

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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

Vol: 27

**PRETORIA**  
13 OCTOBER 2021  
13 OKTOBER 2021

**No: 349**

**PART 1 OF 3**

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ISSN 1682-4520



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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1134 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND FOR THE REMOVAL OF  
RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Lorenzo Massimo Giovannoni, of the firm EVS Planning, being the authorised agent of the owner of Erf 182 Lynnwood Glen, 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, as well as an application for the removal of restrictive conditions contained in the Deed of Transfer in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016, in respect of Erf 182 Lynnwood Glen. Erf 182 Lynnwood Glen is situated at number 95 Glenwood Road, Lynnwood Glen.

The purpose of the rezoning application is to amend the Tshwane Town Planning Scheme, 2008 (Revised 2014) as follows:

From "Residential 1" to "Residential 4" for Dwelling-units and Residential Building excluding Boarding House, Hostel and Block of Tenements; excluding Parking Site and Guest House, a density of 131 Dwelling-units per hectare (maximum of 26 dwelling-units on the property), a coverage of 50%, FAR of 0.7 and a height of 15m (4 storeys - Ground plus 3 storeys).

Application is further made to remove restrictive conditions contained in the Deed of Transfer of Erf 182 Lynnwood Glen, in order to allow for the above mentioned development to take place. Erf 182 Lynnwood Glen is registered in Deed of Transfer number T66366/2019 and the following conditions will be removed: Conditions 2(c), 2(g), C(a), C(c) & C(e).

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 [city\\_registration@tshwane.gov.za](mailto:city_registration@tshwane.gov.za) from 6 October 2021 until 3 November 2021. Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News Newspaper and Beeld Newspaper. 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](mailto: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 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](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of Municipal offices: City Planning, Registration Office, Room E10, Cnr. Basden and Rabie Streets, Centurion, Pretoria.

**Closing date for objections and/or comments:** 3 November 2021.

Address of authorized agent: EVS Planning, P.O. Box 65093, Erasmusrand, 0165 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: [info@evsplanning.co.za](mailto:info@evsplanning.co.za). Fax: 086 672 9548. Ref: E5082.

**Dates on which notice will be published:** 6 October 2021 and 13 October 2021.

**Rezoning application – Reference: CPD 9/2/4/2-6216T**

**Item no: 34428**

**Removal application – Reference: CPD/0384/00182**

**Item no: 34425**

**ALGEMENE KENNISGEWING 1134 VAN 2021**

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**KENNISGEWING VIR HERSONERING AANSOEK IN TERME VAN KLOUSULE 16(1) EN VIR DIE**  
**OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES IN TERME VAN KLOUSULE 16(2) VAN DIE STAD**  
**VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016**

Ek, Lorenzo Massimo Giovannoni, van die firma EVS Planning, in my kapasiteit as die gemagtigde agent van die eienaar van Erf 182 Lynnwood Glen, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) deur die hersonering in terme van Klousule 16(1) van die Stad van Tshwane Verordening op Grondgebruik Bestuur, 2016, asook vir die opheffing van beperkende titel voorwaardes vervat in die Transportakte in terme van Klousule 16(2) van die Stad van Tshwane Verordening op Grondgebruik Bestuur, 2016, ten opsigte van Erf 182 Lynnwood Glen. Erf 182 Lynnwood Glen is geleë by nommer 95 Glenwood Straat, Lynnwood Glen.

Die doel van die hersonering aansoek is om die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) te wysig as volg:

Van "Residensieël 1" tot "Residensieël 4" vir wooneenhede en woongeboue (uitgesluit losieshuis, koshuise en huurkamers); uitgesluit parkeerarea en gastehuis, 'n digtheid van 131 wooneenhede per hektaar (maksimum 26 wooneenhede op die eiendom), 'n dekking van 50%, VRV van 0,7 en 'n hoogte van 15m (4 verdiepings-grond plus 3 verdiepings) .

Daar word verder aansoek gedoen om beperkende voorwaardes vervat in die Transportakte van Erf 182 Lynnwood Glen op te hef, ten einde die bogenoemde ontwikkeling te laat plaasvind. Erf 182 Lynnwood Glen is geregistreer in Transportakte nommer T66366/2019 en die volgende voorwaardes sal opgehef word: Voorwaardes 2(c), 2(g), C(a), C(c) & C(e).

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stadbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aangedien van gerig word, vanaf 6 Oktober 2021 tot 3 November 2021. Volledige besonderhede en planne (as daar is) kan, soos hieronder uiteengesit, bekom word vir 'n periode van 28 dae vanaf die eerste publiskasie van hierdie kennisgewing in die Provinsiale Koerant, Pretoria News en Beeld Koerant. Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto: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](mailto: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 kantoor: Stedelike Beplanning, Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion, Pretoria.

**Sluitingsdatum vir besware: 3 November 2021.**

Adres van gemagtigde agent: EVS Planning, Posbus 65093, Erasmusrand, Pretoria, 0165 of Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: [info@evsplanning.co.za](mailto:info@evsplanning.co.za) Faks: 086 672 9548 Verw: E5082.

**Datums waarop kennisgewing gepubliseer word:** 6 Oktober 2021 en 13 Oktober 2021.

**Hersonering aansoek - Verwysing:** CPD 9/2/4/2-6216T

**Item no:** 34428

**Opheffing aansoek – Verwysing:** CPD/0384/00182

**Item no:** 34425



**GENERAL NOTICE 1138 OF 2021****NOTICE IN TERMS OF SECTION 44(3) OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR THE ESTABLISHMENT OF A TOWNSHIP****PROPOSED POWERVILLE PARK EXTENSION 10 TOWNSHIP**

I, George F. R. van Schoor from GVS & Associates Town & Regional Planners, being the agent of the owner of Portion 221 of the farm Leeuwkuil No. 596 – I.Q. hereby give notice in terms of Section 44(3) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have submitted an application in terms of the provisions of section 44 of the said By-Law on 6 October 2021 to the Emfuleni Local Municipality for the establishment of Powerville Park Extension 10 Township on Portion 221 of the Farm Leeuwkuil No. 596 – I.Q. situated at the corners of Barrage, Ascot On Vaal Roads and Playfair Boulevard in order to formalize the current "Business 1" zoning into a township comprising 7 erven and an internal street.

Particulars of the application will lie for inspection during normal office hours (08:00 – 16:00) at the office of the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, corner of Pres. Kruger Street & Eric Louw Street, Vanderbijlpark, for the period of 28 days from 6 October 2021. Objections, comment or representations in respect of the application must be lodged with or made in writing to the Strategic Manager at the above address or P. O. Box 3, Vanderbijlpark, 1900 within a period of 28 days from 6 October 2021. Details of agent: GVS & Associates Town & Regional Planners, C/O George van Schoor, 459 Ontdekkers Road, Florida Hills, 1709, tel: (011) 472 2320, fax: (011) 472 2305, e-mail: gvsassoc@mweb.co.za.

