms of the set criteria. Municipalities decides on the extent to which they subsidies an indigent household. The general rule is that an indigent household is entitled to 6 kl of free water and 50 kWh of free electricity per month.

All municipalities in the province reported to have provided free basic services to the registered indigents. These services were provided in various ways and quantities in terms of municipal available indigent packages. By the end of 2018/19 municipal financial year, Gauteng municipalities provided the FBS services as follows:

- i) Ekurhuleni provided free basic services to 15 388 registered indigents. The City of Tshwane served about 4 410 indigent households and a total of 1 917 homeless people were assisted through feeding schemes. For the 2018/19 financial year R2,213 billion was spent on provision

- of FBS (water and electricity) and R827 million on waste-water management through provision of ablution facilities to informal settlements, where majority of the registered indigents resides.
- ii) The City of Joburg implemented its indigent programme under the Expanded Social Package (ESP) and the benefits include rebates on city services, food support and social burial support. The City had 99 285 families registered on the ESP database. The free basic water was provided to 8 287 indigents and free basic sanitation to 6 528 indigents. The city provided free basic water at a cost of over R20.6 million and free basic sanitation at R20.9.
 - iii) Midvaal LM had 5 457 indigents in its database. Supporting the indigents, the municipality ensured that these households accrued municipal debt are written off, provided free basic water of 6 kl, free basic sanitation, free refuse collection, 50 kWh free electricity and ensured that there are no assessment rates for the R500 000.00 property values. Furthermore, all property owners with a property value of R150 000.00 and less were automatically registered as indigents and received the benefits as listed above. The municipality reported that it ensured the indigents are prioritised in terms of the provision of temporary job opportunities.
 - iv) Emfuleni LM provided Free Basic Electricity (FBE) to 1 632 registered indigents where 6kl of water and 50kWh of electricity was offered per month.

2.4 Municipalities that underperformed under this KPA (Sanitation)

Sanitation service: the departmental in-year performance monitoring revealed that during 2018/19 municipal financial year, the City of Tshwane and Emfuleni LM underperformed in the provision of sanitation services. The targets for providing the service to formal and informal areas were not met. The underperformance was due to delays caused by business forums demanding to be appointed as subcontractors. This delayed the appointment of the service providers. Emfuleni LM has only supplied potable chemical toilets to 3 of its 21 informal settlements, and the remaining 18 informal settlements utilized self-dug pit latrines.

Electricity services: according to the departmental in-year performance monitoring, the City of Tshwane is the only municipality that did not meet targets in the provision of electricity to formal households

Water and electricity losses: Generally, municipalities in the province are struggling to curb water and electricity losses. The distressed municipalities, Merafong City and Emfuleni local municipalities had the highest water losses at 47% and 41% respectively. Regarding electricity loss, Merafong City, Lesedi LM and the City of Johannesburg recorded 44%, 27% and 25% losses respectively.

In monetary terms, the highest financial losses on unaccounted water and electricity, were recorded in the metropolitan municipalities and Emfuleni LM. A combined total monetary loss for

the metros was at R8.7billion. Emfuleni LM recorded a loss R750million on unaccounted water and electricity.

2.5 Key Challenges and Observations

- i) The City of Joburg, City of Tshwane, Ekurhuleni and Mogale City LM had collectively identified (23) informal settlements for formalisation of which only five (5) were formalised. This is due to the delays in the supply chain management processes and delays in township approval applications.
- ii) Municipalities have over the years battled with high water and electricity losses of which are costing municipalities substantial amounts of money. The highest losses in monetary terms was recorded in the metropolitan municipalities, followed by the local municipalities within Sedibeng district and the Westrand district's local municipalities. These municipalities have collectively recorded a loss of R8.7 billion, R889.6 million and R463 million respectively. The highest financial losses in this area are the City of Joburg and Emfuleni LM, each recording a loss of R4.2 billion and R750million respectively.
- iii) Ekurhuleni replaced, upgraded and extended over 17, 235 km of sewer pipes. In Emfuleni LM, the Scada System was upgraded, where the telemetry system for sewer and security measures were installed at the pump stations.
- iv) Gauteng informal households that are not reticulated, received water through the mobile water tankers and public stand pipes. Plastic tanks were placed around the settlements as the storage points for the informal household communities to fetch water. Ekurhuleni provided water to 119 informal settlements in the form of water tankers.
- v) Emfuleni LM supplied potable chemical toilets to only (3) of its 21 informal settlements and the remaining 18 informal settlements utilized self-dug pit latrines.

2.6 Support Interventions by National and Provincial Government

- i) A total of 6 local municipalities were monitored on the implementation of infrastructure service delivery programmes (MIG).
- ii) The Department has embarked on a campaign to encourage communities to pay for municipal services.

KEY PERFORMANCE AREA THREE:
3. LOCAL ECONOMIC DEVELOPMENT (LED)
TMR PILLARS: RADICAL ECONOMIC TRANSFORMATION (PILLAR 1)
MODERNISATION OF THE ECONOMY (PILLAR 6)

3.1 Introduction

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

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

3.2 Municipal Capacity in terms of Approved and Filled LED Positions

In terms of the LED staff composition, an average total of 202 or 66% of LED approved positions are filled. Merafong City, Mogale City and the City of Joburg has the highest vacancies in this area. These municipalities recorded 63%, 50% and 43% vacancies respectively. According to municipalities, the delays in the filling of vacant positions were due to the limitations of financial resources.

Municipalities should prioritise the filling of LED key positions and improve the economic states of the regions through entrepreneur development and job creation. The table below presents the status-quo of municipalities in terms of filling LED related vacancies.

Municipal Capacity in terms of Approved and Filled LED Positions

Municipalities	2016/17				2017/18				2018/19		
	No of posts approved	No of filled posts	Vacancies	Vacancies %	No of posts approved	No of filled posts	Vacancies	Vacancies %	No of posts approved	No of filled posts	Vacancies
City of Joburg MM	111	102	9	8%	111	102	9	8%	163	93	69
City of Tshwane MM	139	64	75	54%	139	64	75	54%	796	548	248
Ekurhuleni MM	90	75	15	17%	91	77	16	18%	92	70	22
Sedibeng DM	8	8	0	0%	7	7	0	0%	5	5	0
Lesedi LM	10	6	4	40%	11	6	5	45%	6	4	2
Midvaal LM	2	1	1	50%	2	1	1	50%	1	1	0
Emfuleni LM	6	4	2	33%	6	4	2	33%	6	4	2
West Rand DM	7	7	0	0%	7	7	0	0%	7	7	0
Merafong City LM	8	3	5	63%	8	3	5	63%	8	3	5
Mogale City LM	11	11	0	0%	8	4	4	50%	8	4	4
Rand West City LM	14	5	9	64%	11	9	2	22%	11	11	0
Total	406	286	120	30%	399	284	119	45%	307	202	104

Table 13: Municipal LED Units in Municipalities

3.3 Municipal Capital Expenditure -Economic Services

Municipalities	2016/17					2017/18					2018/19				
	Budget	Adjustment	Budget	Actual	Expenditure	Budget	Adjustment	Budget	Actual	Expenditure	Budget	Adjustment	Budget	Actual	Expenditure
City of Joburg MM	Not indicated		4.451 billion			332 000 000	16 500 000	352 000 000			34 737	22 698	22 698		
City of Tshwane MM	Capital budget not indicated					Capital budget not indicated					Annual report not submitted				
Ekurhuleni MM	301 296	369 913	279 149			246 120 000	304 009	186 200			186 200	159 839	156 055		
Sedibeng DM		1 462 000	1 101 000			1 107 000	2 095 000	2 097 000			5436	5 436	4 588		
Lesedi LM	5 454 000	5 454 000	4 226 000			248 000	166 000	163 000			2 640	2 710	1 773		
Emfuleni LM	Capital budget not allocated					-686 000	-686 000	-348 000			Capital budget not indicated				
Midvaal LM	Capital budget not allocated					Capital budget not allocated					Capital budget not allocated				
West Rand DM	0	2 000 000	0			2 000 000	0	2 000 000			0	0	0		
Merafong City LM	2 237 000	2 239 000	1 616 000			1 275 00	2 651 000	2 651 000			3 674	0	0		
Mogale City LM	14 627 000	14 416 000	4 665 000			Capital budget not allocated	38 636	51 309			38 636	51 309	48 723		
Rand West City LM	Capital budget not allocated					2 959 000	2 909 000	6 850 000			Capital budget not allocated				

Table 14: Municipal Capital Expenditure -Economic Services

The six (6) municipalities that reported on this indicator have collectively managed to spend 86% of its allocated budget for LED activities. Whilst municipalities did not disclose the types of projects that were implemented with the funding. Based on the high level of unemployment and lack or shortage of entrepreneur skills in the province, the implemented programs seem to make little or no impact in improving local economies.

3.4 Existence of LED Strategies and Plans

The Local Economic Development (LED) strategies are vital tools by which municipalities would guide the implementation of radical economic developments. An effective LED strategy would assist the reduction of adversely effects on local economic growth such as the rapid urbanisation (which affects all municipalities in some way or the other). To mitigate these risks, LED requires absolute commitment from the various stakeholders involved in its development and implementation.

Municipalities	2016/17		2017/18		2018/19	
	LED Strategy	Reasons for no strategy in place	LED Strategy	Reasons for no strategy in place	LED Strategy	Reasons for no strategy in place
City of Joburg MM	Yes	-	Yes	-	Yes	-
City of Tshwane MM	Yes	-	Yes	-	Yes	-
Ekurhuleni MM	Yes	-	Yes	-	Yes	-
Sedibeng DM	Yes	-	Yes	-	Yes	-
Lesedi LM	Yes	-	Yes	-	Yes	-
Emfuleni LM	Yes	-	Yes	-	Yes	-
Midvaal LM	Yes	-	Yes	-	Yes	-
West Rand DM	Yes	-	Yes	-	Yes	-
Merafong City LM	Yes	-	Yes	-	Yes	-
Mogale City LM	Yes	-	Yes	-	Yes	-
Rand West City LM	Yes	-	Yes	-	Yes	-

Table 15: Status of LED Strategies and Plans

During 2018/19 municipal financial year, Gauteng municipalities reported to have LED strategies in place and that the LED plans and strategies were implemented. However, municipalities sighted the lack of financial resources and skilled personnel as a challenge. Whilst municipalities have reported to have implemented these plans, its impact remains minimal. Municipalities must explore innovative ways to enhance the facilitation of investments.

3.5 Municipal Plans to Stimulate Second Economy

In a process of stimulating local economy, Gauteng municipalities strived towards the development of a LED friendly policies to advance informal economy and some initiatives were made to promote the second economy: the below are projects undertaken by municipalities for this purpose:

- i) In the City of Joburg, hundred (100) mini bus taxi operators were trained through Wits School of Governance towards running successful businesses.

- ii) The City of Joburg opened opportunity centres in Roodepoort, Joburg CBD and Diepsloot to empower entrepreneurs. The Department of Economic Development plans to roll out a total of 14 opportunity centers by the end 2020/21 of financial year.
- iii) Ekurhuleni established the Community Enterprise Development Fund to stimulate innovation and entrepreneurship. The City hosted a Youth Unemployment Summit which focused on strategies and interventions to address youth unemployment. Subsequently, the City opened a Youth Empowerment Building which is a shared centre between Ekurhuleni Youth and National Youth Development Agency.
- iv) The City of Joburg, Tshwane and Ekurhuleni developed the Built Environment Performance Plans (BEPP) to guide and integrate planning and spatial transformation. Through the BEPP these municipalities identified key spatial zones, economic nodes and corridors for development.
- v) Sedibeng DM signed a Memorandum of Agreement (MOA) with the National Youth Development Agency (NYDA) for the establishment of Regional Youth Centre. The municipality and NYDA signed a ten-year (10) agreement for the development of youth programmes in the region. About four (4) employees of SDM were seconded to NYDA to be capacitated along youth development field, including the operations and management of the Youth Advisory Centers. Subsequently a service office was launched at Thusong Centre in Mafatsane, the area within Everton.
- vi) Emfuleni in partnership with DTI facilitated training of 51 informal traders on basic business management skills. In addition, municipality partnered with Department of Agriculture and Rural Development and Sedibeng to host Farmer's Exhibition Day.
- vii) Rand West City Local Municipality (RWCLM) provided training to informal traders, SMME's and Co-operatives. Training included modules on registration of companies, and co-operatives and tendering processes.

3.7 Rand Value of Investment Attracted

Municipalities	Baseline	Annual Target	Value	Annual Target Actual	Annual Target % Achievement
City of Joburg	R4.4billion	R15billion	R16.3billion	R16.3billion	100%
City of Tshwane	R2.4billion	R2.6billion	R2.6billion	R2.6billion	100%
Ekurhuleni	R8.3billion	R5billion	R5.1billion	R5.1billion	100%
Total	R15.1billion	R22.6billion	R23.9billion	R25billion	100%

Table 16: Rand Value Investment Attracted

The departmental in-year performance monitoring revealed that municipalities were not doing enough to facilitate a conducive environment to stimulate local economic development and investment. During the financial year under review, it is only metropolitan municipalities that has constantly reported progress under this indicator. Given the high provincial unemployment rate of 33%, municipalities create conducive environment for businesses to thrive for sustainable job opportunities creation.

3.6 Number of SMMEs Supported by Gauteng Municipalities

Municipalities	2016/17		2017/18		2018/19	
	Planned target	Actual	Planned target	Actual	Planned target	Actual
City of Joburg MM	10 000	11 619	No planned target	8 000	16 000	16 818
City of Tshwane MM	No planned target	146	25	18	270	387
Ekurhuleni MM	No planned target	222	No planned target	0	0	0
Sedibeng DM	No planned target	300	No planned target	0	No planned target	994
Lesedi LM	No planned target	0	No planned target	0	0	0
Emfuleni LM	No planned target	0	No planned target	3	0	0
Midvaal LM	No planned target	0	No planned target	3	No planned target	65
West Rand DM	No planned target	140	No planned target	0	No planned target	0
Merafong LM	6 000	6 298	No planned target	400	No planned target	295
Mogale City LM	40	73	No planned target	80	No planned	308
Rand West City LM	No planned target	96	No planned target	100	No planned target	80
Total	16 040	18 894	25	8 604	16 270	18 957

Table 17: Number of SMMEs Supported

The development and support of SMME remains critical to sustain economic growth. Gauteng municipalities supported 18 840 small and medium enterprises (SMME), which is a significant

increase of 9 876 when compared to the previous financial year. The following are some of the SMME support initiatives by Gauteng municipalities:

- i) In terms of enterprise development, Ekurhuleni trained SMMEs on tendering, business licences and compliance.
- ii) The City of Joburg opened opportunity centers in Roodepoort, the Joburg CBD, Alexandra, Diepsloot, Soweto, Klipfontein, Montclair. Subsequently the Orange Farm Business Centre was launched to empower entrepreneurs.
- iii) The City of Tshwane did mentor training through the Tshepo 10 000 initiative which seeks to empower youth with entrepreneurial skills by providing skills training in the areas of boiler making, welding and electrical aides. A total of 270 co-operatives were supported with business skills training, technical skills training.
- iv) Midvaal implemented Kgatelopele Youth Development Programme of which 99 out of 200 youth graduated from the Social Entrepreneurship programme. The graduates established own companies and have managed to secure grass cutting, flowerbed maintenance, War-on-Leaks programme and other supply and delivery procurement opportunities.
- v) Thirty-seven (37) emerging farmers in Mogale City were supported through the mechanisation programme and with farming inputs. About 14 SMMEs were subcontracted on the development of the Chamdor Automotive hub and 50 jobs were created, the construction was funded by GGDA to the tune of R14 million and the equipment were funded by AIDC to the tune of R5 million.
- vi) The registered SMMEs and cooperatives within Westrand DM were trained, capacitated and supported on various initiatives which included business mentorship programmes, support to access commercial opportunities.

3.8 Employment Opportunities created through EPWP and PPP

Municipalities	2016/17			2017/18			2018/19		
	EPWP	CWP	LED INITIATIVES	EPWP	CWP	LED INITIATIVES	EPWP	CWP	LED INITIATIVES
City of Joburg MM	4504	4318	31723	8 232	0	0	18 680	0	0
City of Tshwane MM	17183	0	1029	16 114	0	0	13 152	0	0
Ekurhuleni MM	10983	0	104	2 158	104	0	4 454	0	0
Sedibeng DM	94	2948	0	147	2 844	0	4500	0	0
Lesedi LM	91	1100	0	130	0	101	117	0	101
Emfuleni LM	95	1000	0	0	0	0	329	1000	15
Midvaal LM	345	866	721	364	837	1 062	395	9131	149
West Rand DM	0	0	403	0	0	403	0	0	403
Merafong LM	1464	0	6 298	427	0	5157	371	2145	3014
Mogale LM	1000	1008	122	1 098	2 620	1 244	1380	2620	115
Rand West City LM	4500	0	1080	409	0	610	553	4000	0
Total	40 259	11 240	41 480	29 079	6 405	8 577	4 130	18 896	3 797
Average Total	92 979			44 062			26 823		

Table 18: Number of Employment Opportunities Created

Gauteng municipalities have played an essential role in creating employment opportunities through government existing programmes which are EPWP and CWP. However, the job number opportunities created through these programmes has been on a downward turn over the last three financial years.

Over and above, municipalities such as Midvaal LM identified agricultural development for local economic development, as a result the department partnered with KDZ training – NGO and provided training to Youth who are interested in the agricultural field to tap into the opportunities within this field.

3.9 Key Observations and Challenges

- i) High vacancy rates in municipal LED Departments lead to non-functionality of LED Departments.
- ii) The districts and its local municipalities did not report progress on attraction of investments to stimulate their local economies. This is one of the main factors that can positively contribute to job creation in municipalities.
- iii) Municipalities in the province are challenged in terms of creating sustainable employment opportunities for a large density of residents.

3.10 Municipalities that underperformed under this KPA

The City of Johannesburg, Merafong City and Mogale City had the high vacancy rates in municipal LED Departments. Ekurhuleni, Lesedi, Emfuleni and West rand municipalities did not support SMMEs to sustain economic growth. Sedibeng and Westrand districts and its local municipalities have throughout the 2018/19 municipal financial year remained silent on investment attraction to its jurisdiction of which suggests that these municipalities might be finding it difficult to attract investment for economic growth.

3.11 Support Interventions by National and Provincial Government

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

- i) Capacity building session for Municipal Youth Practitioners in partnership with SALGA, NYDA, DPME & LGSETA was held.
- ii) Assisted Mogale City Local Municipal in drafting Youth Development POA and establishing a Youth Directorate in collaboration with DPME (Ministry) and NYDA – Pilot project to be rolled out to all municipalities in Gauteng
- iii) Department partnered with NGO – the KDZ Training to provide training to Youth on Agriculture in Midvaal after the municipality has offered the land.

KEY PERFORMANCE AREA FOUR:
3 FINANCIAL VIABILITY AND MANAGEMENT
BACK TO BASICS PILLAR: SOUND FINANCIAL MANAGEMENT AND
ACCOUNTING (PILLAR 4)

4.1 Introduction

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

- i) Historical trends of the audited budget statements of municipalities;
- ii) Assessing of vulnerability of municipalities position ;
- iii) Cash management;
- iv) Operating Expenditure Budgets;
- v) Capital Budget Expenditure;
- vi) Eskom and Rand water accounts
- vii) Creditors Analysis;
- viii) Debtors Analysis;
- ix) Councillors in Arrears;
- x) Grant performance;
- xi) Functionality of Internal Audit Units and Audit Committees: Financial Year 2018/19;
- xii) Progress on Municipal Auditor General (AG) Action Plans;
- xiii) Compliance and implementation of the municipal property rates policies;
- xiv) Compliance in terms of public notice of the general valuation rolls;
- xv) Compliance in terms of functionality and performance of Valuation Appeal Board;
and
- xvi) Validity of the general valuation rolls.

Historical Trends of Budgets Performances - Surplus/(Deficit)				'000
Municipality	2018/19	2017/18	2016/17	2015/16
City of Johannesburg MM	4,214,907	3,142,209	1,263,251	3,775,291
City of Tshwane MM	1,098,445	2,429,335	2,441,398	2,336,052
Ekurhuleni MM	2,020,762	1,657,674	1,179,836	1,971,411
West Rand DM	31,030	(95,107)	(40,399)	9,643
Rand West City LM	187,223	(189,443)	25,099	-
Merafong City LM	107,652	(88,262)	(15,051)	6,321
Mogale City LM	350,217	221,802	(141,306)	(15,490)
Sedibeng DM	(24,082)	(89,351)	(31,044)	(45,227)
Emfuleni LM	548,525	(662,087)	(803,963)	(494,048)
Midvaal LM	20,587	50,576	23,644	(16,630)
Lesedi LM	65,433	90,390	9,026	704

Table 19: National Treasury Database – 2015/16, 2016/17, 2017/18 and 2018/19 financial years

The table below shows the past audited budget performance of municipalities for 2015/16, 2016/17, 2017/18 indicating whether the annual budget was funded or unfunded. It should be noted that the 2018/19 figures might change in future as they were populated in the 2019/20 approved budget prior audits.

The NT circulars are clear that municipalities with unfunded budget must develop financial turn-around strategies outlining plans to move the municipality from unfunded to funded budgets over time. A trend of a deficit budget for consecutive financial years is an indicator that the municipality has financial problems. While awaiting the audited budget performance for 2018/19 for the full trend analysis, metropolitan municipalities over the years operated surplus budgets. In the West Rand and Sedibeng regions the performance is worrying, except that Midvaal LM and Lesedi LM shows a satisfactory picture.

4.2 Assessing the Vulnerability of Municipalities' Cash Position

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

The Municipal Budgets and Reporting Regulations (MBRR) issued under the MFMA in 2009 requires that a negative cash position for 3 (three) consecutive months is an immediate indicator of financial difficulties experienced by a municipality. Ineffective and inefficient cash

management could affect the going concern of a municipality. Should the above persist, the municipality may be placed under administration to normalise operations. The table below shows the status of cash positions of Gauteng municipalities for the 2018/19 financial year:

Description	Comments
No. of municipalities with negative cash balances at the end of the FY	None
No. of municipalities with negative cash balances for 4 quarters in the FY	None
No. of municipalities with negative cash balances for 3 quarters in the FY	None
No. of municipalities with negative cash balances for 2 quarters in the FY	None
No. of municipalities with negative cash balances for 1 quarter in the FY	West Rand DM and Mogale City LM in Q1 of the FY

Table 20: National Treasury Database - 2018/19 financial year

The National Treasury (NT) Section 71 reports provides a summary of municipalities with negative cash positions at the end of each quarter. West Rand DM and Mogale City LM are the only municipalities who recorded a negative cash balance in quarter 1 of the financial year under review.

4.2.1 Cash Management

The table below shows aggregated closing balance as at 30 June 2018 and 30 June 2019 as well as the cash balances as per the 2018/19 audited annual financial statements (AFS).

Cash Management at the end of the FY			'000
Municipality	S71 Closing balance as at the end of June 2018	S71 Closing balance as at the end of June 2019	2018/19 Audited AFS Closing balance as at the end of June 2019
City of Johannesburg MM	4,061,678	4,396,912	5,339,214
City of Tshwane MM	3,804,768	2,451,685	3,025,739
Ekurhuleni MM	4,345,627	3,555,139	3,529,056
West Rand DM	72,006	8,000	7,510
Rand West City LM	41,247	20,953	30,017
Merafong City LM	156,734	70,748	115,272
Mogale City LM	40,381	60,677	60,674
Sedibeng DM	17,067	21,740	21,504
Emfuleni LM	67,518	100,156	217,508
Midvaal LM	194,628	241,843	292,900
Lesedi LM	44,098	38,605	41,382
Total	12,845,752	10,966,459	12,680,776

Table 21: National Treasury Database - Cash balances per municipality

All eleven (11) municipalities closed off both the 2017/18 and 2018/19 financial years with positive cash balances as reported in the section 71 monthly budget statements (MBS). The MBS positive cash balances for June 2019 were verified with the cash balances in the 2018/19 audited AFS to confirm the credibility of the information. It should be noted that the audited cash balance shows higher amounts compared to the ones from the MBS. However, the audited figures for City of Ekurhuleni MM, West Rand DM and Sedibeng DM were slightly below, which is not so material. It should be noted that the information for City of Tshwane MM and Emfuleni LM is based on the draft audited AFS as the Auditor-General had not concluded with their audits at the finalisation of this report.

4.3 Operational Expenditure Budgets

4.3.1 Operating Revenue

The table and graph below shows the total operating revenue performance for period ended 30 June 2018 and 30 June 2019.

Operating Revenue Performance							R'000
Municipality	2017/18			2018/19			
	Adjusted Budget	Total Actual Revenue	% of Total Actual Revenue	Adjusted Budget	Total Actual Revenue	% of Total Actual Revenue	
City of Johannesburg MM	46,884,676	43,887,910	94%	52,214,845	52,060,643	100%	
City of Tshwane MM	30,674,404	28,636,354	93%	32,991,191	32,282,996	98%	
Ekurhuleni MM	32,635,946	31,750,043	97%	36,205,712	34,191,941	94%	
West Rand DM	347,850	309,918	89%	254,475	319,829	126%	
Rand West City LM	1,618,612	1,481,973	92%	1,877,635	1,604,315	85%	
Merapong City LM	1,404,220	1,231,097	88%	1,203,379	1,424,538	118%	
Mogale City LM	2,696,381	2,459,510	91%	2,742,902	2,648,837	97%	
Sedibeng DM	388,599	379,892	98%	377,722	363,185	96%	
Ermfuleni LM	5,402,584	4,433,715	82%	5,492,578	5,382,796	98%	
Midvaal LM	1,053,454	941,689	89%	1,046,243	1,023,290	98%	
Lesedi LM	736,053	623,838	85%	785,466	744,901	95%	
Total Operating Revenue	123,842,779	116,135,938	94%	135,192,148	132,047,271	98%	

Table 22: Operating revenue performance per municipality

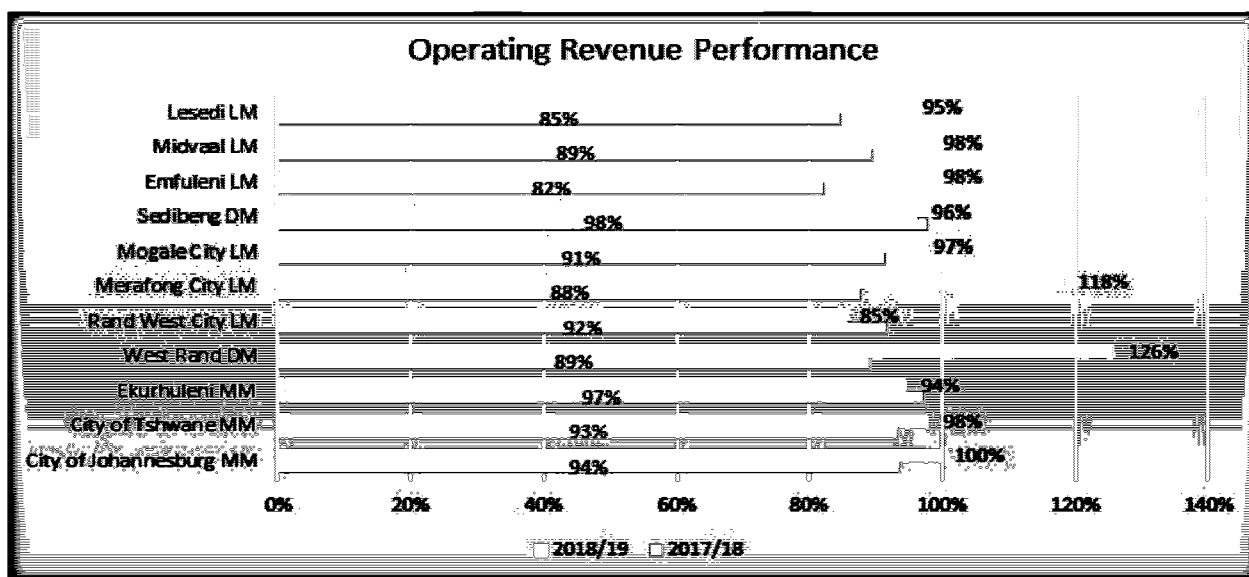


Figure 1: Operating revenue performance per municipality – 2017/18 and 2018/19 financial years

The total revenue performance for the financial year ended June 2019 was reported at R132 billion (98%) against the adjusted budget of R135 billion. The revenue performance improved in the 2018/19 compared to 2017/18 financial year. City of Ekurhuleni MM and Rand West City LM performed below the 95% norm in the financial year under review. West Rand DM recorded 126% performance due to high revenue % performance on rental of facilities and equipment (204%), Interest on external investments (168%) and operational grants transfers

(131%). Also, the 118% revenue performance for Merafong City LM is due to mainly service charges for water (122%), sanitation (199%) and refuse removal (120%) as well as licenses and permits (124%) and other revenue (324%).

4.3.2 Operating Expenditure

The table and graph below provide information on the operating expenditure budget for the period ended 30 June 2018 and 30 June 2019. The actual aggregated expenditure amounted to R127 billion (95%) against the total adjustment operating expenditure budget of R134 billion for all Gauteng municipalities.

Operating Expenditure Performance							R'000
Municipality	2017/18			2018/19			
	Adjusted Budget	Total Actual Expenditure	% of Total Actual Expenditure	Adjusted Budget	Total Actual Expenditure	% of Total Actual Expenditure	
City of Johannesburg MM	46,884,676	43,887,910	94%	51,116,884	48,702,739	95%	
City of Tshwane MM	30,674,404	28,636,354	93%	32,927,934	31,391,984	95%	
Ekurhuleni MM	32,635,946	31,750,043	97%	36,165,075	33,633,107	93%	
West Rand DM	347,850	309,918	89%	291,072	247,501	85%	
Rand West City LM	1,618,612	1,481,973	92%	1,937,607	1,848,140	95%	
Merafong City LM	1,404,220	1,231,097	88%	1,387,189	1,333,827	96%	
Mogale City LM	2,696,381	2,459,510	91%	2,738,042	2,230,062	81%	
Sedibeng DM	388,599	379,892	98%	401,804	388,658	97%	
Emfuleni LM	5,402,584	4,433,715	82%	5,457,847	5,809,210	106%	
Midvaal LM	1,053,454	941,689	89%	1,115,733	1,267,507	114%	
Lesedi LM	736,053	623,838	85%	792,983	631,945	80%	
Total Operating Revenue	123,842,779	116,135,938	94%	134,332,170	127,484,681	95%	

Table 23: Operating expenditure performance per municipality

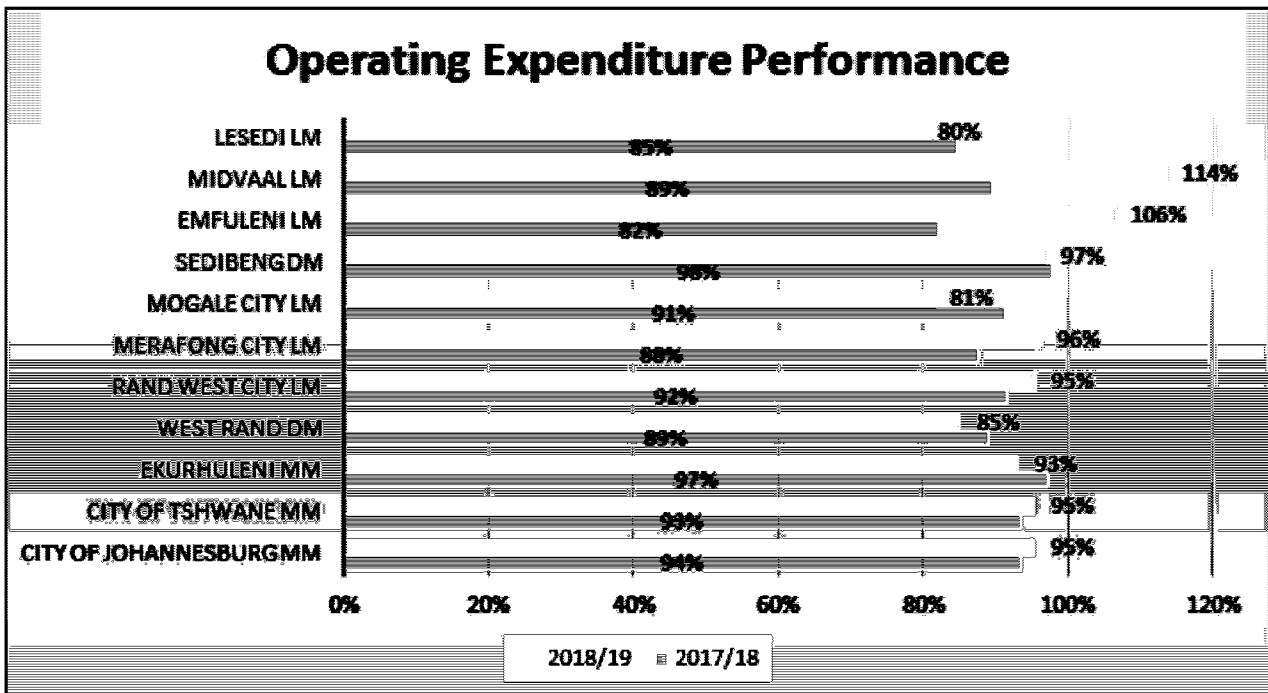


Figure 2: Operating expenditure performance per municipality – 2017/18 and 2018/19 financial years

Ekurhuleni MM, West Rand DM, Mogale City LM and Lesedi LM did not spend their operating budget in line with the 95% norm. The high expenditure performance of 106% for Emfuleni LM is as result of under budgeting for line items. This caused high expenditure performance on depreciation and asset impairment (580%) and finance charges of (3895%).

4.3.3 Operating Expenditure by Type

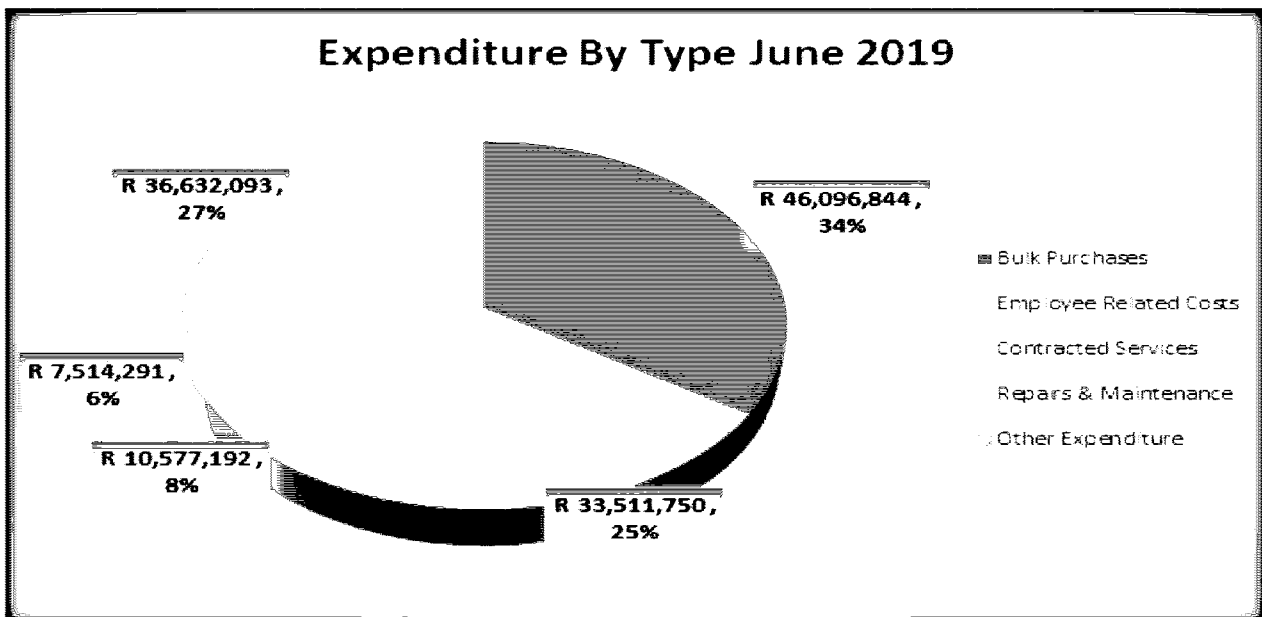


Figure 3: Operating Expenditure by Type – 2018/19 financial year

The graph above shows percentage performance on the aggregated actual total operating expenditure against each actual expenditure by type as at June 2019. The overall total actual operating expenditure of R127 billion was spent largely on bulk purchases at 34%, followed by other expenditure at 27%, employee related costs at 25%, contracted services at 8% and lastly, 6% on repairs and maintenance.

4.3.4 Bulk Purchases Expenditure

The graph below shows percentage performance on actual total operating expenditure vs the actual bulk purchases June 2019:

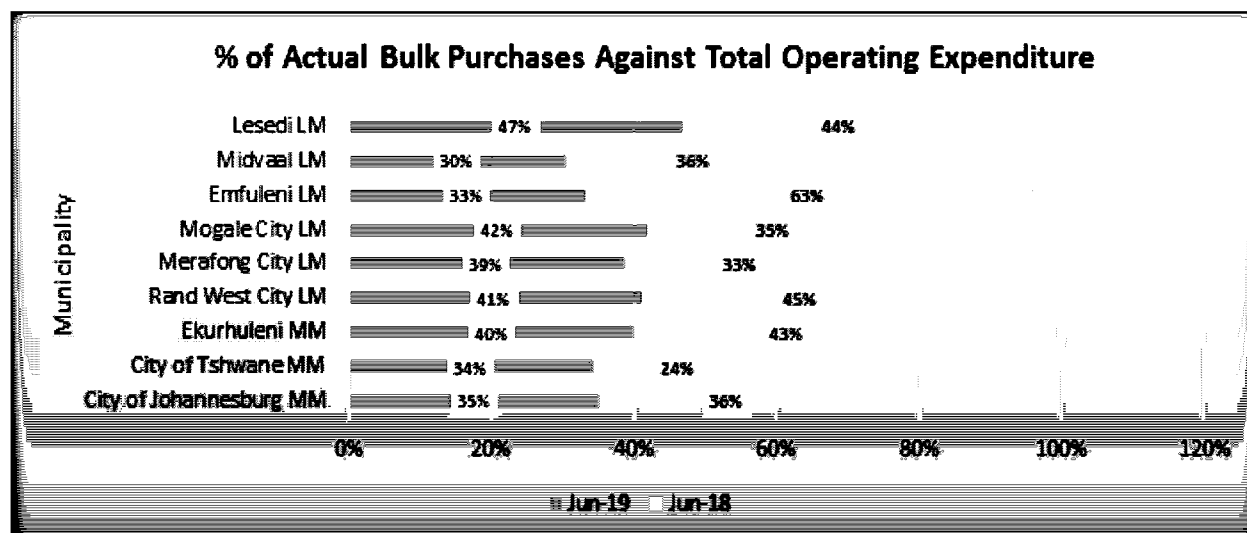


Figure 4: Bulk purchases performance per municipality – 2017/18 and 2018/19 financial years

Gauteng municipalities spent R46 billion (36%) on bulk purchases against the total actual operating budget of R127 billion for the year under review. Ekurhuleni MM spent the highest on bulk purchases compared to other metros by 40% whereas amongst the local municipalities, Lesedi LM reported the highest spending of 47% followed by Mogale City LM and Rand West City LM at 42% and 41% respectively.

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

West Rand DM and Sedibeng DM do not provide basic services as a result they do not incur expenditure for bulk water and electricity.

4.3.5 Employee Related Costs

The graph below shows percentage performance on actual total operating expenditure vs the actual employee related costs for the period ended June 2019.

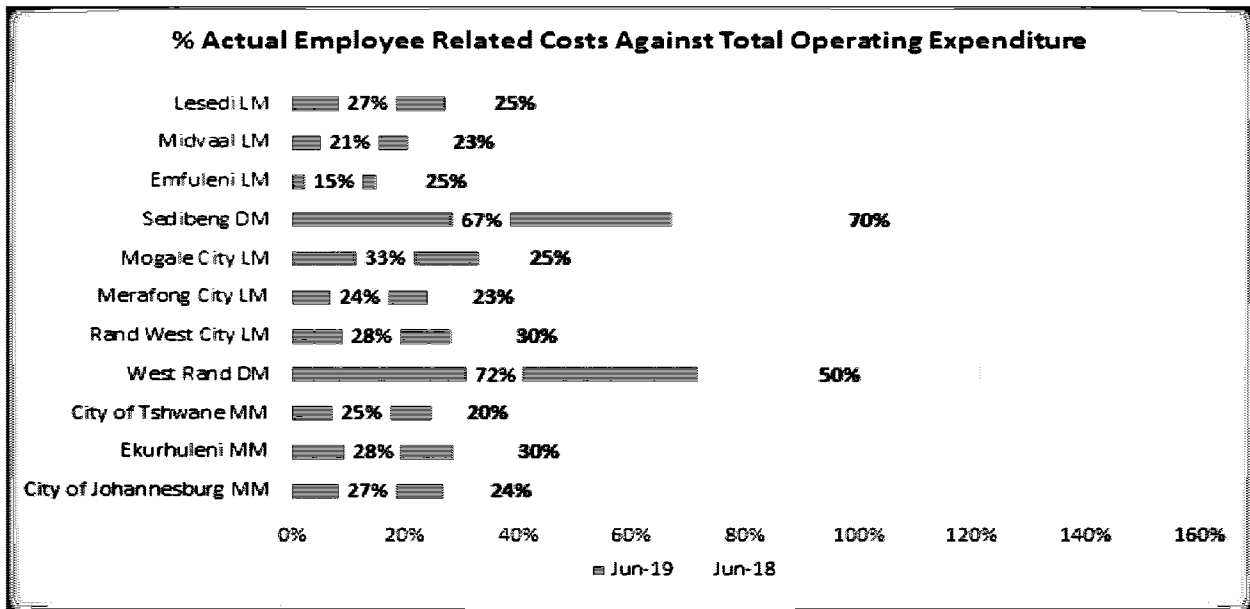


Figure 5: Employee Related Costs per municipality – 2017/18 and 2018/19 financial years

The National Treasury norm on the employee expenditure is 25% to 40%. Of the actual total operating expenditure budget of R127 billion, municipalities spent an aggregated R33 billion (25%) on the employee related costs compared to R31 billion spent in 2017/18 financial year. Sedibeng DM and West Rand DM do not incur expenditure on basic services as a result, majority of their operating expenditure is on high employee costs which are above the norm at 67% and 72% respectively. Emfuleni LM, Midvaal LM and Merafong City LM are below the norm at 15%, 21% and 23% respectively.

The table below shows the total remuneration of senior managers per municipality and the list municipalities that have paid performance bonuses to their senior managers for 2016/17, 2017/18 and 2018/19 financial years.

Remuneration and Performance Bonuses of Senior Managers				
Municipality	2018/19 Total Senior Managers Remuneration	2018/19 Total Senior Managers Performance Bonus	2017/18 Total Senior Managers Performance Bonus	2016/17 Total Senior Managers Performance Bonus
City of Johannesburg MM	57,466,000	1,529,000	40,000	3,194,000
City of Ekurhuleni MM	52,507,095	2,258,825	436,671	5,733,092
City of Tshwane MM	51,329,865	-	-	-
West Rand DM	7,315,725	-	564,838	683,905
Mogale City LM	14,909,888	-	-	1,016,076
Merafong City LM	8,476,429	-	-	-
Rand West City LM	11,609,614	-	94,787	-
Sedibeng DM	5,964,974	-	-	-
Emfuleni LM	2,304,587	-	-	-
Midvaal LM	14,461,086	-	-	-
Lesedi LM	14,461,086	-	-	-
TOTAL	240,806,349	3,787,825	1,136,296	10,627,073

Table 24: Remuneration and Performance Bonuses for Senior Managers per municipality

In the financial year under review, City of Johannesburg MM and City of Ekurhuleni are the only municipalities that have paid performance bonuses to their senior managers. Note should be made that most municipalities were not paying performance bonuses to the senior managers since 2016/17. This can be attributed to financial problems resulting in low service delivery performance.

The total remuneration for senior managers for Emfuleni LM is reported for only three positions i.e. the municipal manager, chief financial officer and the chief risk officer. Other senior manager positions are still not filled, only acting incumbents were appointed to act on the positions furthermore, the AFS did not disclose payment for acting allowances.

4.3.6 Repairs and Maintenance

The table below shows percentage performance on actual total operating expenditure vs the actual repairs and maintenance (R&M) for the period ended 30 June 2018 and June 2019:

Repairs & Maintenance – June 2019				
Municipality	Total Actual Operating Expenditure	Actual Repairs & Maintenance	% Actual Repairs & Maintenance June 2019	% Actual Repairs & Maintenance June 2018
City of Johannesburg MM	48,702,739	3,241,184	7%	6%
Ekurhuleni MM	31,391,984	1,782,336	6%	7%
City of Tshwane MM	33,633,107	1,368,257	4%	5%
West Rand DM	247,501	-	0%	0%
Rand West City LM	1,848,140	715,351	39%	46%
Merafong City LM	1,333,827	199,581	15%	0%
Mogale City LM	2,230,062	8,321	0%	9%
Sedibeng DM	388,658	3,976	1%	2%
Emfuleni LM	5,809,210	75,869	1%	1%
Midvaal LM	1,267,507	96,360	8%	6%
Lesedi LM	631,945	23,057	4%	4%
Total	127,484,681	7,514,291	6%_a	6%_a

Table 25: Actual repairs and maintenance per municipality– 2017/18 and 2018/19 financial years

The table above shows that the aggregated actual repairs and maintenance expenditure for the year under review is at R7 billion (6%) against the actual operating expenditure of R127 billion. The 6% performance is still the same compared to 2017/18 financial year. This performance is below the NT norm of 8% expenditure performance on R&M. Rand West City LM recorded the highest performance in both financial years, followed by Midvaal LM and Merafong City LM.

4.3.7 Contracted Services

The table below shows percentage performance on actual total operating expenditure vs the actual contracted services for the period ended June 2018 and June 2019:

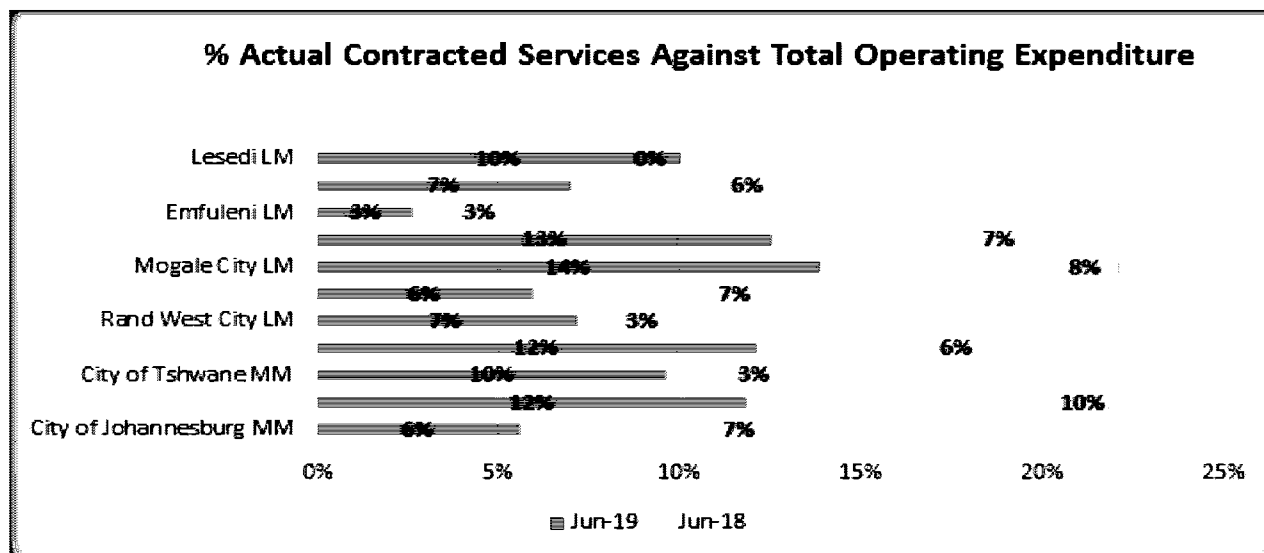


Figure 6: Actual contracted services per municipality – 2017/18 and 2018/19 financial years

The aggregated actual contracted services expenditure for the year under review is at R10 billion (9%) against the actual operating expenditure of R116 billion. The NT norm on the contracted services expenditure is 5%. The graph above shows that for 2018/19 financial year, all the municipalities spent on the use of consultants above the NT norm except for Emfuleni LM. Municipalities are expected to implement cost containment regulations to curb the high use of consultants.

4.4 Capital Budget Expenditure

The table below illustrates performance on capital expenditure for the period ended 30 June 2019 in standard classification.

Capital Expenditure Budget Components - June 2019									
Municipality	2018/19 Adjusted Budgets	Governance & Administration	Community & Public safety	Economic & Environmental services	Trading services	Other	Actual Capital Expenditure	% Actual Capital Expenditure 2018/19	% Actual Capital Expenditure 2017/18
Johannesburg MM	7,810,236	924,993	1,344,343	1,851,003	2,071,391	-	6,191,730	79%	78%
Cty of Tshwane MM	4,033,888	221,850	468,531	707,379	1,690,119	14,285	3,102,164	77%	76%
Ekurhuleni MM	6,723,102	840,413	1,441,958	906,444	1,393,180	-	4,581,995	68%	78%
West Rand DM	20,000	-	-	-	-	-	-	0%	32%
Rand West Cty LM	200,298	554	1,607	40,589	153,465	-	196,215	98%	78%
Merafong Cty LM	308,403	30	6,853	1,464	141,169	-	149,515	48%	62%
Mogale Cty LM	421,916	25,649	127,463	130,534	109,164	-	392,809	93%	61%
Sedibeng DM	3,886	3,201	-	-	-	-	3,201	82%	61%
Emfuleni LM	287,613	4,299	-	114,401	2,759	-	121,459	42%	63%
Midvaal LM	144,761	3,782	8,900	12,378	59,537	-	84,597	58%	69%
Lesedi LM	95,270	2,486	9,982	13,151	21,041	-	46,660	49%	61%
Total Capital	20,049,372	2,027,258	3,409,635	3,777,343	5,641,824	14,285	14,870,345	74%	77%
% Expenditure per Component		14%	23%	25%	38%	0%	100%		

Table 26: Actual repairs and maintenance per municipality for 2017/18 and 2018/19 financial years

Municipalities spent R14 billion (74%) for the year under review on the capital expenditure against the adjusted budget of R20 billion. The expenditure performance declined by 3% compared to the 77% performance for 2017/18 financial year. Rand West City LM recorded the highest expenditure of 98% followed by Mogale City LM at 93%. The metropolitan municipalities recorded performance below 80%. Emfuleni LM and Lesedi LM are lowest at 42% and 49% respectively. The majority of the capital expenditure was spent on Trading Infrastructure at R5 billion (38%) which provides for basic services followed by Economic and Environment Infrastructure (25%).

4.4.1 Eskom and Rand Water Accounts

Rand Water Accounts as at 31 July 2019

Municipality (Rands)	Current	30 days	60 days	90 Days	90 Days+	Total
EMFULENI	103 277 182	93 753 374	104 237 022	67 423 295	154 152 909	522 843 782
MIDVAAL	11 821 890	- 0	-	-	-	11 821 889
LESEDI	7 740 933	451 504	-	-	-	8 192 436
MOGALE CITY	30 537 125	26 990 539	-	-	-	57 527 664
RAND WEST CITY	29 143 475	24 917 794	0	-	-	54 061 269
MERAFONG CITY	24 416 171	21 969 288	19 444 596	2 308 352	-	68 138 407
TOTAL	206 936 775	168 082 498	123 681 618	69 731 647	154 152 909	722 585 447

Table 27: Rand Water Accounts as at 31 July 2019 Source: Provincial Treasury

As at 31 July 2019, Emfuleni LM has the highest outstanding balance on the Rand Water account followed by Merafong City LM. Both municipalities have made arrangements to pay old and current debts, but they are not honouring the payment arrangement. Rand Water received payment proposal from Emfuleni LM on 30 September 2019 and is busy reviewing the payment proposal. The accounts for Rand West City LM, Lesedi LM and Mogale City LM are on current.

4.4.2 Eskom Outstanding Balances as at 27 September 2019

MUNICIPALITY (Rands)	CURRENT	DUE 31 to 60 days	DUE 61 to 90 days	DUE 91 PLUS	Balance on original arrear account	TOTAL DEBT
EMFULENI	296,352,445	313,247,279	1,165,356,564	-	-	1,774,956,287
MIDVAAL	-	-	-	-	-	-
LESEDI	-	-	-	-	-	-
MOGALE CITY	102,437,530	111,420,878	15,000,000	-	-	228,858,408
RAND WEST CITY	85,740,117	73,249,369	92,955,410	-	69,417,198	321,362,094
MERAFONG CITY	45,230,085	51,109,105	268,931,490	-	-	365,270,680
TOTAL DEBT	529,760,176	549,026,631	1,542,243,463	-	69,417,198	2,690,447,469

Table 28: Eskom Outstanding Balances as at 27 September 2019 Source: Provincial Treasury

Emfuleni LM had an outstanding balance of R1, 7 billion as at September 2019. The municipality committed to submit a draft payment proposal to Eskom but failed to do so. Mogale City LM, Rand West City LM and Merafong City LM also had outstanding Eskom accounts at 90 days indicating that they did not close off the financial year with their accounts on a current position. The accounts for Midvaal LM and Lesedi LM were up-to-date at the financial year until end September 2019.

4.5 Creditors Analysis

Section 65 (2) (e) of the MFMA requires an accounting officer of a municipality to ensure that all money owing by the municipality be paid within 30 days on receipt of the relevant invoice or statement. The table below provides for a creditors age analysis for 2017/19 and 2018/19 financial years:

Creditor Age Analysis - June 2019						
Municipality	0 - 30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days	Total 2018/19	Total 2017/18
City of Tshwane MM	7,559,985	-	-	-	7,559,985	7,151,395
Ekurhuleni MM	1,386,785	-	-	-	1,386,785	3,772,838
Midvaal LM	99,734	-	-	-	99,734	49,068
Lesedi LM	8,216	-	-	-	8,216	51,660
Mogale City LM	355,011	111,037	27,364	-	493,413	513,192
Ermfuleni LM	654,066	2,593	2,042,063	-	2,696,722	2,152,191
Sedibeng DM	27,780	-	-	161,712	189,492	163,032
City of Johannesburg MM	2,665,586	2,815	46,808	93,092	2,808,302	4,917,922
West Rand DM	2,772	2,773	1,213	30,990	37,748	70,896
Rand West City LM	460,527	115,075	53,371	207,952	836,925	432,906
Merapong City LM	93,596	53,831	34,649	382,582	564,658	409,609
Total	13,314,059	288,124	2,205,469	876,328	16,683,980	19,684,710
% per Age Analysis	80%	2%	13%	5%	100%	

Table 29: Creditors Age Analysis per municipality – 2017/18 and 2018/19 financial years

A total amount of R16 billion was owed by all Gauteng municipalities for goods and services rendered to municipalities as at June 2019 compared to an amount of R19 billion owed at the end of June 2018. The amount owed decreased by 17% between the two financial years. An amount of R13 billion (80%) relates to invoices to be settled within 30 days of receiving invoices from various suppliers. City of Tshwane MM, City of Ekurhuleni MM, Midvaal LM and Lesedi LM did not owe creditors beyond 30 days. Figure for all municipalities circled in red indicates non-compliance with the 30 days' payment period.

4.5.1 Debtors Analysis

The total municipal consumer debt amounted to R62 billion as at 30 June 2019, the amount has increased by R4,4 billion (8%) compared to the R57 billion accounted as at 30 June 2018.

Debtors Age Analysis - June 2019

Municipality	0 - 30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days	Total 2018/19	Total 2017/18
City of Johannesburg MM	2,112,865	1,207,450	1,114,190	20,745,799	25,180,304	20,108,121
City of Tshwane MM	2,088,610	383,044	226,222	9,160,798	11,858,675	11,759,102
Ekurhuleni MM	1,793,476	552,435	423,859	9,327,235	12,097,004	15,320,249
West Rand DM	140	218	198	47,528	48,083	25,757
Sedibeng DM	103,642	29,328	18,806	454,416	606,193	46,008
Rand West City LM	88,303	77,871	76,209	1,649,656	1,892,038	489,071
Merapong City LM	239,737	38,308	39,200	1,240,674	1,557,919	1,456,189
Mogale City LM	3,227	1,930	238	53,915	59,310	1,351,569
Ermfuleni LM	391,081	247,344	185,210	6,929,787	7,753,422	6,293,296
Midvaal LM	43,078	37,975	16,303	229,368	326,722	239,074
Lesedi LM	48,901	19,486	17,898	662,341	748,627	622,377
Total	6,913,060	2,595,388	2,118,335	50,504,514	62,128,297	57,710,812
% per Age Analysis	11%	4%	3%	81%	100%	

Table 30: Debtors Age Analysis – 2017/18 and 2018/19 financial years

R50 billion (81%) of the total debt of R62 billion is owed to municipalities for the period of 90 days and above. The amount may be deemed irrecoverable as it remained uncollectable for a long period of time, unless municipalities embark on radical credit control measures to recover the money. In some municipalities, the measures to recover old debt i.e. the appointment of debt collectors were proven to be expensive than the actual revenue collected on behalf of the municipality resulting in more financial distress.

4.5.2 Councillors in Arrears

Schedule 1, Section 12A of the Municipal Systems Act, No. 32 of 2000 requires municipal Councillors not to be in arrears for rates and services charges for a period longer than ninety (90) days. The table below provides information on the outstanding arrears for the period ending 30 June 2019.

Councillors in Arrears - June 2019 & June 2018				
Municipality	Outstanding Arrears as at June 2019	% as at June 2019	Outstanding Arrears as at June 2018	% as at June 2018
City of Johannesburg MM	Not disclosed	0%	1,078,636	37%
Ekurhuleni MM	152,149	10%	190,753	7%
City of Tshwane MM	544,584	35%	439,916	15%
Mogale City LM	83,652	5%	299,463	10%
Rand West City LM	207,705	13%	197,699	7%
Merapong City LM	-	0%	64,537	2%
Ermfuleni LM	515,583	33%	581,074	20%
Midvaal LM	18,815	1%	5,327	0%
Lesedi LM	24,982	2%	30,369	1%
Total	1,547,470	100%	2,887,774	100%

Table 31: Councillors in Arrears per municipality – 2017/18 and 2018/19 financial years

The outstanding debts of Councillors were sourced for the audited AFS. Councillors owed municipalities the total of R1,5 million in 2018/19 and R2,8 million in 2017/18 financial years. Information for City of Johannesburg MM is not disclosed in the audited 2018/19 AFS. City of Tshwane MM and Emfuleni LM shows the highest amount of outstanding debt representing in the 2018/19 financial year. Councillors of district municipalities pay for services at local municipalities that are within their area of jurisdiction. Councillors are expected to be upholding the highest standard of compliance on the payments of services to also encourage the culture of payment to their constituencies.

4.6 Grant Performance

National Grant Expenditure - 30 June 2019			R'000
Grant Name	Total Transferred	Total Actual Expenditure	% Actual
National Treasury Grants			
Financial Management Grant (FMG)	17.970	15.543	86%
Infrastructure Skills Development Grant (ISDG)	7.200	51.339	713%
Neighbourhood Development Partnership Grant (NDPG)	233.890	197.472	84%
Sub-Total	259,060	264,354	102%
Cooperative Governance			
Municipal Infrastructure Grant	500.440	408.123	82%
Municipal Disaster Recovery Grant (MDRG)	21.317	21.317	100%
Sub-Total	521,757	429,440	82%
Transport			
Public Transport Network Grant (PTNG)	2.479.770	1.139.219	46%
Rural Road Assets Management Systems Grant (RRAMSG)	5.030	4.903	97%
Sub-Total	2,484,800	1,144,122	46%
Public Works			
Expanded Public Works Programme Integrated Grant (EPWPIG)	105.497	105.117	100%
Sub-Total	105,497	105,117	100%
Energy			
Integrated National Electrification Programme Grant (INEPG)	163.437	143.690	88%
Energy Efficiency and Demand Side Management Grant (EEDSMG)	36.000	26.048	72%
Sub-Total	199,437	169,738	85%
Water Affairs			
Water Services Infrastructure Grant (WSIG)	185.000	158.100	85%
Sub-Total	185,000	158,100	85%
Grant Totals	3,755,551	2,270,871	60%

Table 32: Grant Performance Source: National Treasury Section 71 publication for period ended June 2019

The table above shows individual grants performance by municipalities:

- i) Finance Management Grant (FMG) – the following municipalities spent below the norm on the grant i.e. City of Ekurhuleni MM (60%), Sedibeng DM (85%), Emfuleni LM (36%) and Merafong City LM (49%).
- ii) Neighbourhood Development Partnership Grant (NDPG) – City of Johannesburg MM, City of Ekurhuleni MM and Emfuleni LM spent the lowest on this grant, at 82%, 84% and 10% respectively.

- iii) Municipal Infrastructure Grant (MIG) – the following municipalities did not spend the entire allocation of this grant i.e. Merafong City LM (72%), Emfuleni LM (60%), Midvaal LM (79%) and Lesedi LM (67%).
- iv) Public Transport Network Grant (PTNG) – the low performance of this grant is as a result of the performance by City of Johannesburg MM at (0%), City of Ekurhuleni MM (65%) and City of Tshwane MM (92%).
- v) Integrated National Electrification Programme (INEP) – the performance on INEP is based on the performance of City of Johannesburg MM at (82%), City of Ekurhuleni MM at (76%), Midvaal LM at (43%) and Lesedi LM at (39%).
- vi) Energy Efficiency and Demand Side Management Grant (EEDSMG) – on this grant the lowest performance was recorded at from City of Tshwane MM at 3%.
- vii) Water Services Infrastructure Grant (WSIG) – the low performance on this grant was recorded from Rand West City LM at (94%), Merafong City LM at (71%), Emfuleni LM at (72%), Midvaal LM at (79%) and Lesedi LM at (83%).

4.7 Financial Ratios Based on Annual Financial Statements

The financial ratios are based on the Audited Financial Statements therefore there will be slight differences between the four quarters of municipal quarterly budget statements, MFMA Section 71 report, and the audited AFS ratios. The rationale for the financial ratios is to provide indication of the financial positions and performance based on AGSA reports and audited AFS

4.7.1 Current Ratio

Table below shows municipality's ability to pay back its short-term liabilities with its short-term assets for the period ended June 2019:

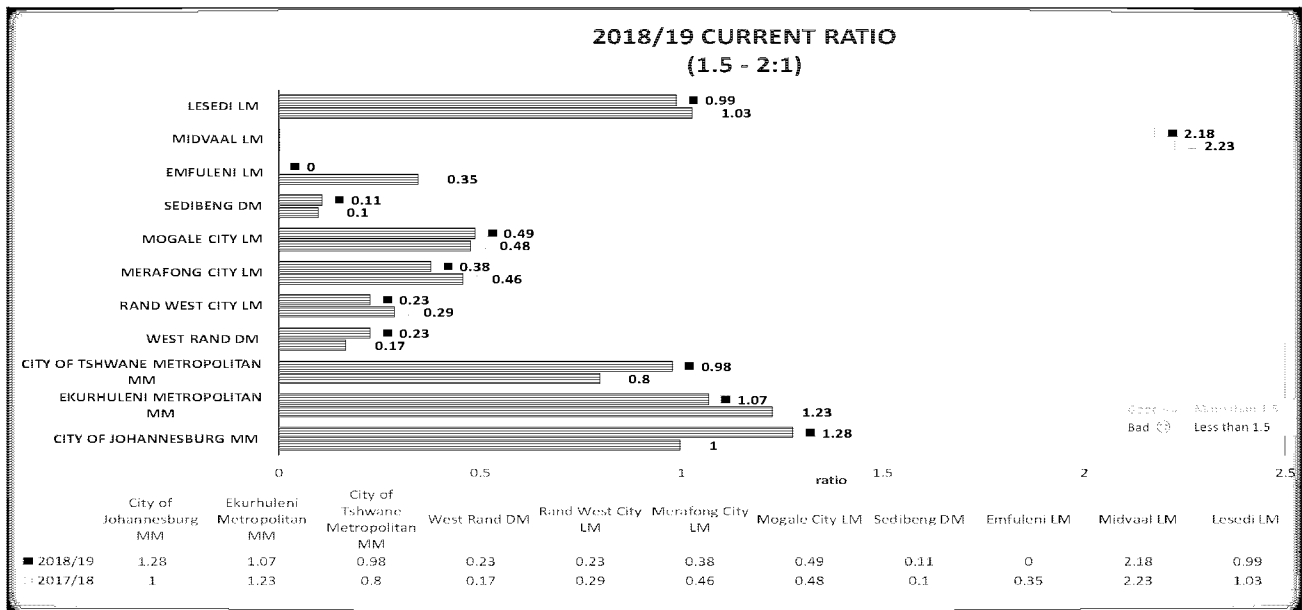


Figure 7: Current Ratio – 2017/18 and 2018/19 financial years

The current ratio of municipalities in Gauteng is concerning except for Midvaal LM. West Rand DM, Rand West City LM, Merafong City LM, Mogale City LM, Sedibeng DM and Emfuleni have the lowest current ratio. These municipalities are in financial strain and cannot afford to pay their short-term liabilities with their short-term cash and cash equivalents. These municipalities need to increase their revenue streams and cut costs to address their challenges. Some of these municipalities have been struggling to cover the payroll expense on a month to month basis. Midvaal LM is the only municipality with a high current ratio and still financially viable.