6–13

**ALGEMENE KENNISGEWING 1138 VAN 2021****KENNISGEWING IN TERME VAN ARTIKEL 44(3) VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE STIGTING VAN 'N DORP****VOORGESTELDE POWERVILLE PARK UITBREIDING 10 DORP**

Ek, George F. R. van Schoor van GVS & Associates Stads- en Streekbeplanners, synde die gemagtigde agent van die eienaar van Gedeelte 221 van die Plaas Leeuwkuil nr. 596 – I.Q., gee hiermee ingevolge Artikel 44(3) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek in terme van die bepaling van artikel 44 van die genoemde regulasies by die Emfuleni Plaaslike Munisipaliteit 'n aansoek op 6 Oktober 2021 ingedien het vir die stigting van Powerville Park Uitbreiding 10 Dorp op Gedeelte 221 van die Plaas Leeuwkuil Nr. 596 – I.Q. geleë op die hoek van Barrageweg, Ascot On Vaalweg en Playfairrylaan ten einde die bestaande "Besigheid 1" sonering te formaliseer in 'n dorp bestaande uit 7 erwe en 'n interne pad.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure (08:00 – 16:00) by die kantoor van die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, hoek van Pres. Krugerstraat & Eric Louw Weg Vanderbijlpark, vir 'n tydperk van 28 dae vanaf 6 Oktober 2021.

Besware, kommentare of verhoë ten opsigte van die aansoek moet by die Strategiese Bestuurder by bovermelde adres van Posbus 3, Vanderbijlpark, 1900 ingedien of gerig word, binne 'n tydperk van 28 dae vanaf 6 Oktober 2021.

Besonderhede van agent: GVS & Associates Stads- en Streekbeplanners, s/v George F. R. van Schoor, Ontdekkersweg, 459, Florida Hills, 1709, Tel: (011) 472 2320, faks: (011) 472 2305, e-pos: gvsassoc@mweb.co.za.

6–13

**GENERAL NOTICE 1139 OF 2021****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, Willem Johannes Stefanus (Stefan) Roets of Terraplan Gauteng Pty Ltd, being the authorised agent on behalf of the applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 06/10/2021 until 03/11/2021.

Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Beeld / 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 or alternatively request a copy from the applicant at jhb@terraplan.co.za.

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

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

No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: City Planning, Land Use Rights Division, Room LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

Closing date for any objections: 03/11/2021.

Address of applicant: 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park or P.O. Box 1903, Kempton Park, 1620, Telephone No: (011) 394-1418/9, Fax No: 011 975 3716, E-Mail: jhb@terraplan.co.za (Our ref DP1024)

Dates on which notice will be published: 06/10/2021 and 13/10/2021

## ANNEXURE

Name of township: Preustria Extension 4

Full name of applicant: Terraplan Gauteng Pty Ltd

Number of erven, proposed zoning and development control measures:

1 Erf zoned "Public Garage", subject to a height of 2 storeys, coverage of 75%, floor area ratio of 0.6.

12 Erven zoned "Industrial 1" (Business Building, Parking Garage, Parking Site and Shop will not be subject to Schedule 10), subject to a height of 6 storeys, coverage of 75%, floor area ratio of 0.6.

1 Erf zoned "Public Open Space", subject to a height of 1 storeys, F.A.R. of 0.1 and coverage of 10%.

The intention of the applicant in this matter is to: Develop an filling station and industrial development on the site.

Description of land on which township is to be established: Remainder of Portion 293 of the Farm Pretoria Town and Townlands 351 J.R.

Locality of proposed township: The proposed township is situated approximately 0,6km to the east of the intersection of Maunde Street and umKhombe Street, Atteridgeville.

6-13

**ALGEMENE KENNISGEWING 1139 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP IN TERME VAN ARTIKEL 16(4) VAN DIE STAD  
VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ek, Willem Johannes Stefanus (Stefan) Roets van Terraplan Gauteng Edms Bpk, synde die gemagtige agent namens die applikant, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordeninge, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek doen vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordeninge 2016 soos genoem in die Bylae hiertoe.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) lewer kan korrespondeer nie, sal ingedien of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za vanaf 06/10/2021 tot en met 03/11/2021.

Volle besonderhede en planne van die aansoek lê ter insae gedurende gewone kantoor ure by die Munisipale kantore soos vermeld hier onder, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Koerant / Beeld / Pretoria News koerante.

Indien enige geïnteresseerde of geïmpakteerde party die grondontwikkelings aansoek wil besigtig of 'n kopie wil bekom, kan 'n kopie versoek word by die Munisipaliteit by die volgende adres, newlanduseapplications@tshwane.gov.za, alternatiewelik kan 'n kopie aangevra word by die applikant by jhb@terraplan.co.za.

Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïmpakteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za.

Vir doeleindes om 'n kopie van die aansoek te bekom moet geïnteresseerde of geïmpakteerde partye die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om die aansoek elektronies te kan ontvang.

Geen deel van die dokument wat deur die Munisipaliteit of die applikant verskaf is mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word wat inbreek maak op die intellektuele eiendomsreg van die applikant nie.

Sou enige geïnteresseerde of geïmpakteerde party nie die nodige stappe neem om 'n kopie van die grondontwikkelings aansoek te bekom nie/te besigtig nie, sal die versuim van 'n geïnteresseerde of geïmpakteerde

Adres van Munisipale kantore: Stedelike Beplanning, Afdeling Grondgebruiksregte, Kamer LG004, Isivuno Huis, Lillian Ngoyi Straat 143, Pretoria.

Sluitings datum van enige besware: 03/11/2021.

Adres van applikant: 1<sup>ste</sup> Vloer, Forum Gebou, Thistle Weg 6, Kempton Park of Posbus 1903, Kempton Park, 1620, Telefoon Nr: (011) 394-1418/9, Faks Nr: 011 975 3716, E-Pos: jhb@terraplan.co.za (Ons verwysing DP1024)

Datum wanneer die kennisgewing gepubliseer sal word: 06/10/2021 en 13/10/2021

## BYLAE

Naam van dorp: Preustria Uitbreiding 4

Volle name van applikant: Terraplan Gauteng Edms Bpk

Aantal erwe, voorgestelde sonering en ontwikkelings beheer beperkings:

1 Erf soneer as "Publieke Vulstasie", onderworpe aan 'n hoogte van 2 verdiepings, dekking van 75%, V.O.V. van 0.6.

13 Erwe soneer as "Nywerheid 1" (Besigheids Gebou, Publieke Vulstasie, Parkeer Perseel en Winkel sal nie onderworpe aan Skedule 10 wees nie), onderworpe aan 'n hoogte van 6 verdiepings, dekking van 75%, V.O.V. van 0.6.

1 Erf soneer as "Openbare Oop Ruimte", onderworpe aan 'n hoogte van 1 verdieping, V.O.V. van 0.1, dekking van 10%

Die intensie van die applikant in die aangeleentheid is om: 'n Vulstasie en Nywerheid ontwikkeling te ontwikkel.