4.7.2 Solvency Ratio

Table below shows municipality's ability to pay back its long-term liabilities with its long-term assets for the period ended June 2019:

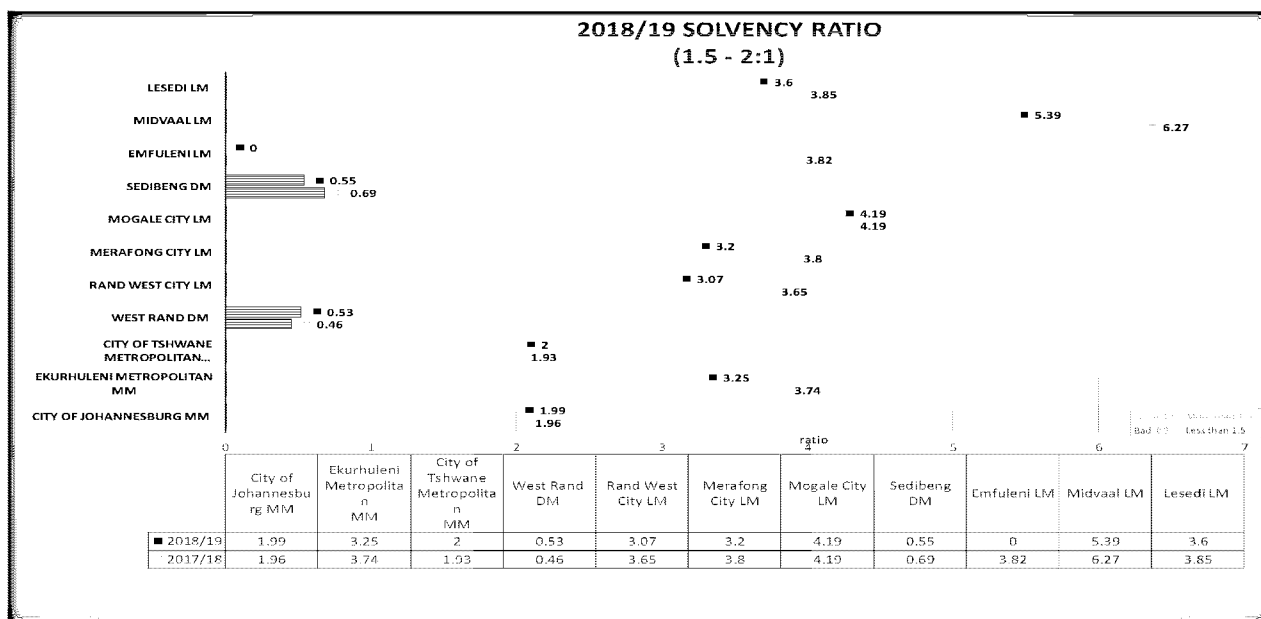


Figure 8: Solvency Ratio – 2017/18 and 2018/19 financial years

West Rand DM and Sedibeng DM are the two municipalities with the lowest solvency ratio which highlights serious financial challenges. As at 30 June 2019, West Rand DM and Sedibeng DM long-term liabilities exceeded their long-term assets by R 104 117 894 and R 114 572 592 consecutively, meaning these municipalities may be unable to adequately sustain operations in future. These conditions indicate the material uncertainty of the two district municipalities’ ability to operate as a going concern.

4.7.3 Debtor Collection Period (After Impairment)

Table below indicates number of days it takes for a municipality to receive payment from its consumers for bills/invoices issued to them for services for the period ended June 2019:

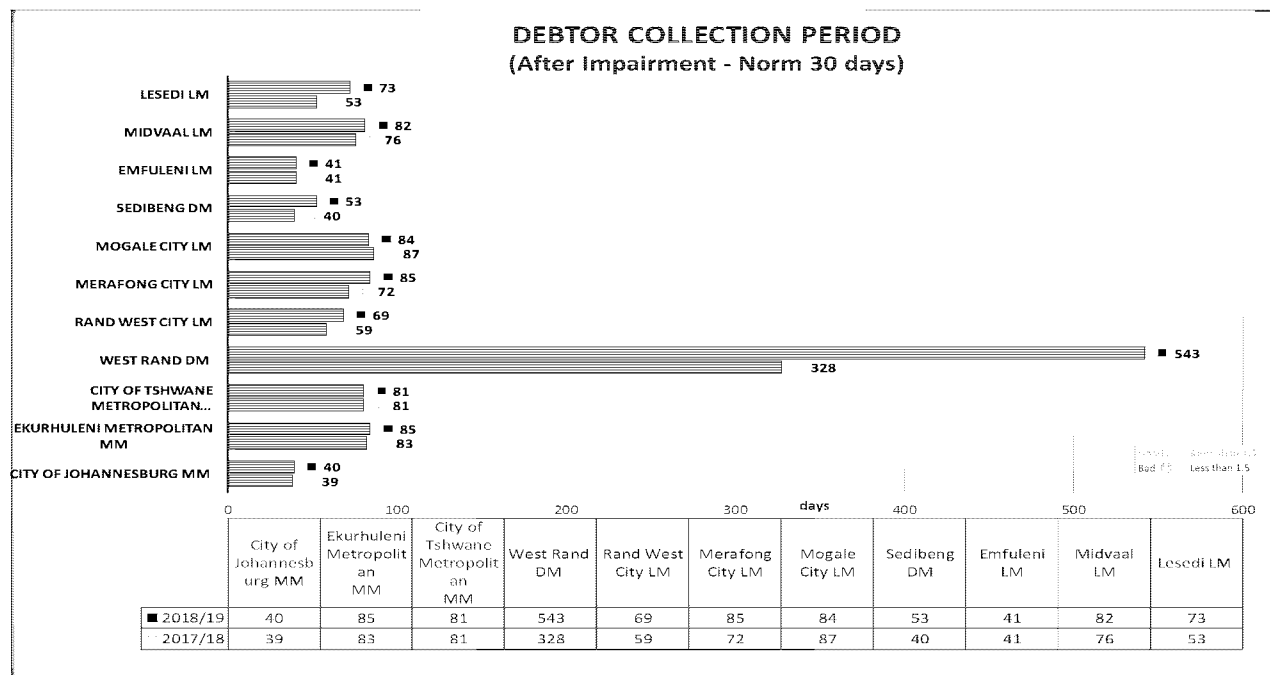


Figure 9: Debtor Collection Period – 2017/18 and 2018/19 financial years

All municipalities in Gauteng are not able to collect the revenue for rates and consumer services within 30 days. West Rand DM has the highest collection period, of which 96% of the debtors are local municipalities that also have severe cash flow challenges.

4.7.4 Creditor Payment Period

Table below indicates municipality’s ability to settle their creditors within 30 days on receipt of the relevant invoice or statement in terms of section 65 (2) (e) of the MFMA for the period ended June 2019:

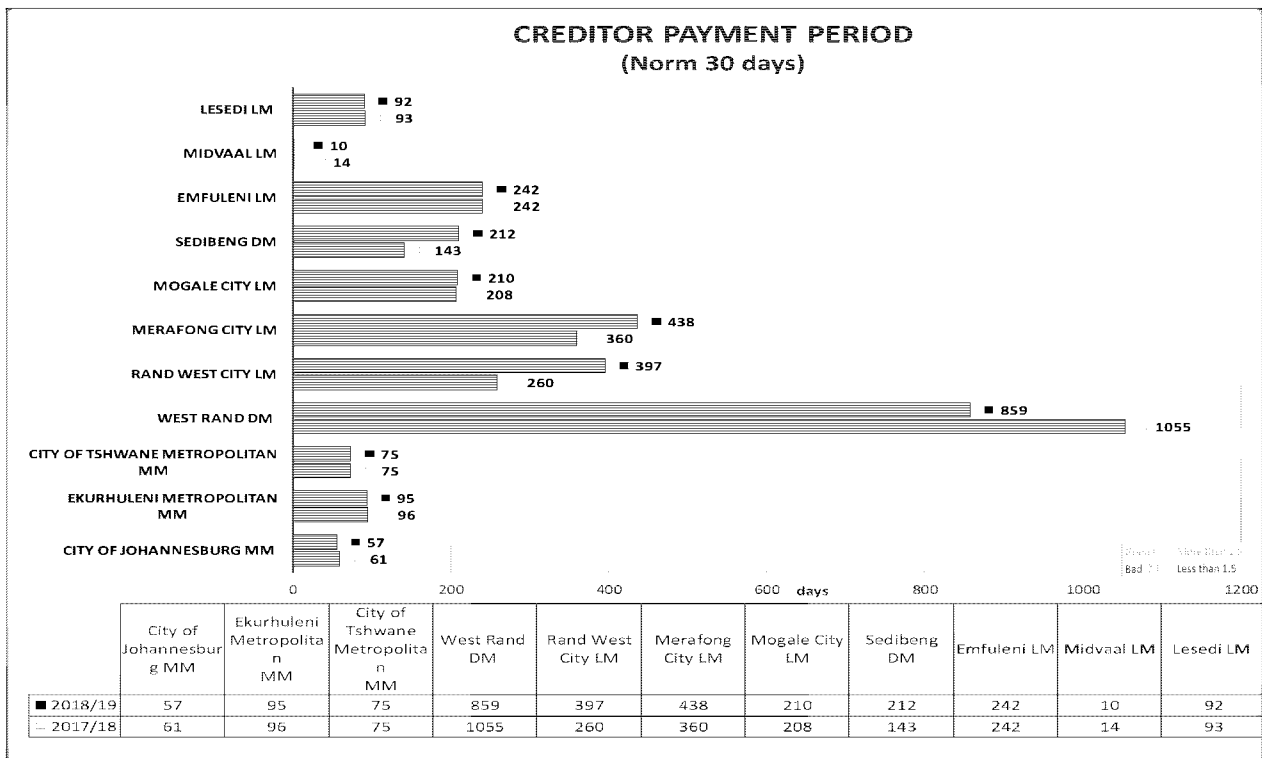


Figure 10: Debtor Collection Period – 2017/18 and 2018/19 financial years

The Auditor-General found Midvaal LM to be the only municipality complying with section 65 (2) (e) of the MFMA. West Rand DM, Merafong City LM, Rand West LM, Emfuleni LM and Sedibeng DM have a high creditor payment period which is outside the prescribed period of 30 days. Severe cash flow constraints and low cash collections from consumers in these municipalities have resulted in these conditions.

4.7.5 Revenue Growth

Table below indicates municipality’s overall revenue growth for the period ended June 2019:

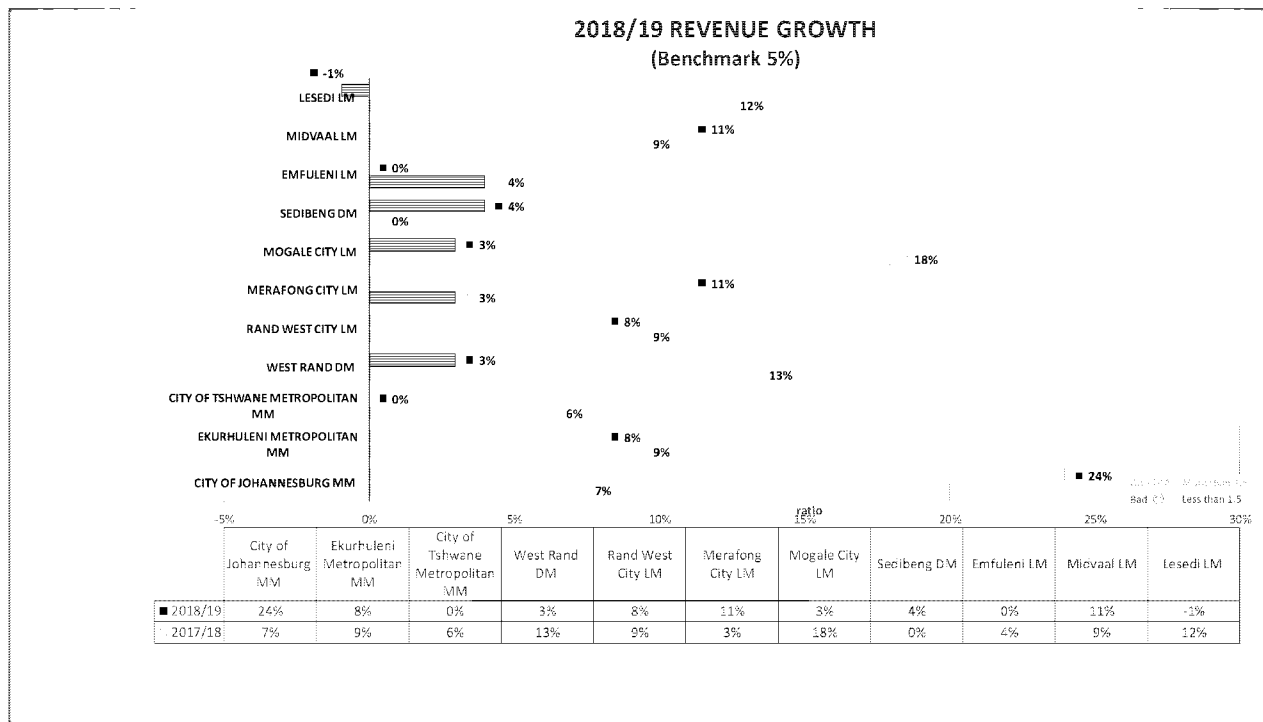


Figure 11: Revenue Growth – 2017/18 and 2018/19 financial years

Revenue Growth of Lesedi LM, Emfuleni LM, Sedibeng DM, Mogale City LM and West Rand DM have decreased as at 30 June 2019 and these municipalities need to implement stringent credit control measures and revenue enhancement strategies. The revenue of these municipality is also under pressure due to increases in debtor collection days as well of impairment of debtors.

4.8 Functional Internal Audit Units and Audit Committees

Assessment of Internal Audit Units and Audit Committees in Municipalities: Financial Year 2018/19

4.8.1 Assessment of Internal Audit Units in Municipalities

Tables below shows the functionality status of the Internal Audit Units and Audit Committees for 2018/19 financial year.

All internal audit units in Gauteng municipalities were functional in the 2018/19 financial year. Notwithstanding the challenges that some municipalities had; these oversight structures have complied with section 165 and 166 of the MFMA, which requires each municipality to have an internal audit unit and audit committee, which must deal with matters relating to internal financial control, internal audits; risk management; accounting policies; performance management; and effective governance.

MUNICIPAL INTERNAL AUDIT UNITS									
PERIOD JULY 2018 - JUNE 2019									
Municipality	Internal Audit unit established i.t.o Section 165 (1) of the MFMA (Yes/No)	Outsourced/ In-house	Total number of approved Internal Audit unit posts	Number of officials appointed in the Internal Audit unit	Percentage (%) of officials appointed in the Internal Audit unit	Chief Audit Executive/ Head of Internal Audit in place	Independence and Objectivity (CAE must report functionally to the AC, and administratively to accounting officer) (Yes/No)	Internal Audit Charter approved (Yes/No)	Internal Audit Plan (Risk based) i.t.o Section 165 (2)(a) of the MFMA (Yes/No)
City of Johannesburg MM	Yes	In-house	71	42	59%	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	In-house	74	65	88%	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	In-house	57	29	51%	Yes	Yes	Yes	Yes
West Rand DM	Yes	In-house	8	5	63%	Yes	Yes	Yes	Yes
Rand West City LM	Yes	In-house	13	5	38%	Yes	Yes	Yes	Yes
Merapong LM	Yes	In-house	9	5	56%	No	No	Yes	Yes
Mogale City DM	Yes	In-house	6	6	100%	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	In-house	3	3	100%	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	In-house	23	18	78%	No	Yes	Yes	Yes
Midvaal LM	Yes	Outsourced	0	0	0%	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Outsourced	2	1	50%	Yes	Yes	Yes	Yes

Table 33: 2017/18 Internal Audit Units Status

Two (2) municipalities do not have Chief Audit Executives and Audit Managers and they are Emfuleni LM and Merapong LM. The internal audit manager of Merapong City LM is one of the critical positions that need to be filled in order to stabilize the Internal Audit unit, however, this position has never been filled for the past ten (10) years, this is due to the current financial constraints that result to incapacitation of the internal audit unit. Due to the financial challenges in the municipality, internal audit staff of Merapong City LM are not members of the Institute of Internal Auditors (IIA) and this was regarded as non-compliance internal audit standards by the audit committee.

Merapong City LM Internal Audit team relies mainly on trainings provided by the Gauteng Provincial Treasury to meet their continuous professional development. The status of the independence of the internal audit function of Merapong City LM could be impaired as the

internal audit unit still reports to the Chief Operations Officer and not to the Accounting Officer as required by section 165 (2) (b) of the MFMA read in conjunction with standard 1100 of the Institute of Internal Auditors (IIA) International Standards for Professional Practice of Internal Auditing. The municipality had indicated that CAE/audit manager is a critical position and they are reviewing the structure however it is perceived that the position is not of priority to the municipality for the fact that the issue has been raised in previous years.

MUNICIPAL AUDIT COMMITTEES							
PERIOD JULY 2018 - JUNE 2019							
Municipality	Audit Committee established i.t.o Section 166 (1) of the MFMA (Yes/No)	Number of Audit Committee members appointed (Minimum 3 members) i.t.o Section 166 (4) of the MFMA (Yes/No)	Qualifications meet the required criteria (Yes/No)	Audit Committee Charter date of approved by Council (Yes/No)	Audit committee meetings held on a quarterly basis (Yes/No)	Audit committee reports to Council on a quarterly basis (Yes/No)	Audit committee reviews annual financial statements and annual performance report prior to submission to AG i.t.o Section 166 (2)(b) of the MFMA (Yes/No)
City of Johannesburg MM	Yes	6	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	4	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	5	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	5	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Merafong City LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	2	Yes	Yes	No	Yes	Yes
Ermfuleni LM	Yes	4	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	4	Yes	No	Yes	No	Yes

Table 34: Audit Committees

In 2018/19 financial year, ten (10) audit committees were functional accept for the audit committee of Sedibeng DM, as out of the five (5) members that the municipality had, three (3) members resigned thus the remaining two members were not constituting a Quorum. However, the vacancies of the two members were subsequently approved by the council on a sitting held on 07 June 2019. All the audit committees, including those appointed late in the financial year, were able to review the annual financial statements and annual performance report prior submission to the Auditor-General.

Lesedi LM appointed its audit committee in the third quarter of the financial year and this required the audit committee to work swiftly in fulfilling their mandate. Lesedi LM's audit committee charter has not been approved by council as at 30 June 2019, the department did not receive the chairperson's report to council on the activities of the internal audit and the audit committee.

4.9 Municipal Audit Outcomes and Progress made on AG Action Plans

Table below highlights the 2018/19 audit outcomes and the number of issues on the municipal Auditor-General action plans resolved as presented by municipalities quarterly at Operation Clean Audit (OPCA) Provincial Coordinating Committee (PCC) engagements. Independent verifications of implementation were performed and confirmed by internal auditors who provide assurance to the OPCA PCC.

Municipalities in Gauteng are reflecting an overall stagnation of audit outcomes when compared to the prior two (2) years. Nine (9) municipalities (City of Johannesburg MM, Ekurhuleni MM, City of Tshwane MM, West Rand DM, Rand West City LM, Merafong City LM, Mogale City LM, Sedibeng DM, and Lesedi LM) maintained their unqualified audit opinions with emphasis of matters for the 2018/19 financial year; which if the matters of emphasis issues are not adequately addressed they will lead to municipalities regressing to negative audit opinions. This represents the 82% of all the eleven (11) municipalities. Midvaal Local Municipality received a clean audit for the three consecutive financial years which is commendable.

Municipality	2016/17				2017/18				2018/19			
	Audit Outcome	Total Issues raised	Number of issues resolved	% Resolved	Audit Outcome	Total Issues raised	Number of issues resolved	% Resolved	Audit Outcome	Total Issues raised	Number of issues resolved	% Resolved
City of Johannesburg MM	Unqualified	670	450	67%	Unqualified	661	80	12%	Unqualified	143	0	0%
City of Tshwane MM	Unqualified	108	34	31%	Unqualified	412	215	52%	Unqualified	Final AGSA report not issued		
Ekurhuleni MM	Unqualified	110	73	66%	Unqualified	136	14	10%	Unqualified	68	20	29%
Sedibeng DM	Unqualified	37	34	92%	Unqualified	72	43	60%	Unqualified	80	0	0%
Lesedi LM	Unqualified	58	12	21%	Unqualified	56	22	39%	Unqualified	51	1	2%
Emfuleni LM	Unqualified	52	8	15%	Unqualified	-	-	-	Unqualified	Final AGSA report not issued		
Midvaal LM	Clean	6	4	67%	Clean	27	16	59%	Clean	46	11	24%
West Rand DM	Unqualified	12	12	100%	Unqualified	18	9	50%	Unqualified	27	8	30%
Merafong City LM	Unqualified	25	11	44%	Unqualified	48	19	40%	Unqualified	26	13	50%
Mogale City LM	Unqualified	61	48	79%	Unqualified	46	10	22%	Unqualified	54	2	4%
Rand West City LM	Unqualified	98	38	39%	Unqualified	82	32	39%	Unqualified	64	49	77%
Total		1237	724	59%		1558	460	30%		559	104	19%

Table 35: Number of Issues on Municipal AG Action Plans Resolved

A reduction is seen in the total number of findings raised by AG, however it should be noted that the detailed audit reports of City of Tshwane and Emfuleni have not been finalised and signed accordingly for 2018/19 financial year. Municipalities are required to address audit findings raised by the Auditor-General through implementation of corrective measures as stated in the audit response plans. Failure to resolve these findings will result to recurring

findings. In 2017/18, the following 30% of audit issues were not resolved by some municipalities:

- Pre-determined Objectives (AoPO);
 - Procurement or Supply Chain Management (SCM);
 - Consequence management;
 - Material misstatements on AFS & APR;
 - Information Technology (IT); and
 - Property, Plant and Equipment (PPE).
- i) Furthermore; these issues were recurring audit findings in 2018/19 financial year. Recurring findings are due to slow response and lack of urgency by administrative leadership to address compliance findings focusing on control deficiencies, root causes, and preparing quality financial statements and performance reports. Non-compliance with supply chain management legislation is widespread across all municipalities as there is a significant regression in compliance to MFMA regulations. Recommendations made in previous years to reduce audit findings and/or investigate irregularities were not adequately implemented by municipalities.
- ii) The number of findings raised by AG on performance information continue to increase. Most municipalities had material findings on AOPO and responses to these findings were found to be not adequate.
- iii) Both political and administrative leadership must be involved and play an oversight role which will set the tone at the top and further create a conducive environment to good financial management and service delivery.
- iv) Internal audit and audit committees must ensure that adequate internal controls, compliance with laws and regulations; and proper risk management are maintained. Their roles should abreast municipal councils with issues of concerns and provide high risks areas for council to proactively monitor and make decisions on.
- v) Oversight departments such as Provincial and National Treasuries, Provincial and national Departments of Cooperative Governance and SALGA should ensure that audit actions plans are fully supported and monitored including implementation of the actions plans to ensure adherence legislations governing municipalities.

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

The Department is legislatively mandated to monitor, support and report on the compliance of municipalities with the provisions of the Act and where failure has been identified, the Department takes appropriate steps to ensure compliance. The mechanisms that are used in the monitoring of the implementation of the Municipal Property Rates Act and addressing issues emanating from the implementation of this Act is by means of municipal engagements and workshops, legislative dates.

All municipalities (locals and metros) are always encouraged to attend these workshops and present their progress on the implementation of the Act, report challenges encountered from implementation and resolve them. Furthermore, it is informed by issues emanating from the implementation of the Act which need to be addressed by municipalities.

4.11 Municipal Property Rates Policies

The Department conducted compliance assessments of municipal property rates policies in terms of section 3(1) and (2) of the MPRAA which stipulates that:

- “(1) The council of a municipality must adopt a policy consistent with this Act on levying of rates on rateable property in the municipality.*
- (2) A rates policy adopted in terms of subsection (1) takes effect on the effective date of the first valuation roll prepared by the municipality in terms of this Act and must accompany the municipality’s budget for the financial year concerned when the budget is tabled in the municipal council in terms of section 16(2) of the Municipal Finance Management Act (MFMA).”*

The overall assessment indicated that all Gauteng Metropolitan municipalities conform to the generic rates policy format which has been developed as a guide for the development of municipal property rates policies.

In West Rand local municipalities, Merafong City Local Municipality did not on place its budget related documents on the website as a result of the malfunctioning of the website installed by the departmental Information Computer Technology (ICT) as support intervention.

In Sedibeng local municipalities, the municipal property rates policies for local municipalities were placed on the websites which reflect compliance with the above-mentioned legislative provisions. The municipal property rates policies for local municipalities conform to the generic rates policy format which has been developed as a guide for the development of municipal property rates policies.

There is no uniform ratio promulgated for business and vacant land properties. Different tariffs are charged by municipalities. On vacant land properties higher rates are charged to encourage property owners to develop those properties. On business properties, municipalities use their discretion by charging different rates which must not materially and unreasonably prejudice national economic policies and economic activities across municipal boundaries.

The table below shows the municipal compliance with the budget process with regard to the tabling and publication of the draft rates policies

Municipal Property Rates Policies: Financial Year 2018/2019								
Municipalities	Tabling of the draft rates policies (31 st March) Section 3 of the MPRAA and Section 16 of the MFMA	Adoption of the draft rates policies (31 st May) Section 4 of the MPRAA	Contents of the municipal property rates policies in accordance with generic rates policy format	Community participation on municipal property rates policies and publication (website and media) i.t.o Section 4 of the MPRAA	Annual review of municipal property rates policies i.t.o Section 5 of the MPRAA	Adoption and publication of the by-laws to give effect to the rates policies i.t.o Section 6 of the MPRAA	Commencement of the rates policies i.e. 1st July i.t.o Section 13 of the MPRAA	Promulgation of resolutions on levying rates Section 14(2) of the MPRAA
City of Johannesburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM (former Randfontein)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM (former Westonaria)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong City LM	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Table 36: Municipal Property Rates

All Municipalities have complied with the provisions of the MPRAA stated in the table above by tabling the municipal draft budgets on the 31st March 2019 and adopting their budgets on or before the 31st May 2019.

Community participation has been conducted by all Gauteng municipalities by placing the draft rates policies on the websites, advertising in the media, satellite offices, submission to the department and libraries for public inspection including inviting public comments and representations within the specified period with an exception of Merafong City Local Municipality due to the malfunctioning of the system installed by CoGTA Information Computer Technologies (ICT).

A resolution on levying of rates must be annually promulgated, within 60 day of the date of the resolution, by publishing the resolution in the *Provincial Gazette* to give effect to the rates policies. The municipal by-laws may be enforced only after it has been published in the official gazette in terms of section 162(1) of the Constitution. All municipalities had complied with the above-mentioned legislative provision.

4.12 Compliance with compilation of General Valuation Roll (GVR)

The table below shows municipal compliance with the determination date, commencement and the validity of the general valuation rolls for municipalities that are implementing their general valuation rolls on the 1st July 2019.

MUNICIPAL PERFORMANCE COMPLIANCE					
Municipality	Determination date of the valuation i.t.o Section 31 of the MPRAA	Advertisement, appointment and designated Municipal Valuers i.t.o Section 33 of the MPRAA	Submission of the certified general valuation rolls i.t.o Section 34 of the MPRAA	Commencement of the GVRs 1 July i.t.o Section 32(1) of the MPRAA	Validity of the GVRs i.t.o Section 32(1)(b) of the MPRAA
Rand West City LM (former Randfontein)	1 July 2018	Yes	N/A	1 July 2019 - 30 June 2020	1 July 2020 - 30 June 2024
Rand West City LM (former Westonaria)	1 July 2018	Yes	N/A	1 July 2019 - 30 June 2020	1 July 2020 - 30 June 2024
Merafong City LM	1 July 2018	Yes	31 January 2019	Yes	Yes
Lesedi LM	1 July 2018	Yes	31 January 2019	Yes	Yes

Table 37: Municipal performance Compliance

Merafong City LM and Lesedi LM have been granted extension of the validity of their general valuation rolls. In terms of section 82B(c) of the Act and have submitted reports outlining the progress with the implementation of the next general valuation rolls following the extension of the period. Furthermore, both municipalities determined the date of the valuation 12 months before the start of the financial year according to section 31 of Act and complied with the provisions of section 33 of the Act.

Rand West City LM (former Randfontein and Westonaria) have been granted extension of the validity of the general valuation roll from 1st July 2019 to 30th June 2021 in terms of section 32 of the Act.

Compliance in terms of Public notice of the general valuation rolls In terms of section 49 of the MPRAA, the municipal manager must publish the certified general valuation roll in the media for two consecutive weeks and in the provincial gazette inviting people for the inspection of the roll and lodging of objections to the roll.

MUNICIPALITIES TO IMPLEMENT THEIR GENERAL VALUATION ROLLS ON THE 1ST JULY 2019 AND PROJECT PLANS				
Municipality	Submission date for the certified GVRs (five months before the implementation of the MPRAA	Date for the publication of the certified general valuation roll i.t.o section 49 of the MPRAA	Inspection period inviting every person who wishes to lodge an objection i.t.o section 49 of MPRAA	Submission of project plans on progress with valuation for the implementation of the GVRs i.t.o section 81 of the MPRAA
Merafong City LM	31 January 2019	13 and 21 February 2019	25 February – 25 March 2019	Yes
Lesedi LM	31 January 2019	11 and 28 February 2019	1 March – 31 May 2019	Yes

Table 38: Publication dates of section 49 notices

Municipalities implementing their general valuation rolls on the 1st July 2019 have complied with the provisions of section 49 of the MPRAA. Notices inviting every person who wishes to lodge an objection in respect of any matter in or omitted from the general valuation roll were published in the provincial gazette and in the media for two consecutive weeks. Furthermore, public inspection period was opened for more than 30 days which reflected compliance with section 49 of the MPRAA. Merafong City LM and Lesedi LM managed to submit their project plans on the General Valuation Roll to the department in terms of section 81 of MPRAA

4.13 Validity of the general valuation rolls of Gauteng municipalities

The table below shows municipal compliance with the determination date, commencement and the validity of the general valuation rolls for municipalities that have implemented their general valuation rolls.

VALIDITY OF THE GENERAL VALUATION ROLLS				
Municipalities	Determination date of the valuation i.t.o Section 31 of the MPRAA	Commencement of the GVRs 1 July i.t.o Section 32(1) of the MPRAA	Validity of the GVRs i.t.o Section 32(1)(b) of the MPRAA	Extension of the validity of the GVRs i.t.o Section 32(2) of the MPRAA
City of Johannesburg MM	1-Jul-17	1-Jul-18	1 July 2018 - 30 June 2022	N/A
Ekurhuleni MM	1-Jul-16	1-Jul-17	1 July 2017 - 30 June 2021	N/A
City of Tshwane MM	1-Sep-16	1-Jul-17	1 July 2017 - 30 June 2020	N/A
Rand West City LM (former Randfontein)	N/A	N/A	1 July 2014 - 30 June 2018	1 July 2018 - 30 June 2019
Rand West City LM (former Westonaria)	N/A	N/A	1 July 2014 - 30 June 2018	1 July 2018 - 30 June 2019
Merafong City LM	N/A	N/A	1 July 2012 - 30 June 2016	1 July 2016 - 30 June 2019
Mogale City LM	1-Nov-17	1-Jul-18	1 July 2018 - 30 June 2023	N/A
Emfuleni LM	1-Jul-16	1-Jul-17	1 July 2017 - 30 June 2019	N/A
Midvaal LM	1-Jul-17	1-Jul-18	1 July 2018 - 30 June 2023	N/A
Lesedi LM	N/A	N/A	1 July 2014 - 30 June 2018	1 July 2018 - 30 June 2019

Table 39: Validity of the general valuation rolls

The table further shows the general valuation rolls prepared on all rateable properties in the area of municipalities' jurisdictions including the validity and extension of those general valuation rolls.

4.14 Compliance in terms of functioning and performance of the VAB

Functions of the Valuation Appeal Boards (VABs)

The table below shows the functions of the valuation appeal boards established in terms section 56, 58 and 60 of the MPRAA. A majority of the members of an appeal board serving any time, constitutes a quorum for a meeting of the board in terms of section 68 of the MPRAA.