Beskrywing van die grond waarop die dorp gestig word: Restant van Gedeelte 293 van die Plaas Pretoria Town and Townlands 351 J.R.

Ligging van die voorgestelde dorp: Die voorgestelde dorp is geleë ongeveer 0,6km ten ooste van die kruising van Maunde Straat en umKhombe Straat, Atteridgeville.

6-13

**GENERAL NOTICE 1142 OF 2021****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, Jurgens Moolman -Town Design Development Pty Ltd, being the authorized agent of the owner of Erf 270, Erasmus Township, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of the property as described above from "Residential 1" to "Residential 5". The property is situated at 38 Joubert Street, Bronkhorstspuit.

The intension of the rezoning application in this matter is to acquire the land use rights in order to build 8 x Residential 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](mailto:CityP_Registration@tshwane.gov.za) from 6th October 2021 until 4th November 2021.

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 a copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto: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](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land 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 notice in the Provincial Gazette, The Star and The Citizen newspapers. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi street, Pretoria

Closing date for any objections and/or comments: 4th November 2021

Address of applicant: 31 Gemsbok street, BHS, 1020 or Postnet Suite 81, Private Bag x10578, 1020

Telephone No: 0845253061 Email: [jurgensmoolman@gmail.com](mailto:jurgensmoolman@gmail.com)

Dates on which notice will be published: 6<sup>th</sup> October 2021 & 13<sup>th</sup> October 2021

Item No: 34133

**ALGEMENE KENNISGEWING 1142 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDSGEBRUIKBESTUURVERORDENING, 2016**

Ek, Jurgens Moolman - Town Design Development Pty Ltd, synde die gemagtigde agent van die eienaar van Erf 270, Erasmus Dorpsgebied, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Stad Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in gevolge van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, van die bogenoemde eiendom. Die hersonering is vanaf "Residential 1" na "Residentieel 5" vir die gebruik vir Residentieele doeleidnes. Die eiendom is gelee by 38 Joubert Straat, Bronkhorstspruit. 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 persoon of liggaam wat beswaar(e) en/of kommentaar(e), ingedien het, kan gedurende gewone kantoorure ingedien word by, 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](mailto:CityP_Registration@tshwane.gov.za) vanaf 6de Oktober 2021 tot 4de November 2021. "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](mailto: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](mailto:newlanduseapplications@tshwane.gov.za) voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die 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 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." 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, The Star en The Citizen koerante. Adres van Munisipale Kantore: Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria, 0002. Sluitings datum vir Besware en Kommentaar: 4de November 2021

Naam en Adres van aansoeker: Town Design Development Pty Ltd, 31 Gemsbok straat of Postnet Suite 81, Private Bag x10578, 1020. Telefoon Nr: 0845253061 Epos: [jurgensmoolman@gmail.com](mailto:jurgensmoolman@gmail.com)

Datum waarop kennisgewing gepubliseer word: 6 de Oktober 2021 & 13 de Oktober 2021

Item Nr: 34133

6-13

**GENERAL NOTICE 1143 OF 2021****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)**

We, Elizone Development Planners being the applicant of Erf 22742 Mamelodi Extension 4 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 place of childcare. The property is situated at: Platinum Street. The current zoning of the property is Residential 5. The intension of the applicant in this matter is to: operate a day care centre. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 6 October 2021 (*the first date of the publication of the notice set out in section 16(3)(v) of the Tshwane Town-planning Scheme, 2008 (Revised 2014)*), until 3 November 2021 (*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 / Star newspaper. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street. Closing date for any objections and/or comments: 3 November 2021. Address of applicant: 6B Klaserie Street Aerorand Middelburg 1050/ P O Box 22844 Middelburg 1050. Telephone No: 0726308874. Dates on which notice will be published: 6 October 2021 and 13 October 2021. **Reference:** CPD MAM/0400/22742 Item No: 34424

6-13

**ALGEMENE KENNISGEWING 1143 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM VERGUNNINGSGEBRUIK INGEVOLGE KLOUSUS 16  
VAN DIE TSHWANE-STADSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, Elizone Ontwikkelingsbeplanners, is die aansoeker van Erf 22742 Mamelodi Extension 4 gee hiermee ingevolge klousule 16 van die Tshwane-stadsbeplanningskema, 2008 (Hersien 2014) kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om 'n vergunningsgebruik vir 'n plek vir kindersorg. Die eiendom is geleë op: Platinum Street. Die huidige sonering van die eiendom is Residensieel 5. Die bedoeling van die aansoeker in hierdie aangeleentheid is om: 'n dagsorgsentrum te bedryf. Enige besware (s) en / of kommentaar (s), met inbegrip van die gronde vir sodanige beswaar (e) en / of kommentaar (s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar (s) indien nie ) en / of kommentaar (te), moet by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za ingedien word vanaf 6 Oktober 2021 (die eerste datum van publikasie van die kennisgewing uiteengesit in artikel 16 (3) (v) van die Tshwane-stadsbeplanningskema, 2008 (Hersien 2014)), tot 3 November 2021 (*nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing*). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant / Sterkoerant. Adres van munisipale kantore: LG004, Isivuno-huis, Lilian Ngoyistraat 143. Sluitingsdatum vir besware en / of kommentaar: 3 November 2021. Adres van applikant: Klaseriestraat 6B Aerorand Middelburg 1050 / P Box 22844 Middelburg 1050. Telefoonnommer: 0726308874. Datums waarop kennisgewing gepubliseer moet word: 6 Oktober 2021 en 13 Oktober 2021. **Verwysing:** CPD MAM/0400/22742 Artikelnr: 34424

6-13



## GENERAL NOTICE 1146 OF 2021

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

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of Erf 641 Moreletapark Extension 1 Township, Registration Division JR, The Province of Gauteng, hereby give notice in terms of section 16(1)(f) and schedule 13 & schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above.

**The property is situated at:** 718 Jacques Street, Moreletapark.

**The rezoning is:** from "Special" for the purposes of guesthouse to "Residential 1".

**The intension of the applicant in this matter is to:** Dezone the property – in order to use the property for one (1) dwelling house.

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](mailto:newlanduseapplications@tshwane.gov.za); or
- a copy can be requested from the applicant at the address indicated in the advertisement.

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](mailto: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.

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](mailto:CityP_Registration@tshwane.gov.za) from **6 October 2021 until 3 November 2021**.

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 / Daily Sun newspaper.

**Address of municipal offices:** The Strategic Executive Director: City Planning, Development and Regional Services: Centurion: Room E10, Town Planning Office, Cnr of Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date for any objections and/or comments:** 3 November 2021.

**Address of applicant:** DLC Town Plan (Pty) Ltd, P.O. Box 35921, Menlo Park, 0102 or 61 Thomas Edison Street, Menlo Park, 0081

**Telephone no:** 012 346 7890 Fax: 086 538 1064

**Dates on which notice will be published:** 6 October 2021 & 13 October 2021.

**Reference:** CPD 9/2/4/2-6189T **Item no:** 34314

## ALGEMENE KENNISGEWING 1146 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE  
STAD TSHWANE GRONDGEBRUIK BESTUUR VERORDENING (BYWET), 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent van die eienaar van Erf 641 Moreletapark Uitbreiding 1, Registrasie Afdeling J.R. Provinsie van Gauteng, gee hiermee kennis in terme van artikel 16(1)(f) en skedule 13 & skedule 23 van die Stad van Tshwane Grondgebruiksbestuur Verordening (Bywet), 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge artikel 16(1) van die Stad Tshwane Grondgebruik Bestuur Verordening (Bywet), 2016 van die eiendom beskryf soos hierbo.

**Die eiendom is geleë:** Jacques Straat 718, Moreletapark.

**Die hersonering sal wees:** vanaf "Spesiaal" vir die doeleindes van 'n gastehuis na "Residensieel 1"

**Die intensie van die eienaar/applikant in die geval is:** die eiendom te Desoneer vir die gebruik van een (1) woonhuis.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry:

- Dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of
- 'n afskrif kan van die munisipaliteit aangevra word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die tydperk wat die aansoek ter insae beskikbaar is nie, by die onderskeie munisipale kantoor, omdat die munisipale kantoor gesluit is vir COVID-19 deur sodanige eksemplaar deur die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); of
- 'n Afskrif kan van die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

Addisioneel 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 of op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die eksemplaar is wat by die munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker gee om die kopie elektronies te kan ontvang.

Geen gedeelte van die dokumente 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 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se rate 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 skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) **vanaf 6 Oktober 2021 tot en met 3 November 2021**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoor ure geïnspekteer word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste keer van tentoonstelling van hierdie kennisgewing.

**Adres van munisipale kantore:** Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste Centurion: Kamer E10, Stedelike Beplanning Kantore, H/V Basden- en Rabiestraat, Centurion Munisipale Kantoor.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 3 November 2021.

**Adres van agent:** DLC Stadsbeplanning (Edms) Bpk, Posbus 35921, Menlo Park, 0102 of 61 Thomas Edisonstraat, Menlo Park, 0081

**Telefoon no:** 012 346 7890 Faks: 086 538 1064

**Datums wat die kennisgewing geplaas sal word:** 6 Oktober 2021 & 13 Oktober 2021

**Verwysing:** CPD 9/2/4/2-6189T

**Item no:** 34314

**GENERAL NOTICE 1149 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE  
MANAGEMENT BY-LAW, 2016 AS WELL AS AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS  
OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY LAW, 2016  
READ WITH SCHEDULE 23 THERETO**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Erf 7 Lynnwood hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 as well as for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at number 18, Farmers Folly Street, Lynnwood.

The rezoning is from "Residential 1" to "Residential 4" with a density of 120 dwelling units per hectare, subject to certain conditions.

Application is also made for the removal of Conditions II(a), II(b), II(c), II(d), II(e) and II(f) on page 3, Conditions II(g), III(a), III(b) and III(c) on page 4, Conditions III(d) and III(e) on page 5 and Conditions V(a), V(b), VI(a) and VI(b) on page 6 of Title Deed T39834/1990.

The intension of the application is to rezone the subject property in order to obtain the necessary land use rights to accommodate multiple dwelling units on the property subject to certain conditions, as well as to remove conditions of title, which may restrict such development.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 6 October 2021 until 3 November 2021.

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, through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below.

For purposes to 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 application 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.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from 6 October 2021, as published in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: 3 November 2021.

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

Date on which the application will be published: 6 October 2021 and 13 October 2021.

Rezoning Item No: 34401

Removal Item No: 34405  
6-13

**ALGEMENE KENNISGEWING 1149 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) ASOOK VIR DIE  
OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE  
STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN**

Ons, Origin Stads – en Streekbeplanning (Edms) Bpk, synde die applikant van Erf 7, Lynnwood, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, asook vir die opheffing van sekere beperkende voorwaardes in die tielakte in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë te nommer 18, Farmer's Folly Straat, Lynnwood.

Die hersonering is vanaf "Residensieel 1" na "Residensieel 4" met 'n digtheid van 120 wooneenhede per hektaar, onderhewig aan sekere voorwaardes.

Aansoek is ook gedoen vir die opheffing van Voorwaardes II(a), II(b), II(c), II(d), II(e) en II(f) op bladsy 3, Voorwaardes II(g), III(a), III(b) en III(c) op bladsy 4, Voorwaardes III(d) en III(e) op bladsy 5 en Voorwaardes V(a), V(b), VI(a) en VI(b) op bladsy 6 van Tielakte T39834/1990.

Die intensie van die applikant is om die eiendom onder bespreking te hersoneer om sodoende toepaslike grondgebruiksregte te verkry om veelvuldige wooneenhede op die eiendom te akkommodeer wat onderhewig is aan sekere voorwaardes, asook om titelvoorwaardes wat die ontwikkeling mag beperk op te hef.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, ingedien of gerig word by Posbus 3242, Pretoria, 0001 of na CityP\_Registration@tshwane.gov.za vanaf 6 Oktober 2021 tot 3 November 2021.

Indien enige belangstellende of geaffekteerde partye die grondgebruiksaansoek wil sien of 'n kopie wil ontvang, kan 'n kopie versoek word vanaf die Munisipaliteit by die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n kopie van die aansoek vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf.

Vir doeleindes van verkryging van 'n kopie van die aansoek moet kennis geneem word dat die geïnteresseerde of geaffekteerde party die munisipaliteit en die applikant moet voorsien van 'n epos adres waarheen die aansoek elektronies gestuur kan word.

Geen deel van die aansoek dokumentasie wat deur die munisipaliteit of die applikant voorsien is mag kopieer, herproduseer of in enige vorm gebruik of publiseer word op 'n wyse wat sal inbreuk maak op die intellektuele eiendomsreg van die applikant nie.

Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 6 Oktober 2021, soos gepubliseer in die Gauteng Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Strate, Centurion Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): 3 November 2021.

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

Datum van publikasie van die kennisgewing: 6 Oktober 2021 en 13 Oktober 2021.

Hersonering Item No: 34401

Opheffing Item No: 34405  
6-13

**GENERAL NOTICE 1152 OF 2021****NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) AND SCHEDULE 23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **VAN ZYL & BENADE STADSBEPANNERS CC**, being the applicant of **HOLDING 170 WONDERBOOM AGRICULTURAL HOLDINGS EXTENSION 1** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property as described below. The property is situated at **517 LAVENDER ROAD, WONDERBOOM A.H EXTENSION 1** and it is currently zoned **AGRICULTURAL**. The intension of the applicant in this matter is **to subdivide the property into 2 portions**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or Applicant's offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette and newspapers (Beeld & The Star). Closing date for any objections and/or comments: **10 NOVEMBER 2021**. 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](mailto:newlanduseapplications@tshwane.gov.za) or alternatively by requesting such copy from the applicant. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **6 OCTOBER 2021** until **10 NOVEMBER 2021**.