FUNCTIONS OF THE VALUATION APPEAL BOARDS						
Municipality	Compulsory reviews of the MV i.t.o Section 52 of the MPRAA	Right to appeal i.t.o Section 54 of the MPRAA	Established VABs i.t.o Section 56 of the MPRAA	VABs term of office i.t.o Section 60 of the MPRAA	Termination of membership i.t.o Section 63 of the MPRAA	Quorums and decisions affecting the general valuation roll i.t.o Section 68 and 69 of the MPRAA
City of JHB MM	Yes	Yes	Yes	1 November 2013 - 30 October 2018	Yes	Yes
City of Ekurhuleni MM	No	Yes	Yes	1 November 2017 - 31 October 2021	No	Yes
City of Tshwane MM	Yes	Yes	Yes	1 November 2017 - 31 October 2020	No	Yes
Rand West City LM (former Randfontein)	No	No	Yes	1 October 2014 - 30 September 2019	No	Yes
Rand West City LM (former Westonaria)	No	No	Yes	1 October 2014 - 30 September 2019	No	Yes
Merafong City LM	No	No	Yes	2 July 2012 - 30 June 2017	No	Yes
Mogale City LM	No	No	Yes	1 October 2014 - 30 September 2018	No	Yes
Emfuleni LM	Yes	No	Yes	1 July 2015 - 30 September 2018	No	Yes
Midvaal LM	No	No	Yes	1 October 2011 - 30 September 2018	No	Yes
Lesedi LM	No	No	Yes	1 October 2014 - 30 September 2018	No	Yes

Table 40: Establishment and term of office of the Valuation Appeal Boards

The table below shows municipal performance on dealing with reviews and appeals by the valuation appeal boards.

PERFORMANCE OF THE VALUATION APPEAL BOARDS				
Municipality	Number of Reviews	Number of Appeals	Number of completed Appeals	Number of outstanding Appeals
City of JHB MM	30 688	1 273		1 273
City of Ekurhuleni MM	3 688	792	323	111
City of Tshwane MM	125	54	44	10
Rand West City LM (former Randfontein)	-	-	-	-
Rand West City LM (former Westonaria)	-	-	-	-
Merapong City LM	-	2	-	2
Mogale City LM	-	82	82	-
Emfuleni LM	-	17	16	1
Midvaal LM	-	2	-	-
Lesedi LM	-	-	-	-

Table 41: Municipal reviews and appeals

The City of Johannesburg MM is the only municipality with (30 688) emanated from the general valuation roll implemented 1st July 2013 which will be considered by the new Valuation Appeal Boards. City of Ekurhuleni MM, City of Tshwane MM have shown good progress with disposing of reviews and appeals.

Merapong City LM received two (2) appeals to be considered by the VAB. Mogale City LM received eighty-two (82) appeal which will be considered by the VAB. The municipality has not yet designated its municipal valuer and the matter has been tabled to the council for its consideration.

Emfuleni LM is left with one (1) appeal which is challenged in court by the municipality and the property owner (Arcelor Metal). Midvaal LM received twenty-three (**23**) compulsory reviews to be considered by the VAB. The municipality has procured the services of Ndlala Mass Valuation Services for the compilation of the supplementary valuation roll. Rand West City LM and Lesedi LM did not have reviews and appeals.

4.15 Key Observations and Challenges

- i) Each year municipalities revenue budgets shows trends of growth however; it becomes more difficult to collect revenue due to high unemployment rate and economic challenges facing communities. This is most prevalent in municipalities such as Emfuleni LM, Merafong City LM and Rand West City LM. Thus, it is perceived that municipalities are overestimating their anticipated revenue.
- ii) A low expenditure trend on capital budgets is a concern factor, taking into consideration the reasons for ever-escalating service delivery protests. Municipalities should ensure better planning to accelerate the delivery and maintenance of capital infrastructure.
- iii) Municipalities are failing to spend all their grant allocations at financial year end and they will be required to pay back any unspent funds to the revenue fund if no worthwhile reasons for lack of spending are not provided. The unspent grants allocations by municipalities might further have future implications in withholding of funds by National Treasury.
- iv) Municipalities do not have sufficient cash balances to finance their monthly financial obligations including to pay creditors within the legislated 30 days' period. Municipalities are taking longer period to pay their creditors, furthermore, they are not making surplus on the sale of services due to poor collection rate, refusal to pay for services and tariffs that are not cost reflective.
- v) The high outstanding debtors, fifty billion rand over 90 days, has indirectly caused financial constrained to municipalities to optimally delivery their services to its communities and to increase their revenue growth. The low collection rate, debtors collection days and non-severe implementation of credit control measures by municipalities has a negative impact of municipal growth.
- vi) City of Johannesburg MM is the only municipality that has long outstanding reviews emanated from the previous implemented general and supplementary valuation roll dated 1st July 2013, As a result, there revenue estimated might be over or under stated as there is revenue implication in the outcomes of the reviews and appeals.
- vii) City of Johannesburg MM, Mogale City LM, Midvaal LM implemented their general valuation rolls on the 1st July 2018 and the Valuation Appeal Boards for these municipalities have been established in terms of Section 56 and 58 of MPRAA including Lesedi LM VAB members as the previous VAB's term of office expired in September 2018.
- viii) Gauteng Municipal Internal audit units and Audit committees are functional. However, the oversight units/committees should actively monitor some key indicators that might result to decline in performance and functionality of these structures amongst others are vacancy rate of internal audit units, the independency of Internal Audit units, the AC's chairperson report to council. These activities should be monitored to serve as indicators for support or intervene where necessary.

- ix) Municipalities are experiencing financial constraints resulting in low collection rates throughout the financial year. Furthermore, the escalating debt owed by consumers for rates and taxes is the direct consequences to the cash flow of the municipalities and affects the timeous payment of creditors owed within 30 days of receiving invoices. The longer effects of municipal financial constrains place hefty reliance on national and provincial grants for operational expenses.
- x) Sedibeng DM, West Rand DM, Emfuleni LM, Merafong City LM are distressed municipalities. These municipalities are no longer financially viable due to the limited means of revenue generation measures to finance operations. The largest portion of their operating budget funds is mainly funding salaries and wages and less to do with service delivery. Rand West City LM and Lesedi LM are also at risk as their finances are strained.

4.16 Support Interventions by National / Provincial Government

Support initiatives that are in place by the province to improve financial viability and sustainability of municipalities includes:

4.16.1 Simplified Revenue Plans (Randwest And Emfuleni Local Municipalities)

The project commenced in 2018 with the assessment of the Revenue Value Chain and development of Simplified Revenue Plans for Randwest City and Emfuleni Local Municipalities.

Following the assessment of the revenue value chain in the municipalities, short, medium and long-term sustainability plans for the municipalities were developed to outline the proposed corrective measures from the gaps identified in the assessment of the status quo of the Revenue Value Chain. The focus areas to be implemented were then agreed on with the CFOs and MMs of the municipalities. The Randwest and Emfuleni local municipalities were then assisted with data Extract and Analysis, tracing and debtor segmenting, valuations and billing. and indigent verification.

Impact of support, Randwest Local Municipality provided 1612 ID numbers to update in the financial system on active accounts with a value of R 984 999 (Nine hundred and eighty-four thousand nine hundred and ninety-nine rands) and 300 Company registration numbers were provided to be updated on the financial system with a value of R 1,7 million.

Furthermore, the following were resolved, and in some cases, revenue was realised while in some cases revenue is anticipated:

- i) 11 contractors appointed to render services to the municipality and/or registered as prospective vendors in the municipal database, that have municipal accounts that are in arrears were identified with a rand value of R 2 016 092.03 (Two million sixteen thousand and ninety-two rands).

- ii) The Municipality further referred to Legal Services accounts to the value of R 65 645 214.00 (Sixty-five million six hundred and forty-five thousand two hundred and fourteen rands) due to legal disputes by the customers.
- iii) The project further identified employees with outstanding balances to the value of R 4 471 661.86 (Four million four hundred and seventy-one thousand six hundred and sixty-one rands) without arrangements that are overdue, and arrangements are currently not being serviced.
- iv) 16 212 accounts have been identified as deceased account holders with a debt of R 64 million. This is significantly inflating municipal debt balances as this revenue is potentially uncollectable.

The transactions above illustrate the credit control processes undertaken to collect the amounts owed to municipalities by customers. In addition, the valuation roll audit was conducted at Randwest LM and the below are the discoveries of the valuations:

- i) 425 properties are reflecting on the billing system but are not on the General Valuation roll.
- ii) 47 properties are reflecting on the General Valuation roll but are not on the billing system.
- iii) There are 19 accounts where users/tenants are charged rates and the owners are not charged.
- iv) 1100 differences have been found between the General Valuation and the billing system with regards to the values of the properties.

Emfuleni Local Municipality provided 3506 ID numbers with balances to update in the financial system on active accounts with a value of R 19.3 million for Emfuleni Local Municipality. A total of 5272 Company registration numbers on active accounts with balances were provided to be updated on the financial system with a value of R91 million for Emfuleni Local Municipality. Furthermore, the following were resolved, and, in some cases, revenue was realised while in some cases revenue is anticipated as follows on the Top 100 individuals, Top 100 business and employees accounts:

- i) The Municipality worked on resolving accounts with long outstanding issues with the value of R180 143 845,46 (One hundred and eighty million one hundred and forty-three thousand eight hundred and forty-five thousand). R34 592 804,21 (Thirty-four million five hundred and ninety-two thousand eight hundred and four thousand) of that is debt that is uncollectable. After these are resolved then more credit control enforcement will be done.
- ii) The project further identified Employees with and without arrangements that are overdue and currently not being serviced to the value of R 13 067 335.00 (Thirteen million and sixty-seven thousand three hundred and thirty-five thousand)

- iii) 94 214 accounts have been identified as deceased account holders with a debt of R 1.4 billion. This is significantly inflating municipal debt balances as this revenue is potentially uncollectable.
- iv) 4553 accounts have been identified as Emfuleni Municipal accounts with a significant debt of R 123 850 266.53 (One hundred and twenty-three million eight hundred fifty thousand two hundred and sixty-six thousand). This is also inflating municipal debt balances as this revenue is potentially uncollectable.

The results will be sustained if mutual effort is put in place to cultivate a culture of paying for the services provided. It is only through effective revenue collection that municipalities can be efficient in delivering the services. The right to basic services comes with a responsibility to pay for these services.

4.16.2 Debt Management Committee (DMC) All Municipalities

The Department together with Gauteng Provincial Treasury has set up Government Debt Management Committee engagements. The objectives of the committee is to fast-track payment of monies owed to Municipalities by National and Provincial Government Department. The committee meets on a quarterly basis.

The meetings are facilitated to resolve any queries between the Departments and the Municipalities. Furthermore, the engagements are aimed at ensuring that debtor's information on Government accounts is corrected in order to facilitate regular future payments for Municipal services. The meetings recognize the importance of an interactive approach between Municipalities and the affected Government Departments. The Government Debt Management Committee comprises of at least:

- i) Official representatives of all owing National and Provincial Departments,
- ii) Debt Managers from Parastatals (Rand Water, Eskom, Prasa, Telkom and Transnet),
- iii) Revenue Managers from all Municipalities.

In addition, two municipalities implemented simplified revenue plans with specific focus on Indigent management (Merafong and Lesedi LM). The implementation was funded by and done in conjunction with National DCoG.

Impact of support, the debt reported by Municipalities for National and Provincial Departments as at March 2019 was R 608 733 947.55. Significantly, total payments facilitated by the two Departments on behalf of municipalities in the years April 2018 to March 2019 amounted to R 1 381 022 710.50. A collection rate of 88% for all Gauteng municipalities was reported at the end of March 2019. Furthermore, successfully coordinates the IGR engagements between the municipalities and departments thus resulting in:

- i) Improved communication and relationships between the departments, parastatals and municipalities.
- ii) Reduction in the disconnections of critical services.
- iii) Encouraging departments and parastatals to provide proof of payments to facilitate the correct allocation of accounts within municipalities.

4.16.3 Eskom and Rand-water Support Initiatives: All Gauteng Municipalities.

The Gauteng Departments of Treasury and Co-operative Governance and Traditional Affairs (COGTA), through engagements with SALGA, Municipalities, Eskom and Randwater has developed a committee to assist municipalities in drafting realistic payment plans to Eskom and Randwater taking into consideration cash flow constrains in the municipalities.

Impact of Support, the committee has alleviated some of the key challenges that municipalities experienced in relation to the Eskom operating model as manifested in the agreements entered into between Eskom and the municipalities. The following were the concessions entered into:

- i) Eskom agreed to decrease the interest charged on overdue balance from Prime plus 5% to Prime plus 2.5% for all Municipalities as from the 1st of July 2017.
- ii) Eskom will also change the payment period on Municipal Bulk account from 15 Days to 30 days in order to allow municipalities to collect enough revenue to pay back after billing.
- iii) Eskom further agreed to change its payment allocation policy to allocate payments to Capital first and then interest.
- iv) Eskom will allow Municipalities to pay connection charges over a 20-year period at relevant interest rate (instead of upfront cash payment practice) on the new connections and this will only be implemented on the 01st July 2018 if approved by NERSA.
- v) Eskom proposed to assist Municipalities in the installation of Smart and secure prepaid meters as part of the revenue enhancement strategy.

KEY PERFORMANCE AREA FIVE:
5. GOOD GOVERNANCE AND PUBLIC PARTICIPATION
BACK TO BASICS PILLAR: GOOD GOVERNANCE AND SOUND
ADMINISTRATION (PILLAR 3)

5.1 Introduction

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

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

5.2 Governance Structures

During the 2018/19 municipal financial year, Gauteng municipalities participated in various key forums at national and provincial levels. The key forums include the South African Local Government Association (SALGA), IGR Forum, Premiers Coordination, COGTA IGR, Chief Financial Officers, Nthirisano, Municipal Managers', National Anti-Fraud and Corruption, MEC/Mayoral Committee, Gauteng Speakers, African Peer's and Premier's Coordinating Forums.

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

The Section 79 and 80 Committees assists political leadership, the Executive Mayors and the Members of the Mayoral Committee with oversight on the efficiency and effectiveness of the municipal systems. According to municipalities MPACs provided the overall oversight roles on reports of the municipal councils.

5.3 Ward Committees

Gauteng municipalities established Ward Committees except for the City of Tshwane that has been without the ward committees for the past three financial years (2016/17 to 2018/19). All municipalities except the City of Tshwane, reported to have established the ward committees in-line with the National Department of CoGTA gazetted guidelines for establishment and operation of ward committees of 2005.

In order to strengthen the processes of participatory governance in the city of Tshwane, it is prudent to establish ward committees and ensure their sustained functionality and implement a ward-based service delivery monitoring that would enable the coordination and communication of government activities.

5.4 Establishment and Functionality Status of Ward Committees

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

Municipality	No. of established Ward Committees	No. of functional Ward Committees	% of functional Ward Committees	No. of established Ward Committees	No. of functional Ward Committees	% of functional Ward Committees	No. of established Ward Committees	No. of functional Ward Committees	% of functional Ward Committees
City of Joburg MM	135	130	96%	135	130	93	135	105	77%
City of Tshwane MM	0	0	0%	0	0	0%	0	0	0%
Ekurhuleni MM	112	109	97%	112	112	100%	112	111	99%
Lesedi LM	13	13	100%	13	11	85%	13	8	61%
Emfuleni LM	45	45	100%	45	31	89%	45	31	68%
Midvaal LM	15	15	100%	15	15	100%	15	15	100%
Merafong City LM	28	26	93%	28	25	89%	28	25	89%
Mogale City LM	39	21	54%	39	33	57%	39	20	51%
Rand West City LM	35	35	100%	35	29	83%	35	25	71%
Total	422	394	93%	422	386	91%	422	340	81%

Table 42: Establishment of Ward Committees

The table above reflects a fluctuating functionality trend of ward committees in the last three financial years. The overall functionality of ward committees was at 93%, 91% and 81% from 2016/17 to 2018/19 financial years. Out of 442 established ward committees 340 were reported to be functional. The city of Tshwane is the only municipality that has been without ward committees. However, as an interim measure, the City established transitional ward based consultative forums to ensure public participation at the ward level.

Lesedi, Emfuleni and Mogale City realised the biggest drops in functionality. This is due to a failure to convene meetings and non-adherence to meeting schedules. Based on this, there seem to be a need for hands-on support to build, sustain and to strengthen the functionality of ward committees across municipalities.

5.5 Number of Ward Committee Meetings Held

On average, Gauteng Municipalities held a total number of 1440 of ward committee meetings, the below table present the number of meetings held per municipality.

Municipality	2016/17	2017/18	2018/19
	Number of ward committee meetings	Number of ward committee meetings	Number of ward committee meetings
City of Joburg MM	183	430	420
City of Tshwane MM	0	0	0
Ekurhuleni MM	312	965	444
Lesedi LM	68	121	32
Emfuleni LM	144	375	204
Midvaal LM	30	60	60
Merafong City LM	98	248	100
Mogale City LM	100	255	80
Rand West City LM	80	214	100
Total	1 015	2668	1440

Table 43: Number of Ward Committee Meetings

On average, the sitting of ward committee meetings declined by 1 228 in the reporting financial year when compared to the previous financial year. Ekurhuleni, Mogale City, Emfuleni, Merafong City local municipalities ward committee meetings saw major decline of 521, 175, 171 and 148 respectively when compared to the previous financial year.

5.6 Number of Ward Operational Plans Received

The below table presents the number of Ward Operational Plans received per municipality during 2018/19 financial year.

Municipality	2017/18		2018/19	
	Schedule of public meetings and ward committee meetings / Ward Operational Plans	Number received	Schedule of public meetings and ward committee meetings / Ward Operational Plans	Number received
City of Joburg MM	Public and ward committee meeting schedules	135	Public and ward committee meeting schedules	135
Ekurhuleni MM	Public and ward committee meeting schedule	112	Public and ward committee meeting schedules	112
Emfuleni LM	Public and ward committee meeting schedule	45	Public and ward committee meeting schedules	45
Lesedi LM	Operational plans	13	Public and ward committee meeting schedules	13
Merafong LM	Annual schedule	28	Public and ward committee meeting schedules	28
Midvaal	Annual plans	15	Public and ward committee meeting schedules	15
Mogale City LM	Ward operational plans	39	Public and ward committee meeting schedules	39
Randwest City LM	Annual schedule	35	Public and ward committee meeting schedules	35
Total		422		422

Table 44: Ward Operational Plans

The non-submission of Ward Operational Plans by the City of Tshwane was due to the non-existence of ward committees. The municipality has been without ward committees for over three (3) financial years. The City of Tshwane established the Financial Disciplinary Board and other mechanisms to enhance governance and that include the Municipal Audit Monitoring, internal audit, risk management, audit and performance committees.

5.7 Deployment of CDWs

Out of the 529 wards in the province 355 CDWs were deployed to wards as at the end of 2018/19 municipal financial year. The table below reflects a deployment state of CDWs per municipality.

Municipality	Total Number of Wards	Wards with CDWs	Wards Without CDWs	No of Deployed CDWs	Female	Male	CDWs Living with Disability
City of Ekurhuleni	112	69	43	73	41	32	1
City of Joburg	135	66	69	76	50	26	1
City of Tshwane	107	63	44	85	46	39	0
Emsfuleni LM	45	28	17	31	17	14	1
Lesedi LM	13	11	2	11	6	5	0
Merafong LM	28	15	13	16	5	11	0
Midvaal LM	15	6	9	6	3	3	0
Mogale City LM	39	25	14	27	19	8	0
Rand West City LM	35	26	9	30	16	14	0
Total	529	309	220	355	203	152	3

Table 45: Deployment of CDWs

The lowest number of deployed CDWs was in the metropolitan municipalities, followed by Midvaal and Rand West City local municipalities. Out of an overall of 354 wards in the metros, a total of 156 or 44% had no CDWs deployed. In Midvaal, about 9 of 15 established wards had no CDWs deployed. The Rand West City had 9 of 35 wards without CDWs. The late appointments, resignations and deaths contributed to increased wards without CDWs.

However, all municipalities reflected some form of engagement with communities through public meetings and IDP forums in developing municipal IDP and the annual IDP reviews. Municipal annual reports reflect that CDWs assisted with coordination of these meetings with members of the public.

5.8 Cases Referred by the CDW Program

The CDW programme was introduced to assist local communities in accessing government services and in meeting their needs. The programme was also developed to provide a supportive role to ward committees and civil society by ensuring that ward committees and civil society are informed on government support and service, encourage ward committees and civil society to engage with available opportunities and to support the implementation of community activities and projects by community structures such as community workers and Community-Based Organisations, provide technical support through development of reports to ward committees to monitor community projects and to account to communities and

municipalities. In performing its duties, the CDW programme identified cases that relates to communities and referred them accordingly, see the below table:

5.9 Cases Referred by the CDW Program to Different Departments

Cases	Number of Cases Referred per Department		
	2016/17	2017/18	2018/19
Social Development	9 427	15 477	19 514
Basic Services/ Municipal Services	4 087	5 737	5 117
Home Affairs	3 107	2 652	4 791
Housing	3 185	3 586	2 073
Agriculture	1 972	951	1 201
Labour	394	293	251
Education	372	487	568
Health	0	0	328
Justice	0	0	213
Water Affairs	0	0	161
Safety, Security	0	0	138
Economic Development	0	0	104
Roads/Transport	0	0	32
Land	0	0	4
Environment	0	0	3
OTHER	0	0	4
Total	22 544	29 183	34 511

Table 46: Number of Cases referred per Department

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

5.10 Presidential, Ministerial and Mayoral Imbizos

The principle of public participation holds that those who are affected by a decision have a right to be involved in the decision-making process. Public participation implies that the public's contributions will influence developmental decisions. National government views public participation as a means of empowerment and as an important element of democratic governance. It is against this background that public participation is encouraged within municipalities.

Municipality	Presidential	Ministerial	Premier	MEC	Mayoral/MMC	Joint	Legislature	No. of imbizo
City of Joburg MM	0	1	0	3	0	0	0	4
City of Tshwane MM	0	0	0	3	1	0	0	4
Ekurhuleni MM	0	1	1	5	3	0	0	10
Sedibeng DM	1	0	0	0	1	0	0	1
Mogale City LM	0	1	0	0	0	0	0	1
Rand West City LM	0	0	0	4	0	0	0	4
Midvaal LM	0	0	0	1	1	0	0	2
Merafong LM	0	0	0	0	2	0	0	2
Emfuleni LM	1	4	1	1	1	1	0	9
Lesedi LM	0	0	1	0	1	1	0	3
Total	2	7	3	17	10	2	0	39

Table 47: Presidential and Ministerial Imbizos

During the financial year (2018/19) under review, Ministerial, Mayoral and MEC Imbizos, as well as the distribution of newsletters and website publications have been successfully used by municipalities to communicate municipal plans and progress to communities. As reflected in their annual reports, the metropolitan municipalities were particularly active in this regard and have over 2018/19 hosted the most Mayoral and MEC Imbizos. Mogale City and Randwest city local municipalities did not reflect the use of Mayoral Imbizos as a communication and stakeholder engagement platform. The below table presents meetings held with communities per municipality by political principals.

5.11 Implementation of Anti-Corruption Strategies by Municipalities

Municipalities	2016/17			2017/18			2018/19		
	Anti-corruption Plan compiled	Have Council adopted the Anti-Corruption Plan	Anti-corruption Plan Implemented	Anti-corruption Plan compiled	Have Council adopted the Anti-Corruption Plan	Anti-corruption Plan implemented	Anti-corruption Plan compiled	Have Council adopted the Anti-Corruption Plan	Anti-corruption Plan Implemented
City of Joburg	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Draft	Draft
Sedibeng DM	Yes	Yes	Yes	No	No	No	No	No	No
Emfuleni LM	No	No	No	Yes	Yes	Yes	No	No	No
Lesedi LM	No	No	No	Yes	Yes	Yes	No	No	No
Midvaal LM	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
Mogale City LM	No	No	No	Yes	Yes	Yes	No	No	No
Rand West City	No	No	No	No	No	No	Yes	Yes	Yes
Merafong City	No	No	No	No	No	No	Yes	Yes	Yes

Table 48: Progress on Implementation of Anti-Corruption Strategies

In the fight against fraud and corruption, municipalities developed and implemented the anti-corruption strategies and fraud prevention plans. Fraud and corruption strategies were evaluated to ensure alignment to the provincial anti-corruption strategy. In addition, the ethics management strategies of Rand West City, Mogale City, Emfuleni and Midvaal local municipalities and of Ekurhuleni Metropolitan Municipality were finalised including the review of the ethics policies of nine (9) municipalities, except of the Districts municipalities. By the end of the 2018/19 municipal financial year, municipalities had the fraud and corruption hotlines in place. Municipalities reported to have investigated and implemented consequence management in instances where wrong-doing were identified.

The City of Tshwane has Ethics Management and Forensic Service Division which is responsible for investigation, monitoring and implementation of anti-fraud and anti-corruption strategies. Furthermore, the City approved Fraud Prevention, Detection and Ethics Management Coverage Plan Awareness. Through this Plan the City conducted 18 fraud and corruption awareness sessions and training workshops to 1341 employees. The City of Tshwane also embarked on an ethics risk management survey. This survey was conducted in partnership with the Ethics Institute (TEI). Subsequently, a Group Audit and Risk developed an ethics management and anti-fraud and corruption detection and prevention plan for 2018/19 to address high risks areas identified.

5.12 Review of Anti-Corruption Strategies

Municipalities	2017/18			2018/19		
	Is there Anti-Corruption Strategy	Were strategies reviewed by COGTA	Were strategy approved by Council	Is there Anti-Corruption Strategy	Were strategies reviewed by COGTA	Were strategy approved by Council
City of Joburg	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane	Yes	Yes	Yes	Yes	No	Yes
City of Ekurhuleni	Yes	Yes	Yes	Yes	No	Yes
Sedibeng DM	No	No	No	No	No	No
Emfuleni LM	Yes	Yes	Yes	Draft	No	No
Lesedi LM	Yes	Yes	Yes	Draft	No	No
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	No	No	No
Mogale City LM	Yes	Yes	Yes	No	No	No
Rand West City LM	No	No	No	Yes	Yes	Yes
Merafong City LM	No	No	No	Yes	Yes	Yes

Table 49: Review of Anti-Corruption Strategies

Provincial Analysis

More than half of Gauteng municipalities had not reviewed its anti-corruption strategies with Provincial CoGTA. Emfuleni and Lesedi local municipalities had the anti-corruption strategies in the draft formats. However, about six (6) municipalities had its council approved strategies in place. Through the support of Provincial COGTA the ethics management strategies were develop and finalised in the Westrand City, Mogale, Emfuleni, Midvaal and the City of Joburg municipalities.

5.13 Established Corporate Governance Structures

Whilst Gauteng municipalities have reported to have corporative governance structures in place, there were signs of ineffectiveness of the governance committees, the inability of the MPACs to deal with issues of unauthorized, irregular, fruitless and wasteful expenditures was evident as the expenditures in these areas were continuously in the increasing over the financial years.

5.14 Key Observations and Challenges

- i) Gauteng municipalities established Ward Committees except for the City of Tshwane that has been without the ward committees for the past three financial years.
- ii) A total of 442 ward committees were established and 340 were reported to be functional. Lesedi, Emfuleni and Mogale City realised the decline in functionality. This was mainly due to some wards not sitting due to non- adherence to the scheduled meetings and meetings not convened regularly. Based on this, there seem to be a need for hands-on support to build, sustain and to strengthen the functionality of ward committees across municipalities.
- iii) The sitting of ward committee meetings declined by 1 228 in the reporting financial year when compared to the previous financial year. Ekurhuleni saw a major decline of 521 in the convening of ward committee meetings.
- iv) Whilst municipal annual reports are silent on community complaints received and resolved, the department through its in-year performance monitoring noted the increase of service delivery protests in the metropolitan municipalities. Ward committees are expected to partake in the activities of municipalities to a level of contributing to the reduction of citizens' complaints, reduction of number of service delivery protests.

5.15 Support Interventions by National and Provincial Government

During the 2018/19 financial year, The Department focused on strengthening relations with municipalities and building the municipal capacity to regain public trust. It is against this background that all except district municipalities were supported to respond to community concerns and capacitated along measures of maintaining functional ward committees. Municipalities were supported in building ethics and integrity management, trained councillors and officials on ethics and integrity and conducted ethics maturity and risk assessment surveys.

Promoting and improving public trust in local government through good governance and policy advocacy, the rules and orders for all identified municipalities were reviewed in line with the deliverology targets. The twenty-eight (28) Civic awareness campaigns were held as a means of building an interactive and a meaningful citizen engagement.

The Department hosted the Provincial Traditional Leadership Social Cohesion Imbizo to empower municipal officials, recognised and unrecognised Traditional Leaders in the province on legislative requirements for land management and land claims process and the protection of indigenous knowledge systems. Furthermore, the Department hosted an Induction program targeting the two (2) recognised Traditional Council's (Amandebele Ba Lebelo and Amandebele Ndzundza Sokhulumi). The induction programme addressed the legislative framework that governs and administers the institution of traditional leadership.

The following actions were taken in respect of municipalities implicated in allegations of fraud, corruption and maladministration:

- i) Letters were written to the respective municipalities advising them of the allegations and requesting them to provide responses to the allegations;
- ii) Meetings were held with the respective municipalities;
- iii) In terms of Section 106 of the Municipal Systems Act No 32 of 2000, the MEC informed the NCOP, the Minister of Cooperative Governance and Traditional Affairs and the MEC for Finance of the intention to do a Section 106 investigation.
- iv) Where municipalities concluded investigations, the investigation reports were requested; and
- v) The MEC identified a team to investigate the allegations.

The National Government seconded Municipal Infrastructure Support Agency (MISA) to assist Lesedi LM on service delivery initiatives and ensure that municipality is part of the District wide IGR processes which include the Joint Mayoral Committee, CFO forum and Joint Municipal Managers forum.

6. CROSS CUTTING ISSUES

6.1 Introduction

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

6.2 Integrated Development Planning (IDP)

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

6.2.1 Compliance of Municipalities on IDPs

Municipalities	2016/17		2017/18		2018/19	
	Has municipality reviewed its IDP	Stakeholders who participated	Has municipality reviewed its IDP	Stakeholders who participated	Has municipality reviewed its IDP	Stakeholders who participated
City of Joburg MM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Ekurhuleni MM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
City of Tshwane MM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Sedibeng DM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Lesedi LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Emfuleni LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Midvaal LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
West Rand DM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Merafong LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Mogale City LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Rand West City LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities

Table 50: Compliance of Municipalities on IDPs

According to the above table, Gauteng municipalities in partnership with the state-owned enterprise and sector departments reviewed municipal IDPs. However, there remains gaps in relation to intergovernmental co-ordination and alignment of plans. The alignment of IDPs with government priorities remains a challenge, the participation of the sector Departments in the

IDP process is voluntary and not mandatory. However, The Gauteng Department of CoGTA is currently exploring ways of institutionalising IDPs with the aim of making them a plan of government.

6.2.2 Approval and Submission of IDP Frameworks

Municipalities	2016/17		2017/18		2018/19	
	IDP framework Approved	IDP framework Submitted	IDP framework Approved	IDP framework Submitted	IDP framework Approved	IDP framework Submitted
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes
City of Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes

Table 51: Approval and Submission of IDP Frameworks

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

6.2.3 Challenges: Integrated Development Planning

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

6.3 Recommendations: Integrated Development Planning

The Gauteng EXCO should consider the institutionalisation of the IDPs so that it becomes aligned to government plans.

6.4 Spatial Development Frameworks (SDF)

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

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

6.4.1 Development, Submission and Implementation Rate of Spatial Development Frameworks (SDF)

Municipalities	2016/17			2017/18			2018/19		
	SDFs approved	SDFs submitted	SDFs Implemented	SDFs approved	SDFs submitted	SDFs Implemented	SDFs approved	SDFs submitted	SDFs Implemented
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Table 52: Development, Submission and Implementation Rate of SDF's

The recent 2018/19 IDP analysis, revealed the following on the status and implementation of municipal SDFs:

- i) IDPs demonstrates a limited spatial expression of the municipality in relation to the Gauteng City Region (GCR). In fact, there is a lack of concrete analysis of municipal

morphology in relation to nodes and corridors of neighbouring municipalities as well as the Gauteng City Region. A spatial expression and analysis stretching beyond municipal boundaries is imperative to advance planning for a functional Gauteng City Region. Municipalities were advised to utilise the Gauteng Spatial Development Framework (GSDF) to achieve this. Additionally, it was recommended that the municipalities' Spatial Development Framework (SDF) reviews should consider the revised policies, legislation and planning tools applicable provincially and nationally and that this should be done in liaison with the Gauteng Planning Division (GPD).

- ii) Some municipalities indicated that the current revision of the SDF will, *amongst others*, address the natural resource scarcity and the multi-dimensional impacts of climate change within their areas of jurisdiction. It was recommended that municipalities should in liaison with the Gauteng Department of Agriculture and Rural Development develop a single Gauteng Environmental Management Framework to advance a uniform approach to environmental management, climate change, resource scarcity and waste output reduction, and
- iii) Metropolitan municipalities have well conceptualised Transit Orientated Development, with the integration of Strategic Densification and Compaction of the urban form, and an emphasis on public transport as a key lever towards spatial transformation and inclusive access. To further advance this concept, these municipalities were urged to integrate the densification targets along public transport routes as described in the Gauteng Integrated Transport Master Plan 2025 (GITMP25).