**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: [vzb@esnet.co.za](mailto:vzb@esnet.co.za)

Dates on which notice will be published: **6 OCTOBER 2021 & 13 OCTOBER 2021**

Closing date for any objections and/or comments: **10 NOVEMBER 2021**

Description of property: **HOLDING 170 WONDERBOOM AGRICULTURAL HOLDINGS EXTENSION 1**

Number and area of proposed portions:

**PROPOSED PORTION A, IN EXTENT APPROXIMATELY 1,0707 HA**

**PROPOSED PORTION B, IN EXTENT APPROXIMATELY 1,0707 HA**

**REFERENCE: CPD WBHX1/0784/0170 (ITEM 34386)**

## ALGEMENE KENNISGEWING 1152 VAN 2021

**KENNISGEWING VAN 'N AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL 16(12)(a)(iii) EN SKEDULE 23 VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant van **HOEWE 170 WONDERBOOM LANDBOUHOEWES UITBREIDING 1** gee hiermee ingevolge artikel 16(1)(f) van The City of Tshwane Land Use Management By-law, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir onderverdeling van die eiendom soos hieronder beskryf. Die eiendom is geleë te **LAVENDERWEG, 517 WONDERBOOM L.H UITBREIDING 1** en die huidige sonering van die eiendom is **LANDBOU**. Die applikant se bedoeling met hierdie saak is die **onderverdeling van die eiendom in 2 gedeeltes**. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hieronder aangetoon, vir n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaai (Beeld & The Star). Sluitingsdatum vir enige besware en/of kommentare: **10 NOVEMBER 2021**. 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](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik deur sodanige afskrif van die applikant te versoek. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te verkry nie, word die versuim van 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party te bekom nie beskou as 'n rede om die verwerking en oorweging van die aansoek te verbied nie. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za), ingedien of gerig word vanaf **6 OKTOBER 2021 tot 10 NOVEMBER 2021**.

**Adres van Munisipale kantore:** Isivuno House, LG004, 143 Lilian Ngoyistraat, Pretoria.

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

Datums waarop kennisgewing gepubliseer word: **6 OKTOBER 2021 & 13 OKTOBER 2021**

Sluitingsdatum vir enige besware en/of kommentare: **10 NOVEMBER 2021**

**Eiendomsbeskrywing: HOEWE 170 WONDERBOOM LANDBOUHOEWES UITBREIDING 1**

Nommer en oppervlakte van voorgestelde gedeeltes:

**VOORGESTELDE GEDEELTE A, GROOT ONGEVEER 1,0707 HA**

**VOORGESTELDE GEDEELTE B, GROOT ONGEVEER 1,0707 HA**

**VERWYSING: CPD WBHHX1/0784/0170 (ITEM 34386)**

**GENERAL NOTICE 1153 OF 2021****CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016  
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of **Holding 116 Mnandi Agricultural Holdings Extension 1**, hereby give notice, in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the subdivision of the property described below.

**The intension of the owner of the property in this matter is to:** subdivide the property into two (2) portions. The property first needs to be excised from the Holding Register to create a farm portion to allow for the subdivision thereof into two (2) separate farm portions. A simultaneous excision application was submitted to the City of Tshwane. As part of the subdivision, the existing consent use approval obtained in May 1992 for a second dwelling will be transferred to the Remaining Extent created through the subdivision, to enable the existing constructed buildings and approved building plans to remain compliant.

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](mailto:CityP_Registration@tshwane.gov.za) from **6 October 2021** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **3 November 2021** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or directly from the applicant at [nadia@urbansmart.co.za](mailto:nadia@urbansmart.co.za) / [info@urbansmart.co.za](mailto:info@urbansmart.co.za), 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 8, C/o Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date of any objection(s) and/or comment(s):** 3 November 2021.

**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: S513

**Date on which notice will be published:** 6 and 13 October 2021.

**Description of property:** Holding 116 Mnandi Agricultural Holdings Extension 1 divided into:

Proposed Portion 1 of Holding 116 Mnandi Agricultural Holdings Extension 1 (via figure A-j-h-g-f-E-A) in extent 1 0113 sqm; and

Proposed Remainder of Holding 116 Mnandi Agricultural Holdings Extension 1 (via figure j-B-C-D-f-g-h-j) in extent 1 0519 sqm.

Total: 2 0632 sqm.

**Ref no:** CPD/MNDHX1/0425/116

**Item No:** 34408

6-13

## ALGEMENE KENNISGEWING 1153 VAN 2021

**DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016  
KENNISGEWING VIR DIE AANSOEK OM ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL  
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Hoewe 116 Mnandi Landbouhoewes Uitbreiding 1**, 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 onderverdeling van die eiendom hieronder beskryf.

**Die voorneme van die eienaar van die eiendom is:** om die eiendom in twee (2) gedeeltes te verdeel. Die eiendom moet eers uit die Landbouhoewe Register verwyder word om 'n plaasgedeelte te skep om die onderverdeling daarvan in twee (2) afsonderlike plaasgedeeltes moontlik te maak. 'n Gelyktydige uitsnyding is by die stad Tshwane ingedien. As deel van die onderverdeling, sal die bestaande toestemmingsgebruiksgoedkeuring wat in Mei 1992 vir 'n tweede woning verkry is, oorgedra word na die Restant wat deur die onderverdeling geskep word, sodat die bestaande geboue en goedgekeurde bouplanne steeds geldig bly.

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 **6 Oktober 2021** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) tot **3 November 2021** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (as daar is) kan deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of direk van die applikant by [nadia@urbansmart.co.za](mailto:nadia@urbansmart.co.za) / [info@urbansmart.co.za](mailto:info@urbansmart.co.za), vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

**Adres van Munisipale Kantore:** Kamer 8, h/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 3 November 2021.

**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: S513

**Dag waarop die kennisgewing sal verskyn:** 6 en 13 Oktober 2021.

**Beskrywing van die eiendom:** Hoewe 116 Mnandi Landbouhoewes Uitbreiding 1 verdeel in:

Voorgestelde Gedeelte 1 van Hoewe 116 Mnandi Landbouhoewes Uitbreiding 1 (via figuur A-j-h-g-f-E-A) ongeveer 1 0113 vierkante meter groot.

Voorgestelde Restant van Hoewe 116 Mnandi Landbouhoewes Uitbreiding 1 (via figuur j-B-C-D-f-g-h-j) ongeveer 1 0519 vierkante meter groot.

Totaal: 2 0632 vierkante meter.

**Ver no:** CPD/MNDHX1/0425/116

**Item No:** 34408

6-13



**GENERAL NOTICE 1155 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN  
TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Gerrit Hendrik de Graaff of Developlan Town Planners Incorporated, being the applicant of Erf 267, Lynnwood Manor Township, Registration Division J.R., Province of Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the above mentioned By-law of the above mentioned property. The property is situated at 117 Lynburn Road, Lynnwood Manor. The application is for the removal of the following conditions: 1.; 2.A.a) to 2.A.i); 2.B.a) to 2.B.f); 2.C.a) to 2.C.c) and 2.D. in Title Deed T23764/2015. It is the intension of the owner to free the property of title conditions that are restrictive with regards to the building of a new "Outbuilding" and subsequent submission of the building plans.