6.5 Disaster Management

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

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

6.5.1 Provincial Disaster Management Centre (PDMC) Achievements 2018/19

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

- i) A total of six (6) local municipalities were monitored on the implementation of infrastructure service delivery programmes (MIG).
- ii) A total of four (4) disaster management awareness campaigns were conducted in the high-risk areas as identified in macro risk assessment.

- iii) A total of two (2) response policies were developed of which include the classification and declaration and accessing and managing relief grants.
- iv) A total of one hundred and ninety-three (193) officials were trained along disaster management response matters.

6.5.2 Assessment of the Functionality of Municipal Disaster Management Centres (MDMCs)

A total of five (5) municipalities which are Ekurhuleni, City of Johannesburg, City of Tshwane, West Rand District and Sedibeng District, were supported to maintain functional Disaster Management Centres. In addition, a disaster capacity assessment was conducted by the PDMC using a standardised monitoring and evaluation tool that was developed by the National Disaster Management Centre (NDMC) in line with key performance areas and enablers for disaster management. The assessment conducted revealed the following:

i) Ekurhuleni Metropolitan Municipality.

Ekurhuleni Metropolitan Municipality's disaster management centre is fully functional. The city renovated the disaster management centre to meet the minimum infrastructure requirements as per the National Guidelines, concluded a disaster risk assessment, reviewed the municipal Disaster Management Policy framework, and has appointed personnel in the Centre to improve capacity. However, the position of the head of centre has been vacant for more than 12 months.

ii) City of Johannesburg Municipality

The assessment revealed that the Disaster Management Centre is functional. Evident to this is the renovation of the disaster management center in Sandton to meet the requirements of the disaster management framework and employment of personnel and progress with the establishment of the main disaster management building. The challenge though, is that the budget for Operational Expenditure for the MDMC is still very low, little improvement with the process of risk assessments and development of disaster management plans and the City was unable to demonstrate that the appointment of the head of the Centre was in line with the prescribed legislation.

iii) City of Tshwane Municipality

The assessment revealed that the MDMC is functional. However, the issue of the vacancy rate needs urgent attention for optimal functionality. In addition, the concern is that the city could not demonstrate that the Head of the Centre's appointment was in-line with the prescribed legislation.

iv) **West Rand District Municipality**

The assessment revealed that whilst the Disaster Centre is functional there are areas that requires urgent attention and that include the development of a Disaster Management Framework to effectively provide strategic direction on how disaster management must be approached in the district, filling of the vacancies and increase in the budget allocation of the disaster management function.

v) **Sedibeng District Municipality**

The assessment conducted in the Sedibeng District Municipality revealed that whilst the Disaster Centre is functional, the number of personnel in the Disaster Management operations remains inadequate, and there is a need for the establishment of operations facility and that the Municipal Disaster Management Advisory forum meetings are not convened as required.

6.5.3 Assessment of Municipal Disaster Management Frameworks and Plans

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

6.5.4 The Status of Disaster Management Planning in Metros and District municipalities

Municipalities	Disaster Management Framework	Plan	Level of plan	Comments on Plan	Head of Centre (HOC) appointment
City of Joburg	Yes	Yes	Level 1	Partially Compliant. Must still develop level 2 & 3 Plan	HOC appointed and complies with Section 45. Mr. William Mazibuko
City of Tshwane	Yes	Yes	Level 1 with level 2 elements	Partially Complaint Must still fully develop level 2 and develop level 3 plan	HOC appointed and does not comply with Section 45 . Acting HOC Mr. Moshema Mosia
Ekurhuleni Municipality	Yes	Yes	Level 1	Partially Compliant. Must still develop level 2 & 3 Plan	HOC appointed and complies with section 45. HOC Mrs. Erika Swart
Sedibeng District Municipality	Yes	Yes	Level 1	Partially Compliant. Must still develop level2 & 3 Plan	HOC appointed and complies with Section 45. HOC Ms. Sarah Mothapo
West Rand District Municipality	Yes	Yes	Level 1 with level 2 and 3 elements	Partially Compliant . Must still develop level2 & 3 Plan and align to National Guidelines	HOC appointed and complies to section 45 Delegated Functions- Functional with some Challenges

Table 53: Status of Disaster Management Planning

According to the above table, by the end of 2018/19 municipal financial year, all the metropolitan and district municipalities had heads of disaster centres appointed. These municipalities also had its disaster plans in place. However, the disaster management plans are partially compliant as they are to develop level 2 and 3 to align with National guidelines. The metros and districts, except Rand West district reported to have disaster management frameworks in place.

6.5.5 Status of Disaster Management Planning in Local Municipalities

Name of Municipality	Disaster Management Framework	Plan	Level of plan	Comments	Nodal Point
Emfuleni Local Municipality	Not legislatively required	Yes	Level 3	Partially Compliant Must still align aspects of their plan to the Framework and the National Guidelines	Fire Chief: Mr. Motlashuping
Midvaal Local Municipality	Not legislatively required	Yes	Level 1	Partially Complaint Must still fully develop level 2 and develop level 3 plan. Plan not submitted to PDMC for analysis and comments	Fire Chief: Mr. Hannes Steyn
Merafong City Local Municipality	Not legislatively required	No	No	Not Compliant Must still develop levels 1-3	In place within Public Safety
Rand West Local Municipality	Not legislatively required	No	No	Not Compliant Must still develop levels 1-3	No DM Nodal Point
Mogale City Local Municipality	Not legislatively required	No	No	Not Compliant Must still develop levels 1-3	In place within Integrated Environmental Department (IED)

Table 54: Status of Disaster Management Planning in Local Municipalities

Emfuleni and Midvaal local municipalities are to align their disaster Management Framework with National guidelines to ensure compliance. Whilst Merafong City and Mogale City local municipalities reported not to have the framework in place, these municipalities have the plans in the nodal points, see the above table.

6.5.6 Assessment of the Status of Sector Plans

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

6.5.7 The Status of Planning in Gauteng Province

Sector Department		Status of plan submitted	Comments
1	Agriculture and Rural Development	Level 1	To be updated and aligned
2	Community Safety	No plan	Utilise National Plan
3	Economic Development	No plan	In progress
4	Education	No plan	Draft guidelines –National department – Utilise National Plans
5	Finance	No plan	CoGTA to develop a template for sector to fill in.
6	Health	No plan	Hands on support by CoGTA including the appointment of a service provider to assist with the development of level 1 plan.
7	Human Settlements	No plan	Draft guideline – National department - Hands on support by CoGTA including the appointment of a service provider to assist with the development of level 1 plan.
8	Roads and Transport	No plan	Hands on support by CoGTA including the appointment of a service provider to assist with the development of level 1 plan.
9	Social Development	No plan	Draft plan – national guidelines
10	Sports, Arts and Culture	No plan	CoGTA to develop a template for sector to fill in.
11	SAPS	No plan	National Plan finalised
12	Infrastructure Development	No plan	Hands on support by CoGTA including the appointment of a service provider to assist with the development of level 1 plan.
13	SASSA	No plan	Draft plan – national guidelines with DSD

Table 55: Status of planning in Gauteng Province

According to the above table, it is only department of Agriculture and Rural Development that have a disaster management plan in place. However, the disaster management plan is partially compliant as it is to develop level 2 and 3 to align with National guidelines. The Department of Community Safety, Education and SAPS reported to be utilising the National Disaster management plan.

6.6 Key Observations and Challenges

The capacity of Disaster Management Centres in the province is limited in terms of the personnel and expertise required to enable optimum functionality of centres.

The current capacity of the disaster management centres to perform monitoring and evaluation is limited as the centres fall short of the following:

- i) Lack of standard reporting formats, templates, terminology, definitions, Key Performance Indicators (KPIs), baselines and targets.
- ii) Limited or lack of appropriate capacity and capability to monitor and evaluate the effectiveness of disaster management at different levels of government.
- iii) Lack of appropriate institutional arrangements for M&E, leading to confusion on who implements, who monitors and reports.
- iv) Lack of community monitoring and oversight to evaluate the impact of the disaster management initiatives.

6.7 Support Interventions by National and Provincial Government

The Following were Support Interventions by Gauteng CoGTA:

- i) Gauteng CoGTA supported 11 municipalities with development of IDPs.
- ii) R15 000 000 Gazetted funds transferred to WRDM for leasing of 5 rescue vehicles and 5 fire engines.
- iii) A total of six (6) local municipalities were monitored on the implementation of infrastructure service delivery programmes (MIG).
- iv) A total of four (4) disaster management awareness campaigns were conducted in the high-risk areas as identified in macro risk assessment.
- v) A total of two (2) response policies were developed of which include the classification and declaration and accessing and managing relief grants.
- vi) A total of one hundred and ninety-three (193) officials were trained along disaster management response matters.

7. Overall Observations and Challenges

- i) There are higher vacancies within the service delivery response teams (water, electricity and waste management). An example in case is the City of Joburg that reported to have 50% and 18% vacancies on refuse removal and water services respectively. Emfuleni LM reported 50%, 40% and 34% and Midvaal LM 4%, 19% and 22% vacancies on water, electricity and refuse removal areas respectively
- ii) A continuing trend of lower occupation of senior management positions accountable to municipal managers by women. Women occupied 31%, 22%, and 20% of senior manager positions between 2016/17 to 2018/19 municipal financial years. Municipalities did not perform well in relation to the Employment Equity as only 28 or 31% of the total 90 filled positions section 54 and 56 senior managers were occupied by women.
- iii) The City of Joburg, City of Tshwane, Ekurhuleni and Mogale City LM had collectively identified (23) informal settlements for formalisation of which only five (5) were formalised. This is due to the delays in the supply chain management processes and delays in township approval applications.
- iv) Municipalities have over the years battled with high water and electricity losses of which are costing municipalities substantial amounts of money. The highest losses in monetary terms was recorded in the metropolitan municipalities, followed by the local municipalities within Sedibeng district and the Westrand district's local municipalities. These municipalities have collectively recorded a loss of R8.7 billion, R889.6 million and R463 million respectively. The highest financial losses in this area are the City of Joburg and Emfuleni LM, each recording a loss of R4.2 billion and R750million respectively.
- v) The districts and its local municipalities did not report progress on attraction of investments to stimulate their local economies. This is one of the main factors that can positively contribute to job creation in municipalities.

8. Overall Recommendations

- i) Encourage municipalities to fill the vacancies within the service delivery response teams (water, electricity and waste management) to improve service delivery and respond better to emergency cases such as water pipe bursts.
- ii) Ensure gender equity and encourage municipalities to prioritise the appointment of women at section 54 and 56 senior management level as required by the Employment Equity.
- iii) Develop long term land development and management programmes to assist municipalities to deal with formalization of informal settlements.
- iv) Develop support programmes to assist municipalities to reduce electricity and water losses at least to atleast an acceptable norm of 12% and improve municipal revenue.
- v) Develop partnership with law enforcement agencies and address the high rates of electricity and water losses, especially the losses that relates to theft, meter tampering and vandalism as they continue to harm municipal fiscus.
- vi) Establish a conducive environment for businesses to thrive and create sustainable job opportunities. Train and support the SMMEs and cooperatives and curb the increasing unemployment rate. Develop regional plans to attract investments, explore appropriate incentives that will attract and retain investments.
- vii) Strengthen the processes of participatory governance through establishment ward committees particularly in the city of Tshwane and ensure their sustained functionality and implement a ward-based service delivery monitoring that would enable the coordination and communication of the government activities.
- viii) Intensify support to municipalities with mechanisms of financial viability. This will improve their revenue base and collection rate. However; municipalities will not be financially viable if their financial governance and internal controls are weak, therefore this area requires vigorous oversight and accountability.
- ix) Strengthen municipal revenue collection strategies to improve their financial viability. and be aggressive with collection strategies, including strong credit control measures, it is important that rigorous collection mechanisms are implemented at municipal level. The commitment should be both political and administratively.



Mr. L Maile, MPL

MEC: CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS AND HUMAN SETTLEMENTS

Date:

PROVINCIAL NOTICE 552 OF 2020**NOTICE OF APPLICATIONS FOR A CONSENT USE AND REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTIONS 36 AND 68 OF THE CITY OF THE EMFULENI SPLUMA BY-LAW, 2016**

We, MM TOWN PLANNING SERVICES, being the authorised agent of the owner/s of **HOLDINGS 113 AND 114 ROSASHOF AGRICULTURAL HOLDINGS, VANDERBIJLPARK** hereby give notice in terms of sections 36 and 68 of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-Law, 2016, that we have applied to the EMFULENI LOCAL MUNICIPALITY, for a simultaneous Consent Use to utilize the said land for the purposes of a petting zoo and the Removal of Restriction of certain restrictive conditions from the Title Deeds pertaining to **HOLDINGS 113 AND 114 ROSASHOF AGRICULTURAL HOLDINGS, VANDERBIJLPARK**. (Conditions A, B (a) – (j) (a- d) be removed from Deeds of Transfers T96459/2006 and T112447/2006 pertaining to the said two properties). Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager, City Planning Department, Emfuleni, C/o Pres Kruger & Eric Louw Streets Vanderbijlpark, 1900, for a period of 28 days from **4 NOVEMBER 2020**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, at the aforementioned address or at PO Box 3, VANDERBIJLPARK, 1900, within a period of 28 days from **4 NOVEMBER 2020**. MM TOWN PLANNING SERVICES: 59 HF VERWOERD ST, HEIDELBERG, 1441 / PO Box 296, HEIDELBERG, 1438/ Tel No 016-349 2948/ 082 4000 909/ info@townplanningservices.co.za.

Date of placements: 4 November 2020 and 11 November 2020.

4-11

PROVINSIALE KENNISGEWING 552 VAN 2020**KENNISGEWING VAN 'N GELYKTYDIGE AANSOEK VIR DIE VERGUNNINGSGEBRUIK EN VERWYDERING VAN BEPERKENDE VOORWAARDES INGEVOLGE ARTIKELS 36 EN 68 VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT VERORDENING VAN 2016**

Ons, MM TOWN PLANNING SERVICES, synde die gematigde agent van die eienaar/s van, **HOEWE 113 EN 114 ROSASHOF LANDBOUHOEWE, VANDERBIJLPARK**, gee ingevolge artikels 36 en 68 van die Emfuleni Plaaslike Munisipaliteit Verordening van 2016, kennis dat ons by die EMFULENI PLAASLIKE MUNISIPALITEIT aansoek gedoen het vir 'n gelyktydige vergunningsgebruik om die genoemde grond te gebruik vir die doeleindes van 'n troeteldier dieretuin en die opheffing van beperking van sekere beperkende voorwaardes uit die titelaktes wat betrekking het op **HOEWE 113 EN 114 ROSASHOF LANDBOUHOEWE, VANDERBIJLPARK**. (Voorwaardes A, B (a) - (j) (a-d) verwyder word van Aktes van Oordragte T96459/2006 and T112447/2006 met betrekking tot genoemde twee eiendomme). Besonderhede van die aansoek lê ter insae gedurende gewone kantoor ure by die kantoor van die Area Bestuurder, Stadsbeplannings Departement, Emfuleni, h/v Pres Kruger & Eric Louw Strate, Vanderbijlpark, 1900, vir 'n tydperk van 28 dae vanaf **4 NOVEMBER 2020**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **4 NOVEMBER 2020** skriftelik by die Munisipale Bestuurder, p/a Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word. MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441 / Posbus 296, HEIDELBERG, 1438/ Tel No 016-349 2948/ 082 4000 909/ info@townplanningservices.co.za.

Datum van plasing: 4 November 2020 en 11 November 2020.

4-11

PROVINCIAL NOTICE 553 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, André Erasmus with identity number 680214 5192 08 7, being the authorised agent of the owner of property Erf 3/1864 Silverton (194 Fakkell Street), hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for a Consent to use the subject property for purposes of a Sport and Recreation Club, subject to certain conditions. The subject property is located in close proximity to the intersection between Fakkell Street and Pretoria Road. The current zoning of the property is "Use Zone 4: Residential 4". The intention of the owner is to obtain the consent from the municipality to use the subject property for purposes of a Sport and Recreation Club. 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 4 November 2020, until 2 December 2020. Full particulars and plans (if any) may be inspected during normal office hours at the Municipality offices as set out below, for a period of 28 days from the date of the publication of the notice in the Provincial Gazette / Beeld / The Star newspapers. Address of Municipality offices: Tshwane Municipal Offices, Pretoria Office LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Closing date for any objections and/or comments: 2 December 2020. Address of applicant: Street address and postal address: 452 Eeufees Street, Pretoria North.0182. Cell – 076 291 5961. Email: info@clconsultants.co.za. Date on which notice will be published: 4 November 2020. Reference: CPD/ SVN/0628/01864/3 Item no: 32012.

PROVINSIALE KENNISGEWING 553 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNING- SKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKEL 16(3) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR, BYWET, 2016.**

Ek, André Erasmus met identiteitsnommer 680214 5192 08 7, die gemagtigde agent van die eienaar van die eiendom Erf 3/1864 Silverton, (Fakkellstraat 194) gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit 'n Toestemmingsgebruiksaansoek geloods het om die eiendom vir doeleindes van 'n Sport- en Rekreasieklub te gebruik, onderworpe aan sekere voorwaardes. Die eiendom is geleë naby die interseksie van Fakkellstraat en Pretoriaweg. Die huidige sonering van die eiendom is Gebruiksone 4: Residentieel 4. Die voorneme van die eienaar is om die eiendom te gebruik vir doeleindes van 'n Sport- en Rekreasieklub. Enige beswaar(e) en/of kommentaar teen of verhoë ten opsigte van die aansoek en die gronde vir die beswaar(e) en/of verhoë met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar(e) en/of verhoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot CityP_Registration@tshwane.gov.za vanaf 4 November 2020 tot 2 Desember 2020. Volle besonderhede is ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos onder uiteengesit, vir 'n periode van 28 dae vanaf die datum van die publikasie van die advertensie in die Provinsiale Gazette / Beeld en Star koerante. Adres van die Munisipale kantoor: Pretoria Munisipale Kompleks, Kamer LG004, Isivuno House, Lilian Ngoyistraat 143, Pretoria. Sluitingsdatum vir enige beswaar(e) en/of kommentaar: 2 Desember 2020. Adres en posadres van applikant: Eeufeesstraat 452, Pretoria-Noord, 0182. Sel – 076 291 5961 E-posadres: info@clconsultants.co.za. Datum van publikasie van kennisgewing 4 November 2020. Verwysing: CPD/SVN/0628/01864/3 Itemnommer: 32012.

PROVINCIAL NOTICE 554 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

I, André Erasmus with identity number 680214 5192 08 7, being the authorised agent of the owner of property Farm Portion Ptn 110 Uitzicht Alias Rietvalei 314-JR (10 Kornoelie Road)(Part A), hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for Consent to use the subject property on Part A for purposes of a Recreation Resort, subject to certain conditions.

The property is situated at Farm Portion Ptn 110 Uitzicht alias Rietvalei 314-JR (10 Kornoelie Road)(Part A), west of Pretoria (Tshwane). The property is located in a "Use Zone 19: Undetermined". The intention of the owner is to obtain the consent from the municipality to use the subject property for purposes of a Recreation Resort.

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 4 November 2020, until 2 December 2020. Full particulars and plans (if any) may be inspected during normal office hours at the Municipality offices as set out below, for a period of 28 days from the date of the publication of the notice in the Provincial Gazette / Beeld / The Star newspapers. Address of Municipality offices: Tshwane Municipal Offices, Pretoria Office LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Closing date for any objections and/or comments: 2 December 2020. Address of applicant: Street address and postal address: 452 Eeufees Street, Pretoria North.0182. Cell – 076 291 5961. Email: info@clconsultants.co.za. Date on which notice will be published: 4 November 2020. Reference: CPD/0267/110 Item no: 31774.

PROVINSIALE KENNISGEWING 554 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNING-SKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKEL 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUUR, BYWET 2016.**

Ek, André Erasmus met identiteitsnommer 680214 5192 08 7, die gemagtigde agent van die eienaar van die eiendom Gedeelte 110 van die Plaas Uitzicht alias Rietvalei 314-JR, (Kornoelieweg 10)(Deel A) gee hiermee kennis in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), saamgelees met Artikel 16(3) van die Tshwane Grondgebruiksbestuur, Bywet 2016, dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir Toestemminggebruik op deel A vir 'n Ontspanningsoord.

Die eiendom is geleë te Gedeelte 110 van die Plaas Uitzicht alias Rietvalei 314-JR (Kornoelieweg 10), wes van Pretoria (Tshwane). Die eiendom is geleë in 'n "Use Zone 19: Undetermined" sone. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n Ontspanningsoord.

Besware teen of verhoë ten opsigte van die aansoek en die gronde vir die beswaar(e) en/of verhoë met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar(e) en/of verhoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot CityP Registration@tshwane.gov.za vanaf 4 November 2020 tot 2 Desember 2020. Volle besonderhede is ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos onder uiteen gesit, vir 'n periode van 28 dae vanaf die datum van die publikasie van die advertensie in die Provinsiale Gazette / Beeld en Star koerante. Adres van die Munisipale kantoor: Pretoria Munisipale Kompleks, Kamer LG004, Isivuno House, Lilian Ngoyistraat 143, Pretoria. Sluitingsdatum vir enige beswaar(e) en/of kommentaar: 2 Desember 2020. Adres van applikant: Straatnaam en posadres: Eeufeesstraat 452, Pretoria-Noord, 0182. Sel – 076 291 5961 E-posadres: info@clconsultants.co.za. Datum van publikasie van kennisgewing: 4 November 2020. Verwysing: CPD/0267/110 Itemnommer: 31774.

PROVINCIAL NOTICE 555 OF 2020**APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): Portion 106 of Erf 4
Township (Suburb) Name: Riverglen
Street Address: 4 Progress Lane, Riverglen, Steyn City Estate, 2191

APPLICATION TYPE:

Amendment of the Land Use Scheme (Rezoning) in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016

APPLICATION PURPOSES:

Rezoning from "Business 1" with Primary Rights: offices, including ancillary uses such as place of instruction, a gymnasium and restaurants. Height: 4 storeys, Coverage: As per approved SDP, FAR: 0.2 offices are restricted to 22 660m², Parking: As per scheme, Building lines: 5m along Street Boundaries, 16m along William Nicol Road and a 20/30m for single/double storey buildings along proposed PWV5 to "Business 1", with the following amendments: Height: 5 storeys, Coverage 60%, FAR 0.6, Building Lines: 5m along Street Boundaries, 16m along William Nicol Road, 20/30m for single/double storey buildings along proposed PWV5, which may be encroached upon with the written consent of the Gauteng Department of Roads and Transport, and 0m along all other boundaries.

The purpose of the application is to create an office park, which requires the increase of the permissible office floor area by 60 860m², the Height by 1 storey and to specify the Coverage as 60% of the application site.

The above application will be open for inspection from 08:00 to 15:30 at the Metro Link, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. A copy of the application can also be downloaded from www.urbandynamics.co.za/downloads.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than 2 December 2020.

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

AUTHORISED AGENT

Full name: Johannes Gerrit Busser, Postal Address: PO Box 291803 Melville, 2109, Street Address: Atholl Towers 4th floor, No 129 Patricia Road, Sandown, Sandton, 2196. Tel No (w): 011 482-4131, Fax: (011) 482-9959, Cell: 082 653 4155, Email: jon@urbandynamics.co.za / selma@urbandynamics.co.za

DATE: 4 November 2020

PROVINCIAL NOTICE 556 OF 2020*Form E3d – Newspaper Rezoning***APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): Erven 2441 and 2442
Township (Suburb) Name: Dainfern Ext 28
Street Address: 14 & 1 Riverside Lane, Dainfern Ext 28, Steyn City Estate, 2191

APPLICATION TYPE:

Amendment of the Land Use Scheme (Rezoning) in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016

APPLICATION PURPOSES:

Rezoning from "Business 1", Primary Rights: Offices including ancillary uses such as place of instruction, gymnasium and restaurant, Height: 4 storeys, Coverage: As per SDP, FAR: 1.2, Building Line: 5m along Street Boundaries, 16m on Cedar Road and 20/30m for single/double storey buildings along proposed PWV5 to "Business 1", with the following amended development controls: FAR 0.8, Building Lines: 5m along Street Boundaries, 16m on Cedar Road and 20/30m for single/double storey buildings along its boundary with the proposed PWV5, which may be encroached upon with the written consent of the Gauteng Department of Roads and Transport. Building lines may be relaxed with the approval of a SDP.

The purpose of the application is to create an office park with a lower the developable floor area than what is presently permitted. Erven 2441-2442 will be consolidated.

The above application will be open for inspection from 08:00 to 15:30 at the Metro Link, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. A copy of the application can also be downloaded from www.urbandynamics.co.za/downloads.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than 2 December 2020.

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

AUTHORISED AGENT

Full name: Johannes Gerrit Busser, Postal Address: PO Box 291803 Melville, 2109, Street Address: Atholl Towers 4th floor, No 129 Patricia Road, Sandown, Sandton, 2196. Tel No (w): 011 482-4131, Fax: (011) 482-9959, Cell: 082 653 4155, Email: jon@urbandynamics.co.za / selma@urbandynamics.co.za

DATE: 4 November 2020

PROVINCIAL NOTICE 557 OF 2020**NOTICE TO ESTABLISH A TOWNSHIP****APPLICABLE SCHEME:**

Ekurhuleni Town Planning Scheme, 2014

Notice is hereby given in terms of Section 96 of the Town Planning & Townships Ordinance (Ordinance 15 of 1986) read with the Spatial Planning & Land Use Management Act of 2013 for the establishment of a township to be known as **Welgedacht Extension 4**.

APPLICATION PURPOSES:

The purpose of the application is to establish a township to be known as **Welgedacht Extension 4** consisting of two (2) erven zoned "Business 1" and "Public Garage".

SITE DESCRIPTION:

Holding Number : Holding 85 Welgacht Agricultural Holdings
Township : Welgedacht Agricultural Holdings
Street Address : Cnr. Pansy and Phlox Road

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Civic Centre, South Main Reef Rd, 1559 Springs, for a period of 28 days from 4 November 2020.

Any representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department (Springs), within a period of 28 days from 4 November 2020.

OWNER/AUTHORISED AGENT:

Full Name : Percy Makwinzha
Postal Address : P.O Box 13018, Norkem Park 1631
Tel No (w) : 010 100 3444
Email Address : info@licensingonline.co.za

PROVINCIAL NOTICE 558 OF 2020**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given in terms of Section 35 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned, Robert Bremner Fowler of Rob Fowler & Associates (Consulting Town & Regional Planners), intend to apply on behalf of the registered owner Carmen Elmine Maynard to the City of Johannesburg for the division of the property identified below:

APPLICATION TYPE:

Division of Land in terms of Section 35 of the City of Johannesburg Municipality Planning By-Law, 2016.

APPLICATION PURPOSE:

For the division of the property into:

- Portion 1 – approximately 0,9245 ha
- Portion 2 – approximately 0,8760 ha
- Portion 3 – approximately 0,8950 ha
- Portion 4 – approximately 1,1089 ha
- Portion 5 – approximately 1,0570 ha
- Portion 6 – approximately 0,9007 ha
- Portion 7 – approximately 0,8716 ha
- Portion 8 – approximately 1,0065 ha
- Portion 9 – approximately 0,3380 ha and
- Remainder - approximately 0,9359 ha

SITE DESCRIPTION:

Portion 45 of the farm Witpoort 406-JR, measuring 8,8553 ha in extent.

STREET ADDRESS : 2 Pony Road, Witpoort (Sun Valley).

Particulars of this application will be open for inspection at either of the following options : 1. Only by arrangement and on request from 08:00 to 15:30 at the Metro Link Development Planning Counter at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein or 2. Directly by email from the applicant or 3. From the City's e-platform.

Any objections 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 Metro Link desk, or posted to P O 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 2 December, 2020. 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.

DATE OF FIRST ADVERTISEMENT : 4 November, 2020

ADDRESS OF OWNER: c/o **Rob Fowler & Associates**, (Consulting Town & Regional Planners)

PO Box 1905, Halfway House, 1685 Tel. 011238 7937/45 Fax. 086 672 4932 or email robfo208@gmail.com

Ref. R2817

PROVINCIAL NOTICE 559 OF 2020
EDENVALE SERVICE DELIVERY CENTRE
LOCAL GOVERNMENT NOTICE
NOTICE IN TERMS OF SECTION 44(4) READ WITH SECTION 45(3) OF THE
RATIONALISATION OF LOCAL GOVERNMENT AFFAIRS ACT, 1998

The Ekurhuleni Metropolitan Municipality hereby gives notice in terms of Section 44(1)(c)(i) read with Section 45(3) of the Rationalization of Local Government Affairs Act, No. 10 of 1998, that it has imposed a restriction of access for safety and security purposes to a portion of Senderwood Ext 1. The Application has been Approved in terms of Schedule 24 (IV) 20, of the Councils Delegated Powers for a maximum period of Two (2) years only.

Nature and Extent

- The boundaries of the proposed Restricted Access are Chaucer Avenue, Donne Avenue, Club Street, Shelly Avenue and Milton Avenue.
- A 24 Hour Access/Egress Position will be installed on Tennyson off the intersection with Donne / Donnie Avenue.
- A Residents Exit Only and Emergency Entrance will be installed on Tennyson off the intersection with Chaucer Avenue.
- A Closed Gate will be installed on Milton Avenue.

The application has been approved subject to the following *draft* terms and conditions:

2.1 STANDARD CONDITIONS:

2.1.1 That the Residents' Association accept that all the roads within the said restriction of access still constitutes public roads after the envisaged restriction of access, legally vesting in the Council.

2.1.2 That access to such roads for whatever reason may not be prohibited and that unrestricted access must be guaranteed at all times to:

Employees of the State, the South African Police Services (SAPS), the Council and its employees/contractors, any municipal entity, organ of state, Telkom, Eskom and any telecommunications provider acting within the course and scope of their employment and the vehicles they use in connection with their employment;

Doctors on call, ambulances and any other emergency service.

2.1.3 The approval of the said application for a period of two years only, where after the applicant may re-apply. All conditions must be complied with during the approval period, failing which the Council may withdraw the approval and all costs to remove all closures within the subject area, shall be to the cost of the applicant.

2.1.4 The security guards with guard house can be placed at the proposed entry points to monitor movement activities. Personnel (security guards) manning the access control point may only monitor activity and may not:

search vehicles or people,

require the filling in of a register

require personal information from any person entering

require the person to produce any form of identification

interrogate the person entering

apply any form of discrimination to determine who should enter the area

charge any fee for entering the area

delay traffic (pedestrian or vehicular) other than the absolute minimum required to open any boom or gate.

- 2.1.5 That the Resident's association must accept full responsibility towards all inhabitants within the restricted area as far as ingress and egress arrangements are concerned (i.e. instructions to guards, payments due, etc.)
- 2.1.6 That the Residents' Association shall be responsible for the payment of all Council services used in connection with the proposed restriction of access (e.g. electricity, water, sewerage etc.).
- 2.1.7 That the Residents' Association obtain a public liability policy to the amount of R2 000 000,00 per incident fully paid up in advance for two years in order to protect the interest of the Council and the Residents' Association in this matter.
- 2.1.8 That adequate traffic signs and road markings be erected in consultation with the Head of Department: Roads and Storm-water, EMM, at the cost of the Residents Association.
- 2.1.9 That no security fences, gates, guard house or booms, etc. be erected prior to approval of the detailed plans indicating the positions of accesses and the road signs to be installed, by the HOD: Roads and Storm-water, EMM.
- 2.1.10 That any damage caused to the Council's services as a result of the closure of the relevant public street be for the account of the Residents' Association.
- 2.1.11 The Resident' Association shall ensure full compliance with Emergency Services Bylaws as it applies water supply for firefighting purposes and in all cases to any other component of the same bylaw.
- 2.1.12 A 24 hour safe, convenient and direct access is required for personnel from the Department Electricity and Energy Services for construction or maintenance purposes and meter reading.
- 2.1.13 Before any groundwork commence, that the Department of Electricity & Energy be contacted at (011) 999-3026 or (011) 999-3280, to indicate existing electrical services.
- 2.1.14 No structures are to be erected on or close to any electrical services unless written consent from the Head of Department: Energy Services has been obtained.
- 2.1.15 That the Residents' Association enters into an agreement with the Council as prescribed by the Council's current policy, for the restriction of access to public places.
- 2.1.16 The Residents' Association must at all times maintain all such buildings, structures, equipment, machinery, barriers, signs and notices at its cost to the satisfaction of the local authority.
- 2.1.17 The recommended access control measure must be in operation for 24 hours with full, free vehicular and pedestrian access at all times to any person.
- 2.1.18 Any accesses that are closed for 24 hours must be capable of being open immediately in the event of an emergency and/or as determined in the authorizations.
- 2.1.19 Access cannot be controlled by remotes, cards identification, finger printing and other electronic means. Access must be in the form of a boom gate that is synchronized with a surveillance camera which detects the movement activities and automatically opens the gate when the car is stopped in front of the boom gate. The boom gate and synchronized camera can also be linked to a push button that will be activated by the driver of the vehicle in order to open the boom gate and enable the camera to capture each scene.
- 2.1.20 All pedestrian access points must adhere to the following:
 - (a) All pedestrian access points must have unrestricted 24hr pedestrian access.
 - (b) The security guards with guard house can be placed at the proposed pedestrian gates to monitor movement activities. Personnel (security guards) manning the access control point may only monitor activity and may not:
 - search people,
 - require the filling in of a register
 - require personal information from any person entering
 - require the person to produce any form of identification
 - interrogate the person entering

apply any discrimination to determine who should enter the area
 charge any fee for entering the area
 delay pedestrian traffic other than the absolute minimum required to open any boom or gate.
 (c) The standalone Pedestrian gate must be unlocked at all times.

2.2 SITE SPECIFIC CONDITIONS

- 2.2.1 The access points on Tennyson Avenue must be in the form of a boom gate that is synchronized with a surveillance camera which detects the movement activities and automatically opens the gate when the car is stopped in front of the boom gate. The boom gate and synchronized camera can also be linked to a push button that will be activated by the driver of the vehicle in order to open the boom gate and enable the camera to capture each scene.
- 2.2.2 The access control points on Tennyson Avenue must have unrestricted 24hr pedestrian access.
- 2.2.3 A separate pedestrian and bicycle gate is required at the closure points on Tennyson Avenue and must conform to the standard conditions.

The application along with the Standard Terms and Conditions as well as the Specific Terms and Conditions will lie for inspection for 30 days from the date of this publication and can be viewed at the Offices of the Town Planning Department Edenvale.

..... DATE
 APPROVED
 Ms. PALESA TSITA
 HEAD OF DEPARTMENT: CITY PLANNING
 CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

PROVINCIAL NOTICE 560 OF 2020

NOTICE IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA - Act 16 of 2013), that we, the undersigned, authorised by the registered land owners, intend to apply to the City of Johannesburg Metropolitan Municipality for:

APPLICATION TYPE: Removal of Restrictive Conditions in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 (read with SPLUMA – Act 16 of 2013). **APPLICATION PURPOSES:** The purpose of this application is to remove Conditions (b), (c), (d), (e), (f), (g), (h) (i) & (ii), (i), & (j) from Deed of Transfer No. T9102/2012 applicable to Erf 89 Florida North.

The removal of the afore-mentioned conditions will allow for additions to the existing main dwelling house, other associated structures and an additional dwelling unit (staff quarters). **SITE DESCRIPTION:** Erf 89;

TOWNSHIP: Florida North; **STREET ADDRESS:** No. 3 Gavin Avenue, Township area.

Particulars of the above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objection or representation with regards to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za, by not later than **2 December 2020**.

OWNER / AUTHORISED AGENT: Full name: **Hunter Theron Inc.**, Postal address: P.O. Box 489, Florida Hills, 1716; Street address: 53 Conrad Street, Florida North, 1709, Tel No (w): (011) 472-1613, Fax No: (086) 645-3444 Cell: 083 6355 466 (Etienné van der Schyff), E-mail address: etienne@huntertheron.co.za

DATE OF PLACEMENT OF ADVERT: 4 November 2020

PROVINCIAL NOTICE 561 OF 2020**SCHEDULE 11 (REGULATION 21)****NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP**

The Ekurhuleni Metropolitan Municipality (Alberton Service Delivery Centre) hereby gives notice in terms of Section 69(6)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with Section 2(2) and the relevant provisions of the Spatial Planning and Land Use Management Act 2013, that an application in terms of Section 100 of the same Ordinance to amend the **Watervalspruit x 35, x 37 and x 50** townships have been received by it. The purpose of the applications are to convert the townships to security estates. Details of the amended applications are annexed to this notice.

Particulars of the applications will lie for inspection during normal office hours at the office of the Area Manager: City Development Department, Level 11, Civic Centre, Alberton, for a period of 28 days from 4 November 2020

Objections to or representations in respect of the applications must be lodged with or made in writing to the Area Manager City Development Department, at above address or at P.O. Box 4, Alberton, 1450, within a period of 28 days from 4 November 2020.

ANNEXURE**Name of township: Watervalspruit x 35**

Full name of applicant: Aeterno Town Planning (Pty) Ltd.

Number of erven in proposed development: 452 Residential 2 erven, 1 Public Services erf, 2 Transportation erven, 9 Private Open Space erven, 1 Private Road erf.

Description of land on which township is to be established: A part of the remaining extent of Portion 2 of the farm Rietspruit 152 IR

Location of proposed township: The proposed township is located in the southern part of the Ekurhuleni Metropolitan Area, adjacent north of Road K154, and east of Road K91

Name of township: Watervalspruit x 37

Full name of applicant: Aeterno Town Planning (Pty) Ltd.

Number of erven in proposed development: 139 Residential 2 erven, 2 Private Open Space erven, 1 Private Road erf

Description of land on which township is to be established: A part of the remaining extent of Portion 2 of the farm Rietspruit 152 IR

Location of proposed township: The proposed township is located in the southern part of the Ekurhuleni Metropolitan Area, north of Road K154, and east of Road K91

Name of township: Watervalspruit x 50

Full name of applicant: Aeterno Town Planning (Pty) Ltd.

Number of erven in proposed development: 408 Residential 2 erven, 1 Private Road erf

Description of land on which township is to be established: A part of the remaining extent of Portion 2 of the farm Rietspruit 152 IR

Location of proposed township: The proposed township is located in the southern part of the Ekurhuleni Metropolitan Area, adjacent north of Road K154, and east of Road K91

Applicant details: Aeterno Town Planning (Pty) Ltd, Tel: 012 348 5081, Fax: 086 219 2535, Email: alex@aeternoplanning.com (P475)

PROVINSIALE KENNISGEWING 561 VAN 2020

BYLAE 11 (REGULASIE 21)

KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP

Die Ekurhuleni Metropolitaanse Munisipaliteit (Alberton Diensleweringssentrum) gee hiermee ingevolge Artikel 69 (6) (a), van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), saamgelees met Seksie 2(2) en die relevante bepalings van die Ruimtelike Beplannings- en Grondgebruik Bestuurswet, 2013, kennis dat 'n aansoek ontvang is om **Watervalspruit x 35, x 37 en x 50** te wysig ingevolge Artikel 100 van dieselfde Ordonnansie. Die doel van die aansoek is om die dorpe in sekuriteitsdorpe te omskep. Besonderhede van die wysigingsaansoeke is vervat in die Bylae

Besonderhede van die aansoeke lê ter insae gedurende kantoorure by die kantoor van die Area Bestuurder: Stedelike Ontwikkelingsdepartement, Vlak 11 Burgersentrum, Alberton, vir 'n tydperk van 28 dae 4 November 2020

Besware teen of verhoë ten opsigte van die aansoeke moet binne 'n tydperk van 28 dae vanaf 4 November 2020 skriftelik by of tot die Area Bestuurder: Stedelike-ontwikkelingsdepartement, te bogenoemde adres of Posbus 4 Alberton, 1450, ingedien of gerig word.

BYLAE

Naam van dorp: Watervalspruit x 35

Volle naam van aansoeker: Aeterno Stadsbeplanners (Edms) Bpk.

Aantal erwe in voorgestelde dorp: 452 Residensieël 2 erwe, 1 Publieke Diens erf, 2 Vervoer erwe, 9 Privaat Oop Ruimte erwe, 1 Privaat Pad erf.

Beskrywing van grond waarop dorp gestig staan te word: 'n Deel van die restant van Gedeelte 2 van die plaas Rietspruit 152 IR

Ligging van voorgestelde dorp: Die voorgestelde dorp is geleë op die suidelike grens van die Ekurhuleni Metropolitaanse Raad, aangrensende noord van pad K154 en oos van pad K91

Naam van dorp: Watervalspruit x 37

Volle naam van aansoeker: Aeterno Stadsbeplanners (Edms) Bpk.

Aantal erwe in voorgestelde dorp: : 139 Residensieël 2 erwe, 2 Privaat Oop Ruimte erwe, 1 Privaat Pad erf

Beskrywing van grond waarop dorp gestig staan te word: 'n Deel van die restant van Gedeelte 2 van die plaas Rietspruit 152 IR

Ligging van voorgestelde dorp: Die voorgestelde dorp is geleë op die suidelike grens van die Ekurhuleni Metropolitaanse Raad, noord van pad K154 en oos van pad K91

Naam van dorp: Watervalspruit x 50

Volle naam van aansoeker: Aeterno Stadsbeplanners (Edms) Bpk.

Aantal erwe in voorgestelde dorp: 408 Residensieël 2 erwe, 1 Privaat Pad erf

Beskrywing van grond waarop dorp gestig staan te word: 'n Deel van die restant van Gedeelte 2 van die plaas Rietspruit 152 IR

Ligging van voorgestelde dorp: Die voorgestelde dorp is geleë op die suidelike grens van die Ekurhuleni Metropolitaanse Raad, aangrensend noord van pad K154 en oos van pad K91

Besonderhede van applikant: Aeterno Stadsbeplanning (Edms) Bpk, Tel: 012 348 5081, Faks: 086 219 2535 Epos: alex@aeternoplanning.com(P475)

PROVINCIAL NOTICE 562 OF 2020**APPLICATION IN SUPPORT OF A REZONING APPLICATION AS CONTAINED IN SECTION 38 OF THE LESEDI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015**

We, MM Town Planning Services, being the authorized agent of the owner of the property namely **REMAINDER OF ERF 107 HEIDELBERG**, hereby give notice in terms of Section 38, of the Lesedi Local Municipality Spatial Planning and Land Use Management By-Law, 2015, that we have applied to Lesedi Local Municipality for the a change of Land Use Rights also known as a rezoning on the property described above. The property is located on the 92 HF Verwoerd Street, Heidelberg, Gauteng.

The proposed rezoning is from "**Residential 1**" to "**Business 1**".

Any objections of comments with the grounds thereof and contact details shall be lodged within a period of 28 days from the first date of which the notice appeared, with or made in writing to the Municipality: Executive Manager, Development Planning, Lesedi Local Municipality, at the Civic Centre Building, HF Verwoerd Street, Heidelberg.

Full particulars and plans may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from the date of first publication of the advert in the Provincial Gazette, Citizen and Beeld newspaper. Closing date for any objections: **2 DECEMBER 2020**. Address of applicant: MM Town Planning Services: 59 HF Verwoerd Street, Heidelberg, 1441 / Po Box 296, Heidelberg, 1438 / Tel No 016-349 2948/ 082 4000 909 / info@townplanningservices.co.za.

Date on which notice will be published: **4 NOVEMBER 2020**

PROVINSIALE KENNISGEWING 562 VAN 2020**KENNISGEWING VIR 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 38 VAN DIE LESEDI PLAASLIKE MUNISIPALITEIT SE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING, 2015**

Ons, MM Town Planning Services, synde die gemagtigde agent van die eienaar van die eiendom **RESTERENDE GEDEELTE VAN ERF 107 HEIDELBERG**, gee hierby kennis in gevolge Artikel 38 van die Lesedi Plaaslike Munisipaliteit se ruimtelike beplanning en grondgebruik bestuurverordening, 2015, dat ons by die Lesedi Plaaslike Munisipaliteit aansoek gedoen het vir 'n hersonering op die bogenoemde eiendom. Die eiendom is geleë op 92 HFVerwoerd straat, Heidelberg.

Die voorgestelde hersonering is van "**Residensiël 1**" na "**Besigheid 1**".

Enige besware met kommentaar met die redes daarvoor en kontakbesonderhede moet binne 28 dae vanaf die eerste datum waarvan die kennisgewing verskyn, skriftelik by die Munisipaliteit ingedien word by: Uitvoerende Bestuur, Ontwikkelingsbeplanning, Lesedi Plaaslike Munisipaliteit, by die Burgersentrumgebou, HF Verwoerdstraat, Heidelberg.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir n periode van 28 dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Gazette, Citizen en Beeld koerant. Sluitingsdatum vir enige besware: **2 DESEMBER 2020**. Adres van aansoeker: MM Town Planning Services: 59 HF Verwoerd, Heidelberg, 1441 / Posbus 296, Heidelberg, 1438 / Tel nr. 016-349 2948/ 082 4000 909/ info@townplanningservices.co.za.

Datum waarop kennisgewing gepubliseer word: **4 NOVEMBER 2020**

PROVINCIAL NOTICE 563 OF 2020

Notice is hereby given, in terms of Section 21 & 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

SITE DESCRIPTION

Erf: 52
Township: Rembrandt Park
Street Address: 273 Pasteur Road
Code: 2198

APPLICATION TYPE: SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE

APPLICATION PURPOSES: For rezoning from "Residential 1" to "Residential 4" permitting nine (9) dwelling units, subject to conditions.

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

Any objection or representation with regard to the application must be submitted to both the owner/ agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to benp@joburg.org.za, by not later than **02 December 2020** (state date – 28 day from date on which the application notice was published).

Full name: **Solomon Sekwaila** Postal Address: **Alexandra** Code: **2198** Residential Address: **154 Sixth Avenue**
Tel No(w) **011 056 6775** Fax No: **N/A** Cell: **072878 7874** Email address: sekwaila.solomon@gmail.com.

Date: 04 November 2020

PROVINCIAL NOTICE 564 OF 2020**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 AND A REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Hugo Erasmus from the firm Hugo Erasmus Property Development, being the applicant of the consolidated Erf 2845, Rooihuiskraal x28, Registration Division JR, Province of Gauteng 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 rezoning in terms of Section 16 (1) to the City of Tshwane Land Use Management Bylaw 2016, for the amendment of the Tshwane Town Planning Scheme 2008 (Revised 2014) by the rezoning of Erf 2845 (Former: Erf 2762) Rooihuiskraal x28 located at 32 Park Avenue, Rooihuiskraal x28 from "Industrial 2" with coverage of 40% and FAR of 0,4 to "Industrial 2" as per Town Planning Scheme 2008 (Revised 2014) with a coverage of 60% and a FAR of 0,6. Erf 2845, Rooihuiskraal x28 has a split zoning and the intension of the applicant in this matter is to ensure that the split zoning be cancelled and the zoning of both erven involved, be made similar, to ensure a more sustainable development with the same rights on the total property.
2. The rezoning in terms of Section 16 (1) to the City of Tshwane Land Use Management Bylaw 2016, for the amendment of the Tshwane Town Planning Scheme 2008 (Revised 2014) by the rezoning of Erf 2845 (Former: Portion 1 of Erf 2809) Rooihuiskraal x28 located at 32 Park Avenue, Rooihuiskraal x28 from "Special" to "Industrial 2" as per Town Planning Scheme 2008 (Revised 2014) with a coverage of 60% and a FAR of 0,6. Erf 2845, Rooihuiskraal x28 has a split zoning and the intension of the applicant in this matter is to ensure that the split zoning be cancelled and the zoning of both erven involved, be made similar, to ensure a more sustainable development with the same rights on the total property.
3. The removal of restrictions in terms of Section 16 (2) to the City of Tshwane Land Use Management Bylaw 2016 to remove conditions IV (B) and IV(E)(i) in title deed T 74213/06 on Erf 2845, Rooihuiskraal x28 located at 32 Park Avenue, Rooihuiskraal x28. The intension of the applicant in this matter is to apply for a relaxation of a 16 meter building line on Old Johannesburg Road and to cancel and existing right of way servitude that is dormant.

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 4 November 2020 until 2 December 2020.

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 Pretoria News newspaper.

Address of Municipal offices: The Strategic Executive Director, Room F8, Department of City Planning and Development, Tshwane Metropolitan Municipality, Southern Region (Centurion) C/O Basden and Rabie Street, Lyttelton Agricultural Holdings. Closing date for any objections and/or comments: 2 December 2020.

Address of applicant: P O Box 7441, Centurion, 0046 and Office: 4 Konglomoraat Avenue, Zwartkop x8, Centurion Tel: 082 456 87 44 and (012) 643-0006 and Email: hugoerasmus@midrand-estates.co.za

Date on which notice will be published: 4 November 2020 and 11 November 2020.

Reference: Rezoning: Item no: 31305 and Removal of Restrictions: Item no: 31271

PROVINSIALE KENNISGEWING 564 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR HERSONERING AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITEL AKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development, die applikant van die gekonsolideerde Erf 2845 (Voorheen: Erf 2762 en Gedeelte 1 van Erf 2809), Rooihuiskraal x28, Registrasie Afdeling JR, Gauteng Provinsie, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir:

- 1) Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014), met 'n hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016, op Erf 2845 (Voorheen: Erf 2762) Rooihuiskraal x28 geleë te Parklaan 32, Rooihuiskraal x28 vanaf "Nywerheid 2" met 'n dekking van 40% en VRV van 0,4 na "Nywerheid 2" soos per Tshwane Dorpsbeplanning Skema 2008 (Gewysig 2014) met 'n dekking van 60% en 'n VRV van 0,6. Erf 2845, Rooihuiskraal x28 het 'n dubbele sonering en die applikant beoog om dit te kanseleer en dieselfde regte op die totale eiendom te verkry, om 'n meer volhoubare ontwikkeling te bewerkstellig, met dieselfde regte op die totale eiendom.
- 2) Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014), met 'n hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016, op Erf 2845 (Voorheen: Gedeelte 1 van Erf 2809) Rooihuiskraal x28 geleë te Parklaan 32, Rooihuiskraal x28 vanaf "Spesiaal" na "Nywerheid 2" soos per Tshwane Dorpsbeplanning Skema 2008 (Gewysig 2014) met 'n dekking van 60% en 'n VRV van 0,6. Erf 2845, Rooihuiskraal x28 het 'n dubbele sonering en die applikant beoog om dit te kanseleer en dieselfde regte op die totale eiendom te verkry, om 'n meer volhoubare ontwikkeling te bewerkstellig, met dieselfde regte op die totale eiendom.
- 3) Die opheffing van beperkende voorwaardes in die titel akte in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016, op Erf 2845, Rooihuiskraal x28 geleë te Parklaan 32, Rooihuiskraal x28 vir die opheffing van beperkende voorwaardes IV(B) en IV(E)(i) in Titel Akte T 74213/06. Die applikant beoog om aansoek te doen vir verslapping van die 16 meter boulyn op Ou Johannesburg pad en die kansellering van 'n dormante reg van weg serwituit.

Enige beswaar of kommentaar, insluitend die gronde vir die beswaar of kommentaar met volle kontak inligting, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar of kommentaar ingedien het, moet skriftelik ingedien word, by die Strategiese Uitvoerende Direkteur: Departement Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gestuur word vanaf 4 November 2020 tot 2 Desember 2020.

Alle verbandhoudende dokumente sal tydens normale kantoorure vir besigtiging beskikbaar wees by die kantoor van die plaaslike bestuur soos onder uiteengesit, vir 'n periode van 28 dae vanaf die eerste publikasie in die Provinsiale Koerant / Beeld en Pretoria News Koerant.

Adres van Munisipale Kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Kantoor F8, Tshwane Metropolitaanse Munisipaliteit, Hoek van Basden en Rabiestraat, Lyttelton Landbou Hoewes. Sluitingsdatum vir besware en kommentare is: 2 Desember 2020.

Adres van die applikant: Posbus 7441, Centurion, 0046 en Kantoor: Konglomoraatlaan 4, Zwartkop x8, Centurion Tel: 082 456 87 44 en (012) 643-0006 en epos:hugoerasmus@midrand-estates.co.za

Datums vir publikasie van kennisgewing: 4 November 2020 en 11 November 2020

Verwysing: Hersonering : Item no: 31305 en Opheffing van Beperkings: Item no: 31271

PROVINCIAL NOTICE 565 OF 2020**NOTICE IN TERMS SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**APPLICABLE SCHEME: **CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

SITE DESCRIPTION:Erf/Erven (stand) No(s): **1467**Township (Suburb) Name: **Doornkop Extension 1**Street Address: **Cnr Motlakase Crescent & Tshituku Street, Doornkop Extension 1 Code: **2194******APPLICATION TYPE:**

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 Cnr Motlakase Crescent & Tshituku Street from "Industrial" to "Business 1" in order to operate shopping centre and drive-thru measuring 2800m² in extent.

APPLICATION PURPOSES:

The purpose of the application is to obtain "Business 1" land use rights in order to operate shopping centre and drive-thru measuring 2800m² in extent on the subject erf.

The above application will be open for inspection during from 8:00 to 15:30 at Registration Counter, Department Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objections 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 PO Box 30733, Braamfontein, 2017, or a facsimile sent to: (011) 339 4000, or an email sent to benp@joburg.org.za, by no later than **02 December 2020**.

AUTHORISED AGENT:Full name: **Noksa 23 Town Planners (Dumisani Bosoga)**Postal Address and Residential: **PO Box 3345, Kenmare, Krugersdorp, 1745**Tel: **+2711 660 1504** Fax No: **+2786 547 9854** Cell: **+2783 814 2599**Email Address: **info@noksa.co.za**Date: **04 November 2020**

PROVINCIAL NOTICE 566 OF 2020



**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, Hugo Erasmus from the firm Hugo Erasmus Property Development, being the applicant of Erf 1029, Wierdapark, Registration Division JR, Province of Gauteng 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 the rezoning in terms of section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 348, Wilhelmina Street, Wierdapark. The rezoning is from "Residential 1" to "Special for Place of Childcare and Place of Instruction for 150 Children". The intension of the applicant in this matter is to convert the existing dwelling into a Creche to attend to 150 children between the ages 0 to 6 years and a Private School to attend to Grade R.

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 4 November 2020 until 2 December 2020.

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 Pretoria News newspaper.

Address of Municipal offices: The Strategic Executive Director, Room F8, Department of City Planning and Development, Tshwane Metropolitan Municipality, Southern Region (Centurion) C/O Basden and Rabie Street, Lyttelton Agricultural Holdings. Closing date for any objections and/or comments: 2 December 2020.

Address of applicant: P O Box 7441, Centurion, 0046 and Office: 4 Konglomoraat Avenue, Zwartkop x8, Centurion Tel: 082 456 87 44 and (012) 643-0006 and Email: hugoerasmus@midrand-estates.co.za

Date on which notice will be published: 4 November 2020 and 11 November 2020.

Reference: CPD/9/2/4/2-3828T (Item no: 25348)

PROVINSIALE KENNISGEWING 566 VAN 2020



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

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development, die applikant van Erf 1029, Wierdapark, Registrasie Afdeling JR, Gauteng Provinsie, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir:

Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014), met 'n hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016, op die eiendom soos bo aangetoon. Die eiendom is gelee te Wilhelmina Straat 348, Wierdapark. Die hersonering is vanaf "Residieseel 1" na "Spesiaal vir Plek van Kindersorg en Plek van Opleiding vir 150 kinders". Die applikant beoog om die bestaande huis te omskep in 'n Crèche om na 150 kinders om te sien tussen ouderdomme 0 to 6 jaar en 'n Privaatskool om na Graad R kinders om te sien.

Enige beswaar of kommentaar, insluitend die gronde vir die beswaar of kommentaar met volle kontak inligting, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar of kommentaar ingedien het, moet skriftelik ingedien word, by die Strategiese Uitvoerende Direkteur: Departement Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gestuur word vanaf 4 November 2020 tot 2 Desember 2020.

Alle verbandhoudende dokumente sal tydens normale kantoorure vir besigtiging beskikbaar wees by die kantoor van die plaaslike bestuur soos onder uiteengesit, vir 'n periode van 28 dae vanaf die eerste publikasie in die Provinsiale Koerant / Beeld en Pretoria News Koerant.

Adres van Munisipale Kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Kantoor F8, Tshwane Metropolitaanse Munisipaliteit, Hoek van Basden en Rabiestraat, Lyttelton Landbou Hoewes. Sluitingsdatum vir besware en kommentare is: 2 Desember 2020.

Adres van die applikant: Posbus 7441, Centurion, 0046 en Kantoor: Konglomoraatlaan 4, Zwartkop x8, Centurion Tel: 082 456 87 44 en (012) 643-0006 en epos:hugoerasmus@midrand-estates.co.za

Datums vir publikasie van kennisgewing: 4 November 2020 en 11 November 2020

Verwysing: CPD/9/2/4/2-3828T (Item no: 25348)

PROVINCIAL NOTICE 567 OF 2020**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I the undersigned, applied to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, 2018.

APPLICATION TYPE: Rezoning application in terms of Section 21 of the City of Johannesburg Municipal Planning By-Laws, 2016. **SITE DESCRIPTION:** Erven 76 & 86 **TOWNSHIP:** Wilfordon Extension 10 **STREET ADDRESS:** To be created

APPLICATION PURPOSES: The purpose of this application is to amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 76 & 86 Wilfordon Ext. 10. from "Residential 1" to "Residential 3" at a density of 30du/ha and 35du/ha respectively, subject to conditions. The above application will be open for inspection from 09:00 to 15:00 at the City's Metro Link, Metropolitan Centre, 158 Loveday Street, Braamfontein from **04 November 2020**. The application is also open for inspection at the offices of the authorized agent from Monday – Friday between 09:00 and 15:00. The authorized agent will be responsible to provide any interested party, on request, with a copy of documentation relevant to the application. Any objection or representation with regards to the application must be submitted to both the authorized agent and the Registration Section of the Department of Development Planning, P.O. Box 30733, Braamfontein, 2017 or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by no later than **02 December 2020**.

OWNER / AUTHORISED AGENT: Full name: Trisha Ehrlich, **Hunter Theron Inc.** Postal Address: P.O. Box 489, Florida Hills, 1716. Tel No (w): 011-472-1613; Fax No: 086-645-3444; Email address: trisha@huntertheron.co.za

Date of Placement: 04 November 2020

PROVINCIAL NOTICE 568 OF 2020**NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 62 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW**

We, Abakwa-Nyambi, being the authorised agent of the owner of The remaining Extent on Erf 984 Henley On Klip, hereby give notice in terms of Section 62 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, that we have applied to the Midvaal Local Municipality for the amendment of the town planning scheme known as the Midvaal Land Use Scheme, by the removal of certain restrictive conditions on the title deed no. T000064613/2018 of the property described above situated Nuneham Road, Henley on Klip.

Particulars of the application will lie for inspection during normal office hours at the offices of the Executive Director: Development Planning and Housing, Mitchell Street, Civic Centre, Meyerton, for a period of 28 days from **04th of November 2020**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Executive Director: Development Planning and Housing, Midvaal Local Municipality, P O Box 9, Meyerton, 1960, within a period of 28 days calculated from **04th of November 2020**.

Address of applicant: Abakwa-Nyambi Town Planning, Private Bag X1003, Postnet Suite 102, Meyerton, 1960. E-mail: info@abakwanyambi.co.za, Tel; 0711818576

PROVINCIAL NOTICE 569 OF 2020**NEWSPAPER ADVERTISEMENT FOR AMENDMENT, SUSPENSION OR REMOVAL OF RESTRICTIVE OR OBSOLETE CONDITIONS OR OBLIGATIONS, SERVITUDES OR RESERVATIONS IN RESPECT OF LAND**

Notice is hereby given, terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, That I /we, the undersigned, intend to apply to the City of Johannesburg for:

APPLICATION TYPE:

Removal of restrictive Condition

SITE DESCRIPTION:

Erf/Erven (stand) No (s): **Ptn 1 of 619 and RE of ERF 619**

Township (Suburb) Name: **Observatory Ext**

Street Address: **63 Observatory Avenue**

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

Any objection or representation with regard to the application must be submitted to both the owner /agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O Box 30733, Braamfontein 2017 , or a facsimile send to (011) 339 4000 , an e-mail send to benp@Joburg.org.za, by not later than 4 December 2020.

Details of OWNER / AUTHORISED AGENT

Full name: Colani Zwane (Simunyebezalel trading (Pty) Ltd)

Postal Address: 4th Floor Into Jozi Building , 96th Jorissen street, Braamfontein Code: 2001

Tel No (W):Fax No:

Cell: 082 402 3401

E-mail address: simunyebezalel@gmail.com

DATE:22/10/2020.....

PROVINCIAL NOTICE 570 OF 2020**Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre)
AMENDMENT SCHEME**

I, Hermann Joachim Scholtz, of the Town Planner and Company, being the authorized agent of the owners of Erven 1868 & 2092 Kempton Park Extension 4, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-planning and Townships Ordinance, 1986, read together with the spatial planning and land use management act (Act 16 of 2013), that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated in 11 Highveld Road and 15 Aster Street, from "Residential 1" to "Residential 3" .

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Department of City Planning, 5th Floor, Civic Centre, Corner CR Swart Drive and Pretoria Road, Kempton Park, for the period of 28 days from 04 November 2020. Objections to or representations in respect of the application must be lodged with or made in writing to the Area manager at the above address or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 04 November 2020. .

Address of agent: Hermann J Scholtz, P.O.Box 7775 | Birchleigh | Kempton Park | 1621
Tel: 0828532885 | Email: info@thetownplannerandcompany.co.za

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PROVINSIALE KENNISGEWING 570 VAN 2020**EKURHULENI METROPOLITAANSE MUNISIPALITEIT (KEMPTON PARK KLIENTEDIENS-
SENTRUM)
WYSIGINGSKEMA**

Ek, Hermann Joachim Scholtz, van die Town Planner and Company, synde die gemagtigde agent van die eienaars van Erwe 1868 en 2092 Kempton Park Uitbreiding 4, gee hiermee kennis ingevolge artikel 56 (1) (b) (i) en (ii) van die dorp- van die Ordonnansie op Beplanning en Dorpe, 1986 saam gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013) (SPLUMA) kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Kliëntediens-sentrum) aansoek gedoen het om die wysiging van die Ekurhuleni Stadsbeplanningskema, 2014, deur die hersonering van die eiendomme hierbo beskryf, gelee geleë in 11 Highveld weg en 15 Aster straat, van "Residensieel1" tot "Residensieel 3".

Besonderhede van die aansoek le ter insae gedurende gewone kantoor ure by die kantoor van die Area Bestuurder Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Kliëntediens-sentrum), Departement Stadsbeplanning, 5de Vloer, Burgersentrum, Hoek van CR Swart Weg en Pretoria weg, Kempton Park, vir 'n tydperk van 28 dae vanaf 04 November 2020. . Besware teen of vertoe ten opsigte van die aansoek moet skriftelik by of tot die Areabestuurder by bovermelde adres ingedien of gerig word. POS bus 13, Kempton Park, 1620, binne 'n tydperk van 28 dae vanaf 04 November 2020. .

Adres van agent: Hermann J Scholtz, P.O.Box 7775 | Birchleigh | Kempton Park | 1621
Tel: 0828532885 | E-pos: info@thetownplannerandcompany.co.za

4-11

PROVINCIAL NOTICE 571 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION IN TERMS OF SECTION 16(2) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Portion 1 of Erf 685, Lynnwood Township** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of restrictive title conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016. Condition II.(a) in Title Deed T73496/2019 will be removed, the intention is to allow professional offices on the property. The property is situated on 319B, Alpine Way, Lynnwood

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, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 4 November 2020 (the first date of the publication of the notice), until 2 December 2020.

"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."

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:** City of Tshwane, Economic Development and Spatial Planning Department, Room E10, Centurion Municipal Offices, corner Basden and Rabie Streets, Centurion.

Name and Address of applicant: SFP Townplanning (Pty) Ltd

371 Melk Street, Nieuw Muckleneuk or P. O. Box 908, Groenkloof, 0027

Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: admin@sfplan.co.za

Dates on which notice will be published: 4 and 11 November 2020

Closing date for any objections and/or comments: 2 December 2020

Reference: CPD LYN/0376/685/1 (Item No. 32345) **Our ref:** F3979

PROVINSIALE KENNISGEWING 571 VAN 2020

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK VIR DIE GELYKTYDIGE OPHEFFING VAN BEPERKENDE
TITELVOORWAARDES INGEVOLGE ARTIKEL 16 (2) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 1 van Erf 685, dorp Lynnwood**, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Artikel 23 van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende titelvoorwaardes ingevolge Artikel 16 (2) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Voorwaarde II.(a) in Titelakte T73496/2019 sal verwyder word, die bedoeling is om professionele kantore op die eiendom te ontwikkel. Die eiendom is geleë in 319B, Alpine Way, Lynnwood.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waaronder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 4 November 2020 (die datum van eerste publikasie van die kennisgewing) tot 2 Desember 2020.

*“As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: **newlanduseapplications@tshwane.gov.za**.*

Daarbenewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is 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 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.

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 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie.”