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](mailto:CityP_Registration@TSHWANE.GOV.ZA) from 6 October 2021 until 3 November 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Gazette / The Star and Die Beeld newspapers.

**Schedule 23: Extra-ordinary measure in line with the Disaster Management Act, 2002 for the public participation of land development applications:** "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](mailto: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](mailto: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: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Address of applicant: 54B Van Wouw St., Groenkloof 0181; / PO Box 1516, Groenkloof, 0027. Tel: 0123460283.

Closing date for any objections and/or comments: 03/11/21. Dates on which notice will be published: 6 & 12/10/21.

Reference: CPD/0388/267 (Item 34226).

## ALGEMENE KENNISGEWING 1155 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N AANSOEK VIR DIE VERWYDERING VAN BEPERKENDE VOORWAARDES IN DIE TITEL AKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016**

Ek, Gerrit Hendrik De Graaff van Developlan Stads-en Streekbeplanners Ingelyf, synde die applikant van Erf 267, Lynnwood Manor, Registrasie Afdeling J.R., Gauteng Provinsie gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die verwydering van sekere voorwaardes vervat in die Titel Akte in terme van artikel 16(2) van die bovermelde Verordening van die bovermelde eiendom. Die eiendom is geleë te 117 Lynburn Weg, Lynnwood Manor. Die aansoek is vir die verwydering van die volgende voorwaardes 1.; 2.A.a) to 2.A.i); 2.B.a) to 2.B.f); 2.C.a) to 2.C.c) and 2.D. in Titel Akte T23764/2015. Dit is die intensie van die eienaar om die eiendom van voorwaardes in die Titel Akte te bevry wat beperkend is ten opsigte van die oprigting van 'n nuwe buitegebou en die opvolgende indiening van bouplanne.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met volle kontak details, waaronder die munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, moet ingedien of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 4 Augustus tot 1 September 2021. Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Gauteng Gazette, The Star en Die Beeld.

**Skedule 23: Buitengewone maatreël in ooreenstemming met die Wet op Rampbestuur, 2002 vir die publieke deelname aan grondontwikkelings-aansoeke:** Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of bekom, kan 'n afskrif van die munisipaliteit aangevra word by die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Daarbenewens kan die aansoeker, by die indiening van die aansoek, 'n afskrif elektronies aanstuur of die elektroniese aansoek op hul webwerf publiseer saam met die bevestiging van die volledigheid deur die Munisipaliteit, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die eksemplaar is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Neem kennis dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif van die aansoek elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die aansoeker inbreuk maak nie. Die versuim, deur enige belanghebbende of geaffekteerde party, om 'n afskrif van 'n aansoek te bekom, kan nie as enige gronde beskou word om die verwerking en oorweging van die aansoek te verbied nie.

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

Adres van applikant: Van Wouw Str. 54B, Groenkloof 0181; / Posbus 1516, Groenkloof, 0027. Tel: 0123460283.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 03/11/21. Publikasiedatums van kennisgewing: 6 & 12/10/21.

Verwysing: CPD/0388/267 (Item 34226).

**GENERAL NOTICE 1161 OF 2021****NOTICE OF APPLICATION FOR REZONING OF LAND IN TERMS OF SECTION 38(2)(a) OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016**

I, Ciska Bezuidenhout, the applicant for Erf 14, Highbury, situated at 14 Blouvalk Street, Highbury, hereby give notice in terms of Section 38(2)(a) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2016, that I have applied to the Midvaal Local Municipality for the rezoning of the above-mentioned property from "Residential 1" to "Industrial 1" (Council Reference Number WA2021/07/071).

Any objections or comments, together with the grounds therefore and contact details of the objector, shall be lodged within a period of 28 days from the first date on which the notice appeared, in writing, with the Midvaal Local Municipality (Executive Director: Development and Planning, Ground Floor, Civic Centre, Mitchell Street, Meyerton or P.O. Box 9, Meyerton, 1960) as well as with the applicant.

Full particulars and plans may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the first date on which the notice appeared in the Gauteng Gazette and the Star newspaper. An electronic copy of the application can also be requested from the applicant at no cost. Closing date for any objections is 10 November 2021.

Address of the applicant: 2 Hornbill Street, Meyersdal, Alberton / Postnet Suite 107, Private Bag X30, Alberton, 1450 / 082-774-4939 / [ciska@ciska.co.za](mailto:ciska@ciska.co.za)

DATE OF NOTICE: 13 October 2021

**GENERAL NOTICE 1162 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owner of Portion 1 of Erf 227 Waverley, hereby give notice that we intend making application in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the property described above, situated at No. 11 Campbell Street, Waverley, from "Residential 1" to "Residential 3", coverage 60%, FAR 0.6 and a maximum of 14 dwelling units on site, subject to certain conditions. The purpose of the application is to allow for a residential development on the site.

Particulars of the application will be made available for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or the agent will make a copy of the application available upon request, a copy of the application can be downloaded from <https://bit.ly/2XenGII> and/or the City may upload a copy of the to their e-platform.

Objections, comments or representations in respect of the relevant application must be submitted in writing to the City of Johannesburg, Executive Director: Development Planning either by hand at the above mentioned address; by registered mail to PO Box 30733, Braamfontein, 2017; by fax to 0113394000 or by email to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), [robertth@joburg.org.za](mailto:robertth@joburg.org.za), [wilsonma@joburg.org.za](mailto:wilsonma@joburg.org.za) and [guy@gbtp.co.za](mailto:guy@gbtp.co.za) within a period of 28 days from **13 October 2021**

Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: [guy@gbtp.co.za](mailto:guy@gbtp.co.za)

**GENERAL NOTICE 1163 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY. NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016. I LINETTE**

HENDERSON, the applicant and authorised agent for ERF 176 SINOVILLE 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 Local Municipality for the removal of certain conditions contained in the Title Deed of the above-mentioned property in terms of Section 16(2) City of Tshwane Land Use Management By-Law, 2016. The property is situated at 233 Mariana str Sinoville. The application is for the removal of conditions 1(f) & 2(a)(c)(d)(e) in the Title Deed T28445/2019. The intention of the client is to obtain approval for Structures built out of Wood and Iron as well as a swimming pool to be located in the 7.62m Street Title Deed Building line. They also want to obtain Consent for a swimming school. Any objection(s) and or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details of the person(s) lodging the objection, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: THE STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING, DEVELOPMENT & REGIONAL SERVICES: P.O.BOX 3242, PRETORIA, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 13 October until 10 November 2021. All the documents relevant to the application will be available during normal office hours for 28days from the date of first publication of this advertisement in the Provincial Gazette, Pretoria News and Beeld newspapers, at the City of Tshwane Municipal Offices: LG004, Isivuno House, 143 Lilian Ngoyi Street. 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](mailto: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](mailto: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. Closing date for objections/comments: 10November2021. APPLICANT: L HENDERSON, 6 KOSMOS,533 BOSTON STR, ELARDUSPARK. TEL 0827167735, e-Mail: [vlok@live.com](mailto:vlok@live.com). Dates on which the notice will be published:13&20October2021. Reference CPD/0640/00176 ITEM NO:34254

13-20

**ALGEMENE KENNISGEWING 1163 VAN 2021****STAD VAN TSHWANE METROPOLI-TAANSE MUNISIPALITEIT: KENNISGEWING: AANSOEK VIR OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITEL AKTE IN GEVOLGE ARTIKEL (16)2 VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR-VERODERING, 2016:**

Ek, LINETTE HENDERSON, gemagtigde agent vir die eienaar van ERF 176 SINOVILLE gee hiermee ingevolge KLOUSULE 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verodering, 2016, kennis vir die opheffing van sekere voorwaardes vervat in die Titel Akte van bovermelde eiendom die in terme van Artikel 16(2) van die Stad Tshwane Grondgebruik-bestuur Verodering, 2016. Die eiendom is geleë te 233 Mariana Str Sinoville. Die aansoek is vir die opheffing van die voorwaardes 1(f) & 2(a)(c)(d)(e) in the Titel akte T28445/2019. Die applikant is van voorneme strukture goed te keur wat gebou is van staal/hout asook n swembad wat geleë is binne die 7.62m Straat Boulyn soos beskryf in die akte. Hulle is ook van voorneme om toestemmings gebruik vir n swemskool te bekom. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede van die beswaarmaker, waaronder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: DIE STRATEGIESE UITVOERENDE DIREKTEUR, STEDELIKE BEPLANNING en ONTWIKKELING: POSBUS 3242, PRETORIA, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 13 Oktober tot 10 November 2021. Alle relevante dokumente wat met die aansoek verband hou, sal vir die volgende tydens normale kantoor ure vir besigtiging beskikbaar wees by die Stad van Tshwane Munisipale Kantoor: LG004, Isivuno House, 143 Lilian Ngoyi Straat vir 28 dae vanaf die 1ste publikasie van die kennisgewing in die Provisniale koerant, Beeld en Pretoria News. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n eposadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Sluitings datum vir besware: 10 November 2021. ADRESS VAN APPLIKANT: L HENDERSON, 6 KOSMOS,533 BOSTON STR, ELARDUSPARK. TEL 0827167735. Datums van publikasie van die kennisgewing: 13Oktober en 20 Oktober 2021. Verwysing: CPD/0640/00176 ITEM NO:34254

13-20

## GENERAL NOTICE 1164 OF 2021

**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 Gabriel Phasha of uAfrika Projects (Pty) Ltd, being the applicant of property(ies) erf/erven Portion 1 of Erf 548 Arcadia Township hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the 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(ies) as described above. The property(ies) is/are situated at: 795 Arcadia Street, Arcadia.

The rezoning is from "Residential 1" to "Business 1" for Offices, Floor Area Ratio of 0.4, Coverage of 85% and Height of 2 Storeys. The intention of the owner of the property is to obtain the necessary land use rights for the development of an office on the subject 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](mailto:CityP_Registration@tshwane.gov.za) from 13 October 2021, until 3 November 2021.

Should any interest 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](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, a copy of the application could be obtained from the applicant at the contact details provided 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 email address or other means by which to provide the said copy electronically. No part of the application documents provided by the Municipality or 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.

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 13 October 2021 in the Provincial Gazette, The Beeld newspaper and Citizen newspaper.

Address of Municipal offices: The Strategic Executive Director, City Planning and Development, Office LG004, Isivuno House, 143 Lilian Ngoyi Street, 0001.

Address of applicant: 940 Saliehout Street, Annlin, 0182. Telephone: 061 426 7995 and E-mail: [gabriel@belagroup.co.za](mailto:gabriel@belagroup.co.za)

Dates on which notice will be published: 13 October 2021 and 20 October 2021.

**Reference:** CPD 9/2/4/2-6222T                      Item No: 34445

## ALGEMENE KENNISGEWING 1164 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNIESGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE  
STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET  
SKEDULE 23 DAARVAN**

Ek, Gabriel Phasha van uAfrika Projects (Edms) Bpk, synde die gemagtigde agent van Portion 1 of Erf 548 Arcadia, gee Hiermee ingelolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis da tons by di Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wising van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016. Die eierdom is gelee te nommer 795 Arcadia Straat, Arcadia.

Die aansoek vir hersonering is vanaf "Residential 1" na "Business 1" met 'n Vloer Ruimte Verhouding van 0.4, Dekking van 85% en Hoogte van 2 Verdiepings. The intention of the owner of the property is to obtain the necessary land use rights for the development of an office on the subject property.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die person(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie die person kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 13 October 2021 tot 3 November 2021.

Indien enige belangstellende of geaffekteerde partye die aansoek wil sien of 'n kopie wil ontvang van die grondgebruik aansoek, kan 'n kopie versoek word vanaf die Munisipaliteit deur dit te versoek by die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n kopie van die aansoek vanaf die applicant verkry word by die kontakbesonderhede hieronder verskaf.

Vir doeleindes van verkrying van 'n kopie van die aansoek moet kennies geneem word dat die geïnteresserde of geaffekteerde party die munisiplaiteit en die applicant moet voorsien van 'n epos adres waarheen die aansoek elektronies gestuur kan word. Geen deel van die aansoek dokumentasie wat duur die munisipaliteit of die applicant voorsien is mag kopieer, herproduseer of in enige vorm gebruik of publiseer word op 'n wyse wat sal inbreuk maak op die intellektuele eiendomsreg van die applikant nie.

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 13 October 2021 soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en Citizen koerant.

Adres van die Munisipale kantore: The Strategic Executive Director, City Planning and Development, Office LG004, Isivuno House, 143 Lilian Ngoyi Street, 0001.

Adres van die applikant: 940 Saliehout Street, Annlin, 0182. Telephone: 061 426 7995 and E-mail: [gabriel@belagroup.co.za](mailto:gabriel@belagroup.co.za).

Dates on which notice will be published: 13 October 2021 and 20 October 2021.

**Reference:** CPD 9/2/4/2-6222T                      Item No: 34445

13-20

**GENERAL NOTICE 1165 OF 2021****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, Leon Andre Bezuidenhout, being authorized agent of the owner of Erven 81, 82 and 84 Selection Park Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Springs Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties as described above, situated at numbers 2, 4 and 6 Nigel Road, Selection Park Township, Springs :

1. For Erven 82 and 84, Selection Park Township from "Business 3" to "Business 2 (Restaurant, including take-away and drive-through restaurant)";
2. For Erf 81, Selection Park Township from "Residential 1" to "Business 2 (Restaurant, including take-away and drive-through restaurant)";
3. The simultaneous consolidation of Erven 81, 82 and 84, Selection Park Township.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Springs Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Springs CCC: 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs for a period of 28 days from 13 October 2021, being 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, Springs Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Springs CCC, 4<sup>th</sup> Floor, Springs Civic Centre, cnr. Plantation and South Main Reef Roads, Springs or to The Area Manager: City Planning Department (Springs), City of Ekurhuleni Metropolitan Municipality, P.O. Box 45, SPRINGS, 1560, within a period of 28 days from 13 October 2021, being the date of the first publication of this notice.

Address of the authorised agent: Leon Bezuidenhout Town and Regional Planners cc, Represented by L A Bezuidenhout, Pr. Pln. (A/628/1990) B.TRP (UP), PO Box 13059, NORTHMEAD, 1511; Tel: (011)849-3898/5295; Cell: 0729261081; E-mail: weltown@absamail.co.za Our ref : RZ 1068/21

13-20



**GENERAL NOTICE 1166 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016****RASLOUW EXTENSION 50**

I Matthys Johannes Loubser being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspaper. 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](mailto: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, 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](mailto:CityP_Registration@tshwane.gov.za) from 13 October until 10 November 2021.

Address of Municipal offices: Centurion Municipal Offices, c/o Basden Avenue and Rabie Street, Lyttelton Agricultural Holdings, Room E10.

Closing date for objection(s) and/or comment(s): 10 November 2021

Address of applicant: PO Box 11199. Wierda Park South 0057 or 150 Goshawk Street, Rooihuiskraal North 0157  
Cell phone number: 0824145321

Dates on which notice will be published: 13 and 20 October 2021

**ANNEXURE**

*Name of township:* Raslouw Extension 50.

*Full name of applicant:* Matthys Johannes Loubser of Citiplan Town and Regional Planners.

*Number of erven, proposed zoning and development control measures:* The township comprises of two erven zoned "Residential 3" for a maximum of 21 dwelling-units according to the Tshwane Town Planning Scheme, 2008 (Revised 2014).

*The intention of the applicant in this matter is to:* Establish a security township with access control.

*Locality and description of property on which the township is to be established:* The township is proposed on Portion 589 (a portion of Portion 538) of the farm Zwartkop 356 JR, situated in Poole Street in the Raslouw Agricultural Holding complex in Centurion.

**Reference:** CPD9/2/4/2-6041T Item No 33624

13-20

## ALGEMENE KENNISGEWING 1166 VAN 2021

## STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

## KENNISGEWING VAN AANSOEK OM DORPSTIGTING INGEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016

## RASLOUW UITBREIDING 50

Ek, Matthys Johannes Loubser, synde die applikant gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp in terme van artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016 soos beskryf in die Bylae hiertoe.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant, Beeld en The Citizen koerant besigtig word. 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 beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar indien nie, moet ingedien word en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of by CityP\_Registration@tshwane.gov.za vanaf 13 Oktober tot en met 10 November 2021.

Adres van Munisipale kantore: Centurion Munisipale Kantore, h/v Basden- en Rabiestrade, Lyttelton Landbouhoewes, Kamer E10.

Sluitingsdatum vir beswaar (e) en / of kommentaar (e): 10 November 2021.

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

Selfoonnommer: 0824145321

Datums waarop kennisgewing gepubliseer sal word: 13 en 20 Oktober 2021

## BYLAE

*Naam van dorp:* **Raslouw Uitbreiding 50.**

*Volle naam van aansoeker:* Matthys Johannes Loubser van Citiplan Stadsbeplanners.

*Aantal erwe, voorgestelde sonerings en ontwikkelings beheermaatreëls:* Die dorp bestaan uit twee erwe gesoneer as "Residensieël 3" vir 'n maksimum van 21 wooneenhede. ooreenkomstig die bepalinge van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014).

*Die bedoeling van die applikant in hierdie aangeleentheid is:* Om 'n sekuriteitsdorp te stig met toegangsbeheer.

*Ligging en beskrywing van die eiendom waarop die dorp gestig word:* Die voorgestelde dorp is op Gedeelte 589 ('n gedeelte van Gedeelte 538) van die plaas Zwartkop 356 JR, geleë in Poolestraat in die Raslouw Landbouhoewe kompleks in Centurion.

**Verwysing:** CPD9/2/4/2-6041T Item Nr 33624

13-20

**GENERAL NOTICE 1167 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED AND REZONING IN TERMS OF SECTIONS 16(2) AND 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of **Erf 433 Wierdapark Township Registration Division J.R., Province of Gauteng** give notice in terms of section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 and 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:** 318 Susan Street, Wierdapark.

**The application is:** to remove restrictive title conditions (a); (b); (c); (d); (e); (f); (g); (i); (j)(i) and (ii); (k); (l); (m); (n); (o); (p)(i) and (ii) from Title Deed T28946/2021.

**The rezoning is:** from "Residential 1" to "Special" for Shop specialising in School Uniforms, related products and ancillary and subservient uses  
**The intension of the applicant in this matter is to:** remove restrictive title conditions in the Title Deed and develop a shop specializing school uniforms on the property.

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](mailto:newlanduseapplications@tshwane.gov.za); or
- a copy can be requested from the applicant at the address indicated in the advertisement.

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](mailto: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.

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](mailto:CityP_Registration@tshwane.gov.za) from **13 October 2021 until 10 November 2021**.

Full particulars and plans (if any) may be inspected as per information set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Beeld / Daily Sun newspaper.

**Address of municipal offices:** The Strategic Executive Director: City Planning, Development and Regional Services: Centurion: Room 8 (Rezoning) & Room E10 (Removal), cnr of Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date for any objections and/or comments:** 10 November 2021

**Address of applicant:** DLC Town Plan (Pty) Ltd, P.O. Box 35921, Menlo Park, 0102 or 61 Thomas Edison Street, Menlo Park, 0081

**Telephone no:** 012 346 7890

**Dates on which notice will be published:** 13 October 2021 and 20 October 2021

**Reference:** CPD/WDP/0762/433  
CPD 9/2/4/2- 6181T

**Item no:** 34462 (removal)  
34281 (rezoning)

**ALGEMENE KENNISGEWING 1167 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM GELYKTYDIGE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE EN  
HERSONERING INGEVOLGE ARTIKEL 16(2) EN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR  
BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent van die eienaar van **Erf 433 Wierdapark Dorpgebied, Registrasie Afdeling J.R., Gauteng Provinsie** gee hiermee kennis in terme van artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van beperkende voorwaardes in die Titelakte ingevolge artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywette, 2016, tesame die gelyktydige wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die herosnering ingevolge artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 van die eiendom soos hierbo beskryf.

**Die eiendom is geleë:** Susan Straat 318, Wierdapark.

**Die aansoek is:** vir die opheffing van beperkende voorwaardes (a); (b); (c); (d); (e); (f); (g); (i); (j)(i) and (ii); (k); (l); (m); (n); (o); (p)(i) and (ii) in Titelakte T28946/2021.

**Die herosnering sal wees:** vanaf "Residensieël 1" na 'Spesiaal' vir winkel wat