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 Gauteng Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer E10, Centurion Munisipale Kantore, hoek van Basden en Rabiestraat, Centurion.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk
371 Melk Straat, Nieuw Muckleneuk of Posbus 908, Groenkloof, 0027
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za
Datum waarop kennisgewing gepubliseer word: 4 en 11 November 2020
Sluitingsdatum vir enige besware en/of kommentaar: 2 Desember 2020
Verwysing: CPD LYN/0376/685/1 (Item No. 32345) **Our ref:** F3979

PROVINCIAL NOTICE 572 OF 2020**EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE)
AMENDMENT SCHEME**

I, Hermann Joachim Scholtz, of the Town Planner and Company, being the authorized agent of the owners of Erf 352 Rhodesfield, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-Planning and Townships Ordinance, 1986 read together with the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA), that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated in 17 Lightning Street, Rhodesfield, from "Residential 1" to "Residential 4" for the purpose of residential dwelling units.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Department of City Planning, 5th Floor, Civic Centre, Corner CR Swart Drive and Pretoria Road, Kempton Park, for the period of 28 days from 04 November 2020. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 04 November 2020.

Address of agent: Hermann J Scholtz, P.O.Box 7775 | Birchleigh | Kempton Park | 1621
Tel: 0828532885 | Email: info@thetownplannerandcompany.co.za

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PROVINSIALE KENNISGEWING 572 VAN 2020**EKURHULENI METROPOLITAANSE MUNISIPALITEIT KEMPTON PARK KLIENTEDIENS-
SENTRUM WYSIGINGSKEMA**

Ek, Hermann Joachim Scholtz, van die Town Planner and Company, synde die gemagtigde agent van die eienaars van Erf 352 Rhodesfield, gee hiermee kennis ingevolge artikel 56 (1) (b) (i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saam gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013), kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum) aansoek gedoen het om die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die Herzonering van die eiendom hierbo beskryf, geleë te 17 Lightning Straat, Rhodesfield, van "Residensieel 1" na "Residensieel 4" vir die doeleindes van wooneenhede.

Besonderhede van die aansoek le ter insae gedurende gewone kantoor ure by die kantoor van die Area bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum), Departement Stadsbeplanning, 5de Vloer, Burgersentrum, hoek van CR Swart Weg en Pretoria Weg, Kempton Park, vir 'n tydperk van 28 dae vanaf 04 November 2020. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 04 November 2020 skriftelik by of tot die Area bestuurder by bovermelde adres of by POS Bus 13, Kempton Park, 1620 ingedien of gerig word.

Adres van agent: Hermann J Scholtz, Posbus 7775 | Birchleigh | Kempton Park | 1621 | Tel:
0828532885 | E-pos: info@thetownplannerandcompany.co.za

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PROVINCIAL NOTICE 573 OF 2020**EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE)
AMENDMENT SCHEME**

I, Hermann Joachim Scholtz, of the Town Planner and Company, being the authorized agent of the owners of Erf 694 Kempton Park Extension 2, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-Planning and Townships Ordinance, 1986 read together with the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA), that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated in 65 Van Der Walt Street, Kempton Park Extension 2, from "Residential 1" to "Business 3" for the purpose of offices.

Particulars of the application will lie for inspection during normal office hours at the office of the Area manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Department of City Planning, 5th Floor, Civic Centre, Corner CR Swart Drive and Pretoria Road, Kempton Park, for the period of 28 days from 04 November 2020. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 04 November 2020.

Address of agent: Hermann J Scholtz, P O Box 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | e-mail: info@thetownplannerandcompany.co.za

4-11

PROVINSIALE KENNISGEWING 573 VAN 2020**EKURHULENI METROPOLITAANSE MUNISIPALITEIT KEMPTON PARK KLIENTEDIENS-
SENTRUM WYSIGINGSKEMA**

Ek, Hermann Joachim Scholtz, van die Town Planner and Company, synde die gemagtigde agent van die eienaars van Erf 694 Kempton Park Uitbreiding 2, gee hiermee kennis ingevolge artikel 56 (1) (b) (i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saam gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013), kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum) aansoek gedoen het om die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die herzonering van die eiendom hierbo beskryf, geleë te 65 Van Der Walt Straat, Kempton Park Uitbreiding 2, van "Residensieel 1" na "Besigheid 3" vir die doelendies van kantoor.

Besonderhede van die aansoek le ter insae gedurende gewone kantoor ure by die kantoor van die Area bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum), Departement Stadsbeplanning, 5de Vloer, Burgersentrum, hoek van CR Swart Weg en Pretoria Weg, Kempton Park, vir 'n tydperk van 28 dae vanaf 04 November 2020. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 04 November 2020 skriftelik by of tot die Area bestuurder by bovermelde adres of by POS Bus 13, Kempton Park, 1620 ingedien of gerig word.

Adres van agent: Hermann J Scholtz, Posbus 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532855 | E-pos: info@thetownplannerandcompany.co.za

4-11

PROVINCIAL NOTICE 574 OF 2020**Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre)
AMENDMENT SCHEME**

I, Hermann Joachim Scholtz, of the Town Planner and Company, being the authorized agent of the owners of Erf 382 Rhodesfield, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-planning and Townships Ordinance, 1986, read together with the spatial planning and land use management act (Act 16 of 2013), that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated in 49 Lightning Street, Rhodesfield, from "Residential 1" to "Residential 4" .

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Department of City Planning, 5th Floor, Civic Centre, Corner CR Swart Drive and Pretoria Road, Kempton Park, for the period of 28 days from 04 November 2020. Objections to or representations in respect of the application must be lodged with or made in writing to the Area manager at the above address or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 04 November 2020.

Address of agent: Hermann J Scholtz, P.O.Box 7775 | Birchleigh | Kempton Park | 1621
Tel: 0828532885 | Email: info@thetownplannerandcompany.co.za

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PROVINSIALE KENNISGEWING 574 VAN 2020**EKURHULENI METROPOLITAANSE MUNISIPALITEIT (KEMPTON PARK KLIENTEDIENS-
SENTRUM)
WYSIGINGSKEMA**

Ek, Hermann Joachim Scholtz, van The Town Planner and Company, synde die gemagtigde agent van die eienaars van Erf 382 Rhodesfield, gee hiermee kennis ingevolge artikel 56 (1) (b) (i) en (ii) van die dorp- van die Ordonnansie op Beplanning en Dorpe, 1986 saam gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013) (SPLUMA) kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Kliëntediens-sentrum) aansoek gedoen het vir die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die hersonering van die eiendom hierbo beskryf, geleë te 49 Lightning Straat, Rhodesfield, van "Residensieel 1" na "Residensieel 4".

Besonderhede van die aansoek le ter insae gedurende gewone kantoor ure by die kantoor van die Area Bestuurder Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Kliëntediens-sentrum), Departement Stadsbeplanning, 5de Vloer, Burgersentrum, Hoek van CR Swart Weg en Pretoria weg, Kempton. Park, vir 'n tydperk van 28 dae vanaf 04 November 2020. Besware teen of vertoe ten opsigte van die aansoek moet skriftelik by of tot die Areabestuurder by bovermelde adres ingedien of gerig word. Posbus 13, Kempton Park, 1620, binne 'n tydperk van 28 dae vanaf 04 November 2020.

Adres van agent: Hermann J Scholtz, P.O.Box 7775 | Birchleigh | Kempton Park | 1621
Tel: 0828532885 | E-pos: info@thetownplannerandcompany.co.za

4-11

PROVINCIAL NOTICE 575 OF 2020**EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE)
AMENDMENT SCHEME**

I, Hermann Joachim Scholtz of the Town Planner and Company, being the authorized agent of the owners of Erf 913 Kempton Park Extension 2, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-Planning and Townships Ordinance, 1986 read together with the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA) that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated in 105 Kerk Street Kempton Park Extension 2, from "Residential 1" to "Residential 4" for the purpose of a residential building including a tuck-shop.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Department of City Planning 5th Floor Civic Centre corner CR Swart Drive and Pretoria Road, Kempton Park, for a period of 28 days from 04 November 2020. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager of the above address or at P O Box 13, Kempton Park, 1620, 04 November 2020.

Address of agent: Hermann J Scholtz, P O Box 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | e-mail: info@thetownplannerandcompany.co.za

4-11

PROVINSIALE KENNISGEWING 575 VAN 2020**EKURHULENI METROPOLITAANSE MUNISIPALITEIT (KEMPTON PARK KLIENTEDIENS-
SENTRUM)
WYSIGINGSKEMA**

Ek, Hermann Joachim Scholtz van The Town Planner and Company, synde die gemagtigde agent van die eienaars van Erf 913 Kempton Park Uitbreiding 2, gee hiermee kennis ingevolge artikel 56 (1) (b) (i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saam geles met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013) kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum) aansoek gedoen het om die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die herzonering van die eiendom hierbo beskryf, geleë te 105 Kerk Straat, Kempton Park, Uitbreiding 2, van "Residensieel 1" na "Residensieel 4" vir die doeleindes van residensiële gebou insluitende 'n snoepwinkel.

Besonderhede van die aansoek le ter insae gedurende gewone kantoor ure by die kantoor van die Area bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum), Departement Stadsbeplanning, 5de Vloer, Burgersentrum, hoek van CR Swart Weg en Pretoria Weg, Kempton Park, vir 'n tydperk van 28 dae vanaf 04 November 2020. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 04 November 2020 skriftelik by of tot die Area bestuurder by bovermelde adres of by POS Bus 13, Kempton Park, 1620 ingedien of gerig word.

Adres van agent: Hermann J Scholtz, Posbus 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532855 | E-pos: info@thetownplannerandcompany.co.za

4-11

PROVINCIAL NOTICE 576 OF 2020**CITY OF TSHWANE MUNICIPALITY: NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, the firm Kitso Town Planners and Property Services (Pty) Ltd (Reg No. 2015/338015/07), being the authorised agent of the owner of Erf 1149 Mabopane-X hereby gives notice in terms Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of Erf 1149 Mabopane-X in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 from "Public Garage" to "Public garage" including a place of refreshment. The subject property is situated at the corner of Peter Magano Road and 6310 A21454 Street in the Mabopane-X township. The intention of the applicant in this matter is to include a "Place of Refreshment" to the existing "Public Garage" zoning rights.

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 Akasia Municipal Complex, 485 Heinrich Avenue, (Entrance Dale Street), 1st Floor, Room F12, Karenpark Akasia, or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 04 November 2020 until 02 December 2020. 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.

The application will lie for inspection at 1st Floor, Room F12, Karenpark Akasia Municipal Offices at the address above for 28 days, from 04 November 2020. 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 a period of 28 days from 04 November 2020. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when requesting a copy of the application. 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 04 November 2020. Authorised Agent: Kitso Town Planners and Property Services; Physical Address: 56 Regent Street Yeoville, Johanensburg, 2198; Cell: (081) 706 4958 and E-mail: ben@kitsoplanners.co.za. Notices will be placed on-site for 14 days from: 04 November 2020. Closing date for objection(s) and or comment(s): 02 December 2020. Reference: Rezoning: Reference/Item No. 32 325

PROVINSIALE KENNISGEWING 576 VAN 2020**GEMEENTE STAD TSHWANE: KENNISGEWING VAN 'N AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16 (1) VAN DIE STAD TSHWANE VERORDENING OM GRONDGEBRUIK, 2016**

Ons, die firma Kitso Town Planners and Property Services (Edms) Bpk (Regnr. 2015/338015/07), synde die gemagtigde agent van die eienaar van Erf 1149 Mabopane-X, gee hiermee kennis ingevolge Artikel 16 (1) (f)) dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir wysiging van die Tshwane Stadsbeplanningskema, 2008 (hersien 2014) deur die hersonering van Erf 1149 Mabopane-X ingevolge Artikel 16 (1) van die Stad Tshwane Grondgebruik Bestuursverordening, 2016 vanaf "Openbare motorhuis" na "Openbare motorhuis", insluitend 'n verversingsplek. Die eiendom is geleë op die hoek van Peter Maganoweg en A21454 straat 6310 in die Mabopane-X gemeente. Die bedoeling van die aansoeker in hierdie aangeleentheid is om 'n "verversingsplek" in te sluit by die bestaande soneringsregte "Openbare motorhuis".

Enige beswaar (s) en / of kommentaar (s), insluitend die gronde vir sodanige beswaar (s) en / of kommentaar (s) en die regte van die persoon (s) en hoe hul belange deur die aansoek beïnvloed word, met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en / of kommentaar (s) indien, waarsonder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar (s) en / of kommentaar (s) indien nie), moet skriftelik ingedien of gerig word aan die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by Akasia Munisipale Kompleks, Heinrichlaan 485, (ingang Dalestraat), 1ste Vloer, Kamer F12, Karenpark Akasia, of PO Box 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za om die munisipaliteit te bereik vanaf 04 November 2020 tot 02 Desember 2020. 'n Afskrif van die beswaar (s) en / of kommentaar (s) moet ook by die gemagtigde agent ingedien word. by die onderstaande e-posadresse.

Die aansoek le ter insae op die 1ste Verdieping, Kamer F12, Karenpark Akasia Munisipale kantore by die bostaande adres vir 28 dae vanaf 4 November 2020. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of verkry, moet 'n afskrif kan van die Munisipaliteit aangevra word deur die volgende kontakbesonderhede deur newlanduseapplications@tshwane.gov.za aan te vra vir 'n tydperk van 28 dae vanaf 04 November 2020. Enige belanghebbende of geaffekteerde party moet 'n e-posadres of ander maniere waarop 'n afskrif van die aansoek elektronies beskikbaar gestel kan word wanneer 'n afskrif van die aansoek aangevra word.

'N Afskrif en / of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gestel word, na ontvangs van 'n e-posversoek, vir die volgende e-posadres vir 'n tydperk van 28 dae vanaf 04 November 2020. Gemagtigde agent: Kitso Stadsbeplanners en eiendomsdienste; Fisiese adres: Regentstraat 56 Yeoville, Johannesburg, 2198; Sel: (081) 706 4958 en e-pos: ben@kitsoplanners.co.za. Kennisgewings sal 14 dae op die perseel geplaas word vanaf: 4 November 2020. Sluitingsdatum vir beswaar (s) en of kommentaar (s): 02 Desember 2020. Verwysing: Hersonering: Verwysing / item nr. 32 325

OFFICIAL NOTICES • AMPTELIKE KENNISGEWINGS

OFFICIAL NOTICE 5 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16
OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

I, Leon du Bruto, being the authorised applicant of Erf 634 Highveld extension 8 hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that I have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Guest House with 7 rooms. The property is situated at Spata Street no 29 in the township of Highlands extension 8 on the intersection of Birmingham Street and Spata Street. The current zoning of the property is Residential 1.

The intention of the applicant in this matter is to use the property for a Guest house with 7 rooms.

The application can be viewed at Registry, Room 10 corner of Basden and Rabie Streets, Centurion Municipal Offices. Should any interested or 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 from the applicant at the contact details indicated below.

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.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head, Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 4 November 2020 until 2 December 2020.

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

Closing date for any objections and/or comments: 5 December 2020. Address of applicant: L. du Bruto 263 Kiewiet Avenue Wierdapark x1. Postal address: PO Box 51051, Wierdapark 0149; Email: info@zoningapply.co.za; Telephone: 0836557028;

Date on which notice will be published: 4 November 2020.

Reference: CPD HVDx8/0298/634(Item No 32281)

AMPTELIKE KENNISGEWING 5 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DIE AANSOEK OM TOESTEMMING INGEVOLGE KLOUSULE 16
VAN DIE TSHWANE STADSBEPLANNINGSKEMA VAN 2008(HESIEN IN 2014)**

Ek, Leon du Bruto, synde die applikant van Erf 634 Highveld uitbreiding 8, gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om 'n toestemmingsgebruik vir 'n Gastehuis met 7 kamers. Die eiendom is geleë te Spatastraat no 29 in Highlands uitbreiding 8. Die huidige sonering van die eiendom is Residensieel 1. Die applikant se bedoeling met hierdie saak is om op die bestaande eiendom te gebruik vir 'n gastehuis met 7 kamers.

Sou enige belanghebbende of geaffekteerde party die aansoek wou besigtig en of 'n kopie van die grondontwikkelingsaansoek wou verkry, kan dit per epos aangevra word by die Munisipaliteit, by newlanduseapplications@tshwane.gov.za of vanaf die applikant by die kontakbesonderhede hieronder uiteengesit. Neem asseblief kennis dat die belanghebbende of geaffekteerde party die Munisipaliteit of applikant met 'n e-pos adres moet voorsien om die aansoek elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant 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 redes beskou om die verwerking en oorweging van die aansoek te verhoed nie. Sluitingsdatum vir enige besware en/ of kommentaar: 2 Desember 2020.

Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien, sal gedurende gewone kantoorure ingedien word by, of gerig word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 4 November 2020 tot 5 Desember 2020.

Adres van Munisipale kantore: Kantoor E10, hoek van Basdenlaan en Rabiestraat, Centurion Munisipale Kantore.

Adres van applikant: L. du Bruto Kiewietlaan 263 Wierdapark x1, Posbus 51051, Wierdapark 0149.

E-pos: info@zoningapply.co.za; Tel:0836557028.

Datum waarop kennisgewing gepubliseer word: 4 November 2020.

Verwysing: CPD HVDx8/0298/634(Item No 32281)

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1214 OF 2020

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) READ WITH SCHEDULE 23 OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
BOARDWALK EXTENSION 66

I, **Mauritz Oosthuizen of MTO Town Planners CC t/a MTO Town & Regional Planners (Reg. No.: 2005/135370/23)**, being the authorized agent of the applicant, hereby give notice in terms of Section 16(1)(f) read with **Schedule 23** of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of **Section 16(4)** of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds 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 **28 October 2020, until 25 November 2020**.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of this notice in the **Provincial Gazette, Beeld and Pretoria News 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: Centurion Offices : Room E10, cnr Basden and Rabie Streets, Centurion

Closing date of any objections and/or comments: 25 November 2020

Address of applicant: **Street Address:** No. 511 Dawn Street, Lynnwood Extension 01, 0081; **Postal Address:** P.O. Box 76173, Lynnwood Ridge, 0040; **Telephone:** (012) 348 1343; **Fax:** 086 610 1892 / (012) 348 7219; **Email:** info@mto-townplanners.co.za.

Dates on which notice will be published: **28 October 2020** and **04 November 2020**.

ANNEXURE

Name of township: **BOARDWALK EXTENSION 66**

Full name of applicant: **Mauritz Oosthuizen of MTO Town Planners CC** acting for Leander Road Properties Proprietary Limited.

Number of erven, proposed zoning and development control measures : It is proposed to create **2 Erven** zoned "**Residential 3**" subject to a Floor Area Ratio of 0.60 (*provided that not more than 30 dwelling units will be erected*), density of 30 dwelling units per hectare, a height of 2 storeys, subject to certain further conditions [*in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014)*], measuring approx. 10 000m² in extent. Development control measures for proposed 2 Erven include the following : A height restriction of 2 storeys, Floor Area Ratio of 0.6 (*provided that not more than 30 dwelling units will be erected*).

The intention of the applicant in this matter is to develop a residential township situated on Portion 1 of Holding 60 Olympus Agricultural Holdings (***the Holding shall be excised***) consisting of a maximum of 30 residential dwelling-units.

Locality of property on which township is to be established: The proposed township is situated **North** of the Atterbury Road (M11) / Ajax Avenue intersection and Achilles Road, **West** of the M6 (also known as Graham Road), **South** of the M10 (also known as Solomon Mahlangu Drive) / M6 (also known as Lynnwood Road) intersection, **East** of Olympus Drive, situated approximately 720m east from the Olympus Drive and Leander Road intersection, directly South of Leander Road, at No. 2221 Leander Road, Olympus Agricultural Holdings, Pretoria, Tshwane.

Description of the property(ies) on which the township is to be situated: Portion 1 of Holding 60 Olympus Agricultural Holdings; Registration Division: J.R.; Province of Gauteng

Reference: **CPD9/2/4/2-5621T** Item No. **31834**

PLAASLIKE OWERHEID KENNISGEWING 1214 VAN 2020

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP IN TERME VAN ARTIKEL 16 (4) SAAMGELEES MET BYLAE 23 VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA BY-WET, 2016 BOARDWALK UITBREIDING 66

Ek, **Mauritz Oosthuizen van MTO Town Planners BK t/a MTO Town & Regional Planners (Reg. No.: 2005/135370/23)**, synde die gemagtigde agent van die aansoeker, gee hiermee ingevolge Artikel 16 (1)(f) **saamgelees met Bylae 23** van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek doen vir die stigting van die dorp in terme van **Artikel 16 (4)** van die Stad van Tshwane Grondgebruiksbestuur verordening, 2016 genoem in die Bylae hierby. Enige beswaar(e) en/of navrae, insluitend grond van sodanige beswaar(e) en/of navrae met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrispondeer met die persoon of liggaam wat beswaar(e) en/of navrae aflê nie, beswaar(e) en/of navrae sal gedurende gewone kantoorure 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 28 Oktober 2020, tot 25 November 2020**. 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, Beeld en Pretoria News koerant** geïnspekteer word.

Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil esigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za.

Daarbenewens kan die aansoeker met indiening van die aansoek óf 'n kopie elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie of hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf.

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 wyse wat die applikant se intellektuele eiendomsreg benadeel nie.

Indien enige belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, kan dit nie beskou word as redes om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantore: Centurion Kantore : Kamer E10, h/v Basden en Rabie Strate, Centurion

Sluitingsdatum van enige besware en / of kommentaar: 25 November 2020

Adres van applikant: **Straatadres:** Dawnstraat Nr. 511, Lynnwood Uitbreiding 01, 0081; **Posadres:** Posbus 76173, Lynnwoodrif, 0040;

Telefoon: (012) 348 1343; **Faks:** 086 610 1892 / (012) 348 7219; **Epos:** info@mto-townplanners.co.za

Datums waarop kennisgewing gepubliseer moet word: **28 Oktober 2020** en **04 November 2020**

BYLAE

Naam van dorp: **BOARDWALK UITBREIDING 66**

Volle naam van aansoeker: **Mauritz Oosthuizen van MTO Town Planners BK** gemagtige agent van Leander Road Properties Proprietary Limited.

Aantal erwe, voorgestelde sonering en beheermaatreëls: Daar word voorgestel om **2 (twee) erwe** te skep gesoneer "**Residensiële 3**", onderworpe aan 'n vloeroppervlakteverhouding van 0,6 (*met dien verstande dat nie meer as 30 wooneenhede opgerig mag word nie*), 'n digtheid van 30 eenhede per hektaar, 'n hoogte van 2 verdiepings, onderworpe aan sekere verdere voorwaardes, [*in terme van die Tshwane Dorpsbeplanningskema, 2008 (Hersiene 2014)*], wat ongeveer 10 000m² groot is.

Ontwikkelingsbeheermaatreëls vir die 2 Erwe sluit die volgende in: 'n hoogtebeperking van 2 verdiepings, vloeroppervlakteverhouding van 0.6 (*met dien verstande dat nie meer as 30 wooneenhede opgerig mag word nie*).

Die aansoeker se bedoeling is om 'n dorp te ontwikkel wat geleë is op Gedeelte 1 van Hoewe 60 Olympus Landbou Hoewes (**die Hoewes sal Uitgesluit word na 'n Plaasgedeelte**), wat sal bestaan uit 'n maksimum van 30 residensiële wooneenhede.

Ligging van eiendom(me) waarop dorp gestig gaan word : Die voorgestelde dorp is geleë **Noord** van Atterbury Weg (M11) / Ajax Rylaan interseksie en Achillers Pad, **Oos** van Olympus Rylaan, gelee ongeveer 720m Oos van die Olympus en Leander interseksie, **Suid** van die M10 (ook bekend as Solomon Mahlangu Rylaan) / M6 (ook bekend as Lynnwood Weg) interseksie, **Wes** van die M6 (ook bekend as Graham Weg), gelee direk Suid vLeander Straat, by Nr. 2221 Leander Straat / Pad, Olympus Landbou Hoewes, Pretoria, Tshwane.

Beskrywing van die eiendom(me) waarop die dorp gestig gaan word: Gedeelte 1 van Hoewe 60 Olympus Landbou Hoewes; Registrasie Afdeling: JR; Provinsie Gauteng

Verwysing: CPD9/2/4/2-5621T; Item nommer: 31834

LOCAL AUTHORITY NOTICE 1229 OF 2020**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, Pieter Muller Heukelman, being the applicant in my capacity as appointed agent for the owner of the property Erf 2748 Garsfontein Extension 10, 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)(i) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above.

The property is situated in the suburb Garsfontein at number 853 St Bernard Drive to the south-east of the intersection of Solomon Mahlangu Drive and St Bernard Drive.

The rezoning is from "Residential 1" to 'Business 4' with a proposed Floor Area Ratio of 0.4, height of 2 storeys (10 meters) and a coverage of 50%

The intension of the applicant in this matter is to amend the approved zoning of the erf from a residential dwelling to "business 4" in order to construct offices on the said 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 28 October 2020 until 25 November 2020.

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 Star newspapers.

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

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

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

No part of the documentation provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of the application shall not be regarded as grounds to prohibit the processing and considerations of the application.

Address of Municipal offices: Centurion Municipal Offices, Room E10, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: 25 November 2020.

Address of applicant: 90 Grassridge Place, Faerie Glen, Pretoria or Po Box 2555, Brooklyn Square, 0075

Email: pheukelman@gmail.com Tel: 072 180 7148

Dates on which notice will be published: 28 October 2020 and 4 November 2020.

Reference: CPD/9/2/4/2-5724T **Item No:** 32273

PLAASLIKE OWERHEID KENNISGEWING 1229 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DIE HERSONERING IN TERME VAN ARTIKEL 16(1) VAN
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ek, Pieter Muller Heukelman, synde die applikant in my hoedanigheid as gemagtige agent van die eienaar van die eindom naamlik Erf 2748 Garsfontein Uitbreiding 10, gee hiermee kennins ingevolge Artikel 16(1)(f)(i) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplankingskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, van die eiendom hierbo beskryf.

Die eiendom is geleë in die voorstad Garsfontein by nommer 853 St Bernard Rylaan, gelee suid-oos van die interseksie van Solomon Mahlangu Rylaan en St Bernard Rylaan.

Die voorgestelde hersonering is vanaf "Residentieel 1" na "Besigheid 4" met n Vloer Ruimte Oppervlak van 0.4, hoogte van 2 verdiepings (10meter) en n dekking van 50%.

Die bedoeling van die aansoeker in hierdie aangeleentheid is om die goedgekeurde residensieele gebruik te verander na "besigheid 4" om kantore op die erf op te rig.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 28 Oktober 2020 tot en met 25 November 2020.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir n periode van 28 dae vanaf eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en Star nusblaaie, by die Munisipale kantore soos hieronder bevestig.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za.

Daarbenewens kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za.

Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat enige belangstellende en geaffekteerde partye die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet verskaf om elektroniese afskrifte te ontvang.

Geen deel van die dokumentasie wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie.

Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorwegings van die aansoek te verhoed nie.

Adres van Munisipale kantore: Centurion Munisipale Kompleks, Kamer E10, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): 25 November 2020

Adress van applikant: 90 Grassridge Place, Faerie Glen, Pretoria, Posbus 2555, Brooklyn Square, 0075 Email: pheukelman@gmail.com Tel: 072 180 7148
Datums van publikasie: 28 Oktober 2020 en 4 November 2020.

Verwysing: CPD/9/2/4/2-5724T **Item No:** 32273

LOCAL AUTHORITY NOTICE 1253 OF 2020**NOTICE OF APPLICATIONS FOR REMOVAL OF RESTRICTIONS AND AMENDMENT OF
GENERAL PLAN IN TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI
METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT
BY-LAW, 2019**

We, Planit Planning Solutions CC. being authorized agent of the owner of Erven 2568 & 2569 Helderwyk Extension 8, which property is situated along South Boundary Road, Helderwyk Extension 8, Brakpan, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality (Brakpan Customer Care Centre) for the

- i) Removal of certain conditions contained in the schedule to the proclamation of Erven 2568 & 2569 Helderwyk Extension 8 Township.
- ii) Amendment of the General Plan of Helderwyk Extension 8 Township.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Brakpan Customer Care Centre of the City of Ekurhuleni Municipality, corner Escombe Avenue and Elliot Road, Brakpan, 1541 within a period of 28 days from 28 October 2020.

Objection to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Brakpan Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, corner Escombe Avenue and Elliot Road, Brakpan, P.O Box 15, 1541, within a period of 28 days from 28 October 2020.

Address of authorised agent: Planit Planning Solutions CC., P.O. Box 12381, BENORYN, 1504

LOCAL AUTHORITY NOTICE 1263 OF 2020**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAWS OF 2019**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Laws of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Germiston Customer Care Centre), for the Removal of Conditions from the following Title Deeds:

Conditions (f), (i), (j), (k), (l)(i), (l)(ii), (l)(iii), (m), (n), (o) and (p) to be removed from Deed of Transfer T. 1140/2005 pertaining to Erf 1 Homestead Township; and

Conditions (6) and (7) to be removed from Deed of Transfer T. 34893/2011 pertaining to Erf 63 Activia Park Township.

Which two properties are located on the corner of Richard Avenue and Activia Road in the Homestead Township and Activia Park Township respectively in Germiston and the simultaneous amendment of the Ekurhuleni Town Planning Scheme of 2014, by the rezoning of the said two properties from their current "Residential 1" and "Roads" zonings respectively to a common zoning of "Residential 3" for a maximum of 6 Dwelling Units across both erven.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning, Germiston Customer Care Centre, First Floor, United Building, Corner of Meyer Street and Library Street, Germiston, for a period of 28 days from 28 October 2020.

Any person who wishes to object to the application, or submit representations in respect thereof, must lodge the same in writing with the said authorised local authority at the above address or P. O. Box 145, Germiston, 1400, on or before 25 November 2020.

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

Date of first publication: 28 October 2020.

LOCAL AUTHORITY NOTICE 1266 OF 2020**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, Sonja Meissner-Roloff of SMR Town & Environmental Planning, the applicant in my capacity as authorised agent of the owner of property namely Erf 10867, Nellmapius Extension 13, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 2537 Igwali Street, directly north of Alwyn Road, directly east of Bandura Street and directly south of Igwali Street.

The rezoning is **from** "Residential 4" with a minimum erf size of 200m² **to** "Residential 1" with a minimum erf size of 150m² and "Special" for a private street.

The intension of the applicant in this matter is to rezone the property to allow 20 individual "Residential 1" erven to be established on the erf, along with a private street to provide access to each erf. An application to subdivide the erf runs parallel with the rezoning application advertised herewith.

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, Die Beeld and Citizen newspapers.

Dates on which notice will be published: **28 October 2020** (first date) and **4 November 2020** (second date).

Closing date for any objections and/or comments: **25 November 2020**.

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, 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 or affected party:

- E-mail address: smeissner@icon.co.za
- Postal Address: SMR Town & Environmental Planning, PO Box 7194, Centurion, 0046
- Physical Address of offices of applicant: 9 Charles de Gaulle Crescent, Highveld Office Park, Highveld Extension 12
- Contact Telephone Number: 012 665 2330

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

Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street.

Reference: CPD 9/2/4/2-5733T Item No. 32293

28-4

PLAASLIKE OWERHEID KENNISGEWING 1266 VAN 2020

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Erf 10867, Nellmapius Uitbreiding 13, gee hiermee kennis in terme van Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 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 in terme van Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te 2537 Igwali Straat, direk noord van Alwynweg, direk oos van Bandura Straat en direk suid van Igwali Straat.

Die hersonering is **van** "Residensieël 4" met 'n minimum erf grootte van 200m² **na** "Residensieël 1" met 'n minimum erf grootte van 150m² en "Spesiaal" vir 'n privaat straat.

Die voorneme van die applikant is om die erf te hersoneer om toe te laat dat 20 individuele "Residensieël 1" erwe op die eiendom gestig kan word, sowel as 'n privaat straat om toegang tot elk van die erwe te verskaf. 'n Aansoek vir die onderverdeling van die erf is gelyktydig met die hersoneringsaansoek wat hiermee geadverteer word ingedien.

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 Citizen koerante.

Datums waarop kennisgewing gepubliseer word: **28 Oktober 2020** (eerste datum) en **4 November 2020** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **25 November 2020**

Indien 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: smeissner@icon.co.za
- Posadres: SMR Town & Environmental Planning, Posbus 7194, Centurion, 0046
- Fisiese adres van die kantoor van die applikant: Charles de Gaullesingel 9, Highveld Office Park, Highveld Uitbreiding 12.
- Kontak telefoonnommer: 012 665 2330

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee 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 '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 by die kantore van die applikant, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Adres van die Munisipale kantore: LG004, Isivuno Huis, Lilian Ngoyi Straat 143.

Verwysing: CPD 9/2/4/2-5733T Item Nr. 32293

28-4

LOCAL AUTHORITY NOTICE 1268 OF 2020

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-LAWS OF 2019

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Laws of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) for the Removal of conditions (f), (i), (j), (k), (l), (m), (n), (o), (p) and (q) contained in Deed of Transfer T. 28737/2001 pertaining to Erf 294 Cinderella Township, which property is located at No. 20 Zaretsky Avenue, Cinderella Township, Boksburg.

Particulars of the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning, Boksburg Customer Care Centre, 3rd Floor, Civic Centre, Trichardt Street, Boksburg, for the period of 28 days from 28 October 2020.

Objections to or representations in respect of the application must be lodged with or made in writing with the said authorised local authority at the above address or at P. O. Box 215, Boksburg, 1460, on or before 25 November 2020.

Name and Address of the Authorised Agent: MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465 – Tel (011) 849 0425 – Email: info@mztownplanning.co.za

Date of First Publication: 28 October 2020.

28-4

LOCAL AUTHORITY NOTICE 1277 OF 2020**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAWS OF 2019**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Laws of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Germiston Customer Care Centre), for the Removal of Conditions from the following Title Deeds:

Conditions (f), (i), (j), (k), (l)(i), (l)(ii), (l)(iii), (m), (n), (o) and (p) to be removed from Deed of Transfer T. 1140/2005 pertaining to Erf 1 Homestead Township; and
Conditions (6) and (7) to be removed from Deed of Transfer T. 34893/2011 pertaining to Erf 63 Activia Park Township.

Which two properties are located on the corner of Richard Avenue and Activia Road in the Homestead Township and Activia Park Township respectively in Germiston and the simultaneous amendment of the Ekurhuleni Town Planning Scheme of 2014, by the rezoning of the said two properties from their current "Residential 1" and "Roads" zonings respectively to a common zoning of "Residential 3" for a maximum of 6 Dwelling Units across both erven.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning, Germiston Customer Care Centre, First Floor, United Building, Corner of Meyer Street and Library Street, Germiston, for a period of 28 days from 28 October 2020.

Any person who wishes to object to the application, or submit representations in respect thereof, must lodge the same in writing with the said authorised local authority at the above address or P. O. Box 145, Germiston, 1400, on or before 25 November 2020.

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

Date of first publication: 28 October 2020.

LOCAL AUTHORITY NOTICE 1286 OF 2020**AMENDMENT SCHEME 20-02-0421**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erven 272 and 273 Morningside Manor Extension 1 from "Educational" to "Educational", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-0421.

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 20-02-0421 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.978/2020

LOCAL AUTHORITY NOTICE 1287 OF 2020**AMENDMENT SCHEME 05-17582**

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 1240 Grobler Park Extension 96 from "Residential 1" to "Educational", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 05-17582.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 05-17582 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.980/2020

LOCAL AUTHORITY NOTICE 1288 OF 2020**PARKWOOD ERVEN 533 AND 534**

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 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions (a) to (j) from Deed of Transfers T0259/2017 and T2715/2017 respectively; and
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erven from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-17549.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 01-17549 will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.979/2020

LOCAL AUTHORITY NOTICE 1289 OF 2020**AMENDMENT SCHEME 20-01-0629**

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 38 of Erf 8166 Kensington Extension 11 from "Special" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0629.

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 20-01-0629 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.983/2020

LOCAL AUTHORITY NOTICE 1290 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION FOR CONSENT USE ON PORTION 131 OF THE FARM HARTEBEESTFONTEIN 324-JR IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (the LUM By law")**

We, THUSABATHO PROJECTS (Pty) Ltd being the authorised agent of the owner of Portion 131 of the farm Hartebeestfontein 324-JR, hereby give that we have applied to the City of Tshwane Metropolitan Municipality for Consent Use to operate a Lodge, by lodging a Consent 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 (the LUM By law") of the property situated at No 834 Hornbill Crescent, Hartebeestfontein 324-JR in order to operate a Lodge subject to certain conditions.

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. Objections and/or comments can be mailed to P.O. Box 3242, Pretoria, 0001 or e-mailed to CityP_Registration@tshwane.gov.za or submitted by hand at Room LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, to reach the Municipality from 04-November-2020 until 02-December-2020.

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and at the offices of THUSABATHO PROJECTS, for a period of 28 days from 04-November-2020.

Address of THUSABATHO PROJECTS (the applicant): Postal Address: No 350 Johann Street, Arcadia, 0007; Physical Address: No 04 Moseesele Crescent, Lotus Gardens, Pretoria; Tel: (+27) 82 952 1648 and E-mail: kingdmudau@gmail.com

Dates for notices publications: 04-November-2020 and 02-December-2020 Closing date for objections: 02-December-2020.

Reference: CPD 324-JR/0280/131 Item No: 32239

PLAASLIKE OWERHEID KENNISGEWING 1290 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM TOESTEMMING ERF 388, SUNNYSIDE INGEVOLGE KLOUSULE 1 5 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIENE 2014) SAAMGELEES MET ARTIKEL 16 (3) VAN DIE STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIKBEPLANNING, 2016 (DIE LUM DEUR DIE WET")**

Ons, THUSABATHO PROJECTS (Edms.) Bpk., Die gemagtigde agent van die eienaar van Gedeelte 131 van die plaas Hartebeestfontein 324-JR, gee hiermee kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om toestemming te gebruik om 'n lodge te bedryf, deur 'n aansoek in te dien vir toestemmingsgebruik ingevolge klousule 16 van die TSHWANE DORP - BEPLANNINGSKEMA, 2008 (HERSIEN 2014) LEES MET AFDELING 16 (3) VAN DIE STAD TSHWANE Ordonnansie op grondbestuur, 2016 (die LUM by Act ") van die eiendom geleë op Hornbill Crescent 830, Hartebeestfontein 324-JR in om onder sekere voorwaardes 'n lodge te bedryf.

Enige beswaar (s) en/of kommentaar (s), insluitende die gronde vir sodanige beswaar (s) en/of kommentaar (s) en die persoon (s) regte en hoe hul belange deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en/of kommentaar (s), sonder wat die munisipaliteit nie met die persoon of liggaam kan ooreenstem met die indiening van die beswaar (s) en/of kommentaar (s), moet skriftelik by die groep Hoof: ekonomiese ontwikkeling en Ruimtelike Beplanning ingedien word. Besware en/of kommentaar kan gepos word aan Posbus 3242, Pretoria, 0001 of e-pos aan CityP_Registration@tshwane.gov.za of ingedien deur die hand by Kamer LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, om die Munisipaliteit van 04- November -2020 te bereik tot 02- Desember -2020.

Volledige besonderhede van die aansoeke en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale Kantore besigtig word soos hieronder uiteengesit en by die kantore van die THUSABATHO, vir 'n tydperk van 28 dae vanaf 04-November -2020.

Adres van THUSABATHO PROJECTS (die applikant): posadres: No 350 Johann Street, Arcadia, 0007; Fisiese adres: : No 04 Moseesele Crescent, Lotus Gardens, Pretoria; Tel: (+27) 82 952 1648 en e-pos: kingdmudau@gmail.com

Datums vir kennisgewings publikasies: 04- November -2020 en 02- Desember-2020. Sluitingsdatum vir besware: 02- Desember -2020.

Verwysing: CPD 324-JR/0280/131 Item No: 32239

LOCAL AUTHORITY NOTICE 1291 OF 2020CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BOKSBURG CUSTOMER CARE AREA)

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-laws, 2019, the City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Area) hereby declares DAYANGLEN EXTENSION 5 to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY JUANFANY CC REGISTRATION NUMBER CK1999/048014/23 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 553 (A PORTION OF PORTION 179) OF THE FARM DRIEFONTEIN NO. 85 REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG HAS BEEN GRANTED BY CITY EKURHULENI METROPOLITAN MUNICIPALITY.

1. CONDITIONS OF ESTABLISHMENT

1.1. NAME

The name of the township shall be Dayanglen Extension 5.

1.2. DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6611/2016.

1.3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following, which do not affect the Township, namely, -

(a) Title Deed Condition A page 2;

"Die regte van die Staats - President soos in Atrikel vier-en-dertig van die "Kroongrond Nederzettingwet" 1912, bepaal.";

(b) Title Deed Condition B. (a) page2;

"Die voorwaarde dat die grond onderhewig is aan en geregtig is tot sodanige oorgangsregte soos op die Algemene Plan van die HUGHES NEDERZETTING aangedui is, en die eienaar is gesamentlik met die huurders en/of eienaars van die hoewes wat aan sodanige oorgangsregte grens of le, verantwoordelik vir die onderhoud en instandhouding van sodanige oorgangsregte.

Ingeval van enige geskil sal die beslissing van die Minister van Landbou diensaangaande finaal wees."

(c) Title Deed Condition B.(b) page 2;

"Die voorwaarde daarom oorgangsreg ten gunste van die huurders en/of eienaars van die ander persele van doe HUGHES NEDERZETTING in 'n gerieflike rigting oor die grond na die naaste publieke weg te alle tye toegestaan word deur die eienaar wat 'n derglike reg oor gemelde ander persele sal geniet, mits dat sodanige regte volgens mening van die Minister van Landbou nodig is. Ingeval van geskil aangaande die rigting van sodanige oorgangsregte sal die beslissing van die Minister van Landbou finaal en bindend op alle partye wees."

(d) Title Deed Condition B. (c) page 3;

"Die voorwaarde dat nie meer as een woonhuis met die nodige buitegeboue en toebehore sonder die skriftelike toestemming van die Minister van Landbou op die grond opgerig mag word."

CONTINUES ON PAGE 258 - PART 3

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

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

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- (e) Title Deed Condition B. (d) page 3;

“Die voorwaarde dat geen kantien, bierhuis, restaurant, plek vir die verkoop van wyne of sterk drank of besigheidsplek of winkel van watter aard ook, sonder die skriftelike, toestemming van die Minister van Landbou op die grond ge-open of gedryf mag word nie.”

1.4. ENDOWMENT

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum of R184 800.00 (VAT inclusive) to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township.

Such endowments are payable in terms of the provisions of Section 81 of the said ordinance, read with Section 95 thereof.

1.5. DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

1.6. REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.7. OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owners shall within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.

1.8. ACCESS

Ingress to and egress from the township shall be via Right of Way servitude in favour of the General Public over the Remainder of Portion 195 (a portion of portion 5) of the Farm Driefontein 85 I.R. vide Diagram S.G. No. 6607/2016 and over the Remainder of Portion 179 (a portion of portion 5) of the Farm Driefontein 85 I.R. vide Diagram S.G. No. 6610/2016.

1.9. STREET NAMES

An application for a street name must be submitted to and be approved by the City of Ekurhuleni Metropolitan Municipality Council.

1.10. SECTION 82 CERTIFICATE

The street name must be approved by the City of Ekurhuleni Metropolitan Municipality Council prior to the issuing of the Section 82 Certificate.

2. CONDITIONS OF TITLE

ALL ERVEN (EXCLUDING ERF 162 – PRIVATE ROAD):

- 2.1. All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.
- 2.1.1. The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary 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.
- 2.1.2. 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.
- 2.1.3. The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction,

maintenance or removal of such sewerage mains and other works 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.

2.2. ERF 162

- 2.2.1. The erf is subject to a right of way servitude in favour of the Local Authority and owners, occupiers and/or lessees of all the erven in the township as indicated on the General Plan.
- 2.2.2. The erf is subject to a servitude in favour of the local authority, for municipal services, as indicated on the General Plan.

NOTICE OF APPROVAL
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI AMENDMENT SCHEME F0440

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-laws, 2019, the City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Area) hereby declares DYANGLEN EXTENSION 5 to be an approved township subject to the conditions set out in the schedule hereto.

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

This amendment is known as Ekurhuleni Amendment Scheme F0440. This Scheme shall come into operation from the date of publication of this notice.

Dr. Imogen Mashazi: City Manager
City of Ekurhuleni Metropolitan Municipality
Private Bag X1069
Germiston 1400

LOCAL AUTHORITY NOTICE 1292 OF 2020
LOCAL AUTHORITY CORRECTION NOTICE
MIDVAAL LOCAL MUNICIPALITY AMENDMENT SCHEME
ERF 60 KLIPRIVIER TOWNSHIP
LAND USE SCHEME, 2017

It is hereby notified in terms of the provisions of Section 40 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Laws, that the Midvaal Local Municipality has approved the amendment of the Midvaal Land use Scheme, 2018, by the rezoning of Erf 60 Kliprivier Township from "Residential 1" to "Residential 3".

Land Use Scheme and the scheme clauses and Annexures of this amendment scheme are filed with the Head of the Department: Department of Development and Planning, Midvaal Local Municipality, and are open to inspection during normal office hours.

This amendment is known as the Amendment Scheme Number H221 of Midvaal Land Use Scheme, 2017 and shall come into operation on the date of publication of this notice.

EXECUTIVE DIRECTOR: DEVELOPMENT AND PLANNING

LOCAL AUTHORITY NOTICE 1293 OF 2020

SCHEDULE 41 – SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATIONS ADVERT TEMPLATE

RRR-3

**PROVINCIAL GAZETTE / NEWSPAPER ADVERTISEMENT FOR
SIMULTANEOUS REZONING & REMOVAL OF RESTRICTIONS APPLICATIONS****NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, **Johannes Hendrik Schoeman** being the authorized agent of the owner, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Germiston Care Centre) for the removal of certain conditions contained in the Title Deed T22051/2019 of **Erf 278, Lambton Extension 1**, which property is situated at 11 5th Avenue, Lambton Extension 1, Germiston and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property from **“Residential 3”** to **“Residential 1”**, subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, **1st Floor, 175 Meyer Street, Germiston**, for a period of 28 days from **4 November 2020** (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, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, **1st Floor, 175 Meyer Street, Germiston** or **P.O. Box 145, Germiston, 1400**, within a period of 28 days from **4 November 2020**.

Address of the authorised agent: Izwelisha Town Planners, P.O. Box 2256, Boksburg 1460.
Tel : 011 918 0100

4-11

LOCAL AUTHORITY NOTICE 1294 OF 2020
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 4758T

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 **4758T**, being the rezoning of Portion 385 of the farm Doornkloof 391JR, from "Agricultural", to "Agricultural", Table B, Column 3, with a density of one dwelling-house per erf, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **4785T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4758T (Item 28710))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

4 NOVEMBER 2020
(Notice 310/2020)

LOCAL AUTHORITY NOTICE 1295 OF 2020
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 5465T

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 **5465T**, being the rezoning of Portion 1 of Erf 450, Lyttelton Manor Extension 1, from "Residential 1, to "Residential 2", Table B, Column 3, with a density of 25 dwelling-units per hectare, provided that a maximum of two (2) dwelling-units are permitted, 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 **5465T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5465T (Item 31187))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

4 NOVEMBER 2020
(Notice 312/2020)

LOCAL AUTHORITY NOTICE 1296 OF 2020**NOTICE OF APPLICATION FOR A SPECIAL CONSENT USE APPLICATION IN TERMS OF SECTION 58 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 READ WITH CLAUSE 32 OF THE EKURHULENI TOWN PLANNING SCHEME, 2014.**

NOTICE IS HEREBY GIVEN that in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, read with Clause 32 of the Ekurhuleni Town Planning Scheme, 2014, I, Simangele Portia Mzinyane of Inkanyiso Planning Developments (Pty) Ltd. the undersigned, have applied to the City of Ekurhuleni Metropolitan Municipality, for special consent to use Erf 119 Elidinga-Tembisa for the following purpose of a Filling Station.

The land is zoned " Industrial 1" in terms of the abovementioned Town Planning Scheme. Plans and/or particulars relating to the application may be inspected during office hours at:

The Area Manager: City Planning Department

Customer Care Centre: Kempton Park CCA

Physical Address: 5th Floor, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park

Postal Address: City of Ekurhuleni Metropolitan Municipality, P.O. Box 13, **KEMPTON PARK**, 1620

Any person having any objection to the granting of this application must lodge such objection in writing, together with the grounds thereof, with the Area Manager: City Planning, at the abovementioned address, not later than 02 December 2020.

SIGNED: 

Date: **04 November 2020**

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LOCAL AUTHORITY NOTICE 1297 OF 2020**AMENDMENT SCHEME 02-19201**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Sandton Town Planning Scheme, 1980, by the rezoning of Erf 1183 Morningside Extension 124 from "Residential 1" permitting on (1) dwelling per erf to "Residential 1" permitting two (2) dwelling units on-site, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-19201.

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 02-19201 will come into operation on date of publication hereof

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 422/2020

LOCAL AUTHORITY NOTICE 1298 OF 2020**REMAINDER OF ERF 160 HURLINGHAM**

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 **Remaining Extent of Erf 160 Hurlingham**:

The removal of Condition (VII) from Deed of Transfer No. T41257/17.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 421/2020

LOCAL AUTHORITY NOTICE 1299 OF 2020

MLM: F/18

THE PROVINCIAL GAZETTE, NEWSPAPERS AND PLACARD NOTICE IN TERMS OF SECTION 53 OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016 FOR SUBDIVISION OF LAND AS CONTEMPLATED IN TERMS OF SECTION 53

NOTICE OF DIVISION OF LAND

I, JACK SCHUBERT, being the Applicant of PORTION 89 OF THE FARM HARTSENBERGFONTEIN NO 332 - IQ

hereby give notice, in terms of section 53 of the Midvaal Local Municipality Land Use Management By-Law, 2016, that I have applied to the Midvaal Local Municipality for the subdivision of the land described below:

From: PORTION 89 OF THE FARM HARTSENBERGFONTEIN NO 332 - IQ

To: PROPOSED PORTION A, PROPOSED REMAINDER OF PORTION 89 AND ROAD PROCLAMATION

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to:

MIDVAAL LOCAL MUNICIPALITY
DEVELOPMENT & PLANNING
CORNER MITCHELL & JUNIUS STREETS
MEYERTON
P.O. BOX 9, MEYERTON, 1960

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

Closing date for any objections: 14 December 2020

Address of applicant: 37 VAN ZYL STREET, HEIDELBERG, GAUTENG, 1438 / P.O. BOX 85, HEIDELBERG, 1441

Telephone No: 083 302 6824 / 016 349 6784

Dates on which notice will be published: 4 November 2020

Description of land:
PORTION 89 OF THE FARM HARTSENBERGFONTEIN NO 332-IQ

Number and area of proposed portions:
PROPOSED PORTION A, IN EXTENT APPROXIMATELY 8697 SQUARE METRES
PROPOSED REMAINDER, IN EXTENT APPROXIMATELY 5315 SQUARE METRES
ROAD PROCLAMATION, IN EXTENT APPROXIMATELY 2576 SQUARE METRES
TOTAL: APPROXIMATELY 1.6588 HECTARES

LOCAL AUTHORITY NOTICE 1300 OF 2020**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE TOWN PLANNING SCHEME (REZONING) AND A SPECIAL CONSENT USE APPLICATION IN TERMS OF SECTION 48 AND 58 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

We, Nisela Development Consultants being the authorized agent of **Erf 450 Bardene Ext 6** 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 Ekurhuleni Town Planning Scheme, 2014, by the Rezoning of the property described above in order to reduce the permissible FAR from 1.2 to 0.8 (zoning of the site to remain as Industrial 2) and the simultaneous application for Special Consent to allow for a Restaurant and Place of Entertainment, situated at Corner of Middel Road and Boet Human Road.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, Trichardt's Road, Boksburg, for a period of 28 days from 4th November 2020 until the 02nd December 2020.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, at the abovementioned address or P.O. Box 215 Boksburg, 1460, within a period of 28 days from 4th November 2020 until the 02nd December 2020.

Address of the authorised agent: Nisela Development Consultants
29 Haden Road
Durban
4000

LOCAL AUTHORITY NOTICE 1301 OF 2020

MLM: F/18

THE PROVINCIAL GAZETTE, NEWSPAPERS AND PLACARD NOTICE IN TERMS OF SECTION 53 OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016 FOR SUBDIVISION OF LAND AS CONTEMPLATED IN TERMS OF SECTION 53

NOTICE OF DIVISION OF LAND

I, JACK SCHUBERT, being the Applicant of PORTION 89 OF THE FARM HARTSENBERGFONTEIN NO 332 - IQ

hereby give notice, in terms of section 53 of the Midvaal Local Municipality Land Use Management By-Law, 2016, that I have applied to the Midvaal Local Municipality for the subdivision of the land described below:

From: PORTION 89 OF THE FARM HARTSENBERGFONTEIN NO 332 - IQ

To: PROPOSED PORTION A, PROPOSED REMAINDER OF PORTION 89 AND ROAD PROCLAMATION

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to:

MIDVAAL LOCAL MUNICIPALITY
DEVELOPMENT & PLANNING
CORNER MITCHELL & JUNIUS STREETS
MEYERTON
P.O. BOX 9, MEYERTON, 1960

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

Closing date for any objections: 14 December 2020

Address of applicant: 37 VAN ZYL STREET, HEIDELBERG, GAUTENG, 1438 / P.O. BOX 85, HEIDELBERG, 1441

Telephone No: 083 302 6824 / 016 349 6784

Dates on which notice will be published: 4 November 2020

Description of land:
PORTION 89 OF THE FARM HARTSENBERGFONTEIN NO 332-IQ

Number and area of proposed portions:
PROPOSED PORTION A, IN EXTENT APPROXIMATELY 8697 SQUARE METRES
PROPOSED REMAINDER, IN EXTENT APPROXIMATELY 5315 SQUARE METRES
ROAD PROCLAMATION, IN EXTENT APPROXIMATELY 2576 SQUARE METRES
TOTAL: APPROXIMATELY 1.6588 HECTARES

LOCAL AUTHORITY NOTICE 1302 OF 2020**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 6(8) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT NO 3 OF 1996): ERF 781, MENLO PARK**

It is hereby notified in terms of the provisions of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act No 3 of 1996), that the City of Tshwane has approved the application of the removal of certain conditions as contained in Deed of Transfer T60640/2018, with reference to the following property: Erf 781, Menlo Park.

The following conditions and/or phrases are hereby cancelled: Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (l)(i), (l)(ii), (m), (n), (o), (p) and (q).

This removal will come into effect on the date of publication of this notice.

(CPD MNP/0416/0781 (Item 29744))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

4 NOVEMBER 2020
(Notice 601/2020)

LOCAL AUTHORITY NOTICE 1303 OF 2020

Erf 391 Strijdompark Extension 22
City of Johannesburg Land Use Scheme, 2018

Notice is hereby given in terms of Section 21(2) and Section 35 (2) of the City of Johannesburg Municipal Planning By-Law, 2016 that I, Claudette Denner from ToPlan Consulting, being the authorised agent of the owner, POP Logistics South Africa (Pty) LTD, of Erf 391 Strijdompark Extension 22 located at 2 Sterling Street, Strijdompark, measuring 10,240m² in extent; intend to apply to the City of Johannesburg for the subdivision of the property, zoned "Industrail 1", into a Remainder and one portion, measuring 4845m² and 5395m², respectively.

The above application will be open for inspection on the City of Johannesburg website, on the e-service platform (www.joburg.org.za/landuse) for a period of 28 (twenty-eight) days from 4th November 2020. A copy of the application can also be obtained from the applicant via email, as per the details provided below.

Any objections to or representations in respect of the application must be submitted via email to both the agent (toplan@mweb.co.za) and the registration section of Department of Development Planning (objectionsplanning@joburg.org.za and WilsonMa@joburg.org.za and RobertTh@joburg.org.za)

Details of agent: Claudette Denner, ToPlan Consulting, P.O. Box 8364, Birchleigh, 1621
(mobile 0836446729; toplan@mweb.co.za; fax: 0865539977)

Date of publication: 4 November 2020

Reference: 20/01/1653/2020 (council) and TP153 (applicant)

LOCAL AUTHORITY NOTICE 1304 OF 2020**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE TOWN PLANNING SCHEME (REZONING) AND A SPECIAL CONSENT USE APPLICATION IN TERMS OF SECTION 48 AND 58 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

We, Nisela Development Consultants being the authorized agent of **Erf 450 Bardene Ext 6** 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 Ekurhuleni Town Planning Scheme, 2014, by the Rezoning of the property described above in order to reduce the permissible FAR from 1.2 to 0.8 (zoning of the site to remain as Industrial 2) and the simultaneous application for Special Consent to allow for a Restaurant and Place of Entertainment, situated at Corner of Middel Road and Boet Human Road.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, Trichardt's Road, Boksburg, for a period of 28 days from 4th November 2020 until the 02nd December 2020.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, at the abovementioned address or P.O. Box 215 Boksburg, 1460, within a period of 28 days from 4th November 2020 until the 02nd December 2020.

Address of the authorised agent: Nisela Development Consultants
29 Haden Road
Durban
4000

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LOCAL AUTHORITY NOTICE 1305 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4303T**

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 **4303T**, being the rezoning of Erf 528, Waverley, from "Residential 1, to "Residential 2", Table B, Column (3), with a density of 20 units per hectare, 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 **4303T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4303T (Item 27086))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

4 NOVEMBER 2020
(Notice 313/2020)

LOCAL AUTHORITY NOTICE 1306 OF 2020**AMENDMENT SCHEME 07-17099**

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 Holding 171 Glen Austin Agricultural Holdings "Agricultural" to "Agricultural", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 07-17099. Amendment Scheme 07-17099 will come into operation on date of publication hereof.

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

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice No 255/2020

LOCAL AUTHORITY NOTICE 1307 OF 2020**AMENDMENT SCHEME 01-18720**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erven 35, 36, 37, 39, 40 and 42 Orange Grove:

- (1) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T31186/2015 in respect of Erf 35 Orange Grove
- (2) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T46866/2015 in respect of Erf 36 Orange Grove
- (3) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T36494/2016 in respect of Erf 37 Orange Grove
- (4) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T25437/2015 in respect of Erf 39 Orange Grove
- (5) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T36765/2015 in respect of Erf 40 Orange Grove
- (6) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T43607/2015 in respect of Erf 42 Orange Grove
- (7) 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 01-18720. Amendment Scheme 01-18720 will come into operation on date of publication hereof.

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

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice No 256/2019

LOCAL AUTHORITY NOTICE 1308 OF 2020**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 T9683/2018, with reference to the following property: Erf 626, Waverley.

The following conditions and/or phrases are hereby cancelled: Condition (a).

This removal will come into effect on the date of publication of this notice.

(CPD WVL/0752/626 (Item 28805))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

4 NOVEMBER 2020

(Notice 602/2020)

LOCAL AUTHORITY NOTICE 1309 OF 2020**AMENDMENT SCHEME 01-18729**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erven 1656, 1658 and 1660 Orange Grove:

- (1) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T49694/2015 in respect of Erf 1656 Orange Grove
- (2) The removal of restrictive conditions 2, 3, 4, 5, 6 and 7 from the Deed of Transfer T22509/2016 in respect of Erf 2658 Orange Grove
- (3) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T1173/2017 in respect of Erf 1660 Orange Grove
- (4) 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 01-18729. Amendment Scheme 01-18729 will come into operation on date of publication hereof.

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

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice No 257/2019

LOCAL AUTHORITY NOTICE 1310 OF 2020**AMENDMENT SCHEME: 04-18620 and 13/1630/2018, 04-18621 and 13/1631/2018**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Portion 2 and 3 of Erf 449 Linden :

- (1) The amendment of Randburg Town Planning Scheme, 1976, by the rezoning of Portion 2 and 3 Erf 449 Linden Extension 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 04-18620 and 04-18621, will come into operation on 04 November 2020 date of publication hereof.

AND

- a) In terms of Section 42 of the City of Johannesburg Municipal By-Laws, 2016, registration number 13/1630/2018 and 13/1631/2018, the removal of conditions 1(a) and 2 from Deed of Transfer T94456/2015 in respect of Portion 2 of Erf 449 Linden Extension and the removal of conditions 1 and 2 from Deed of Transfer T53804/2006 in respect of Portion 3 of Erf 449 Linden Extension.

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.441/2020

LOCAL AUTHORITY NOTICE 1311 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 5393T**

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 **5393T**, being the rezoning of Portion 1 of Erf 134, Parktown Estate, from "Residential 1, to "Residential 1", Table B, Column 3, with a minimum erf size of 500m², 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 **5393T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5393T (Item 30914))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

4 NOVEMBER 2020
(Notice 311/2020)

LOCAL AUTHORITY NOTICE 1312 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owner a Portion 1 of Erf 372, Moreletapark, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), in operation, by the rezoning of the property described above from "Residential 1" to "Business 4" for offices and/or one dwelling house. The property is situated at 733A, Rubenstein Drive, Moreletapark.

The intention of this application is to legalize the existing offices.

A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website – www.tph.co.za. Should an interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001, or to CityP_Registration@tshwane.gov.za from **4 November 2020** until **2 December 2020**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal Offices: Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices.
Closing date for any objections and/or comments: 2 December 2020 **Address of authorised agent:** The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Block B, Unit M, Cole Rd, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH20378. **Dates on which notice will be published:** 4 and 11 November 2020 **Reference nr:** CPD 9/2/4/2-5745T **Item nr:** 32328

PLAASLIKE OWERHEID KENNISGEWING 1312 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaar van Gedeelte 1 van Erf 372, Moreletapark gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom hierbo beskry vanaf "Residensieel 1" tot "Besigheid 4" vir kantore en / of een woonhuis. Die eiendom is geleë te Rubensteinrylaan 733A, Moreletapark.

Die bedoeling van hierdie aansoek is om die bestaande kantore te wettig.

'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek is ook beskikbaar vanaf ons webtuiste – www.tph.co.za. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien word of ge-pos word (Posbus 3242, Pretoria, 0001) of 'n e-pos na CityP_Registration@tshwane.gov.za gestuur word, tussen **4 November 2020** en **2 Desember 2020**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante.

Adres van Munisipale Kantore: E10, h/v Basden en Rabie Strate, Centurion Munisipale Kantore.
Sluitingsdatum vir enige besware en/of kommentaar: 2 Desember 2020 **Adres van agent:** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid M, Cole Straat, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH20378 **Datums waarop die advertensie geplaas word:** 4 en 11 November 2020 **Verwysing nr:** CPD 9/2/4/2-5745T **Item nr:** 32328

4-11

LOCAL AUTHORITY NOTICE 1313 OF 2020**CORRECTION NOTICE**
JOHANNESBURG REMOVAL OF RESTRICTIVE TITLE CONDITIONS

It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law 2016, and in compliance with SPLUMA (Act 16 of 2013) that Local Authority Notice 1196 of 2006 which appeared on 18 October 2006, with regard to Erf 359 Saxonwold, was advertised incorrectly, and is replaced by the following:

"Deed of Transfer No. 13214/1994 to be replaced with Title Deed T38935/2018."

Director: Development Planning
 Notice No: /2020

LOCAL AUTHORITY NOTICE 1314 OF 2020**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owner a Portion 1 of Erf 372, Moreletapark, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), in operation, by the rezoning of the property described above from "Residential 1" to "Business 4" for offices and/or one dwelling house. The property is situated at 733A, Rubenstein Drive, Moreletapark.

The intention of this application is to legalize the existing offices.

A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website – www.tph.co.za. Should an interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001, or to CityP_Registration@tshwane.gov.za from **4 November 2020** until **2 December 2020**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal Offices: Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices.
Closing date for any objections and/or comments: 2 December 2020 **Address of authorised agent:** The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Block B, Unit M, Cole Rd, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH20378. **Dates on which notice will be published:** 4 and 11 November 2020 **Reference nr:** CPD 9/2/4/2-5745T **Item nr:** 32328

PLAASLIKE OWERHEID KENNISGEWING 1314 VAN 2020**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaar van Gedeelte 1 van Erf 372, Moreletapark gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom hierbo beskry vanaf "Residensieel 1" tot "Besigheid 4" vir kantore en / of een woonhuis. Die eiendom is geleë te Rubensteinrylaan 733A, Moreletapark.

Die bedoeling van hierdie aansoek is om die bestaande kantore te wettig.

'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek is ook beskikbaar vanaf ons webtuiste – www.tph.co.za. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien word of gepos word (Posbus 3242, Pretoria, 0001) of 'n e-pos na CityP_Registration@tshwane.gov.za gestuur word, tussen **4 November 2020** en **2 Desember 2020**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante.

Adres van Munisipale Kantore: E10, h/v Basden en Rabie Strate, Centurion Munisipale Kantore.
Sluitingsdatum vir enige besware en/of kommentaar: 2 Desember 2020 **Adres van agent:** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid M, Cole Straat, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH20378 **Datums waarop die advertensie geplaas word:** 4 en 11 November 2020 **Verwysing nr:** CPD 9/2/4/2-5745T **Item nr:** 32328

LOCAL AUTHORITY NOTICE 1315 OF 2020**AMENDMENT SCHEME 01-18729**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erven 1656, 1658 and 1660 Orange Grove:

- (1) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T49694/2015 in respect of Erf 1656 Orange Grove
- (2) The removal of restrictive conditions 2, 3, 4, 5, 6 and 7 from the Deed of Transfer T22509/2016 in respect of Erf 2658 Orange Grove
- (3) The removal of restrictive conditions b, c, d, e, f and g from the Deed of Transfer T1173/2017 in respect of Erf 1660 Orange Grove
- (4) 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 01-18729. Amendment Scheme 01-18729 will come into operation on date of publication hereof.

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

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice No 257/2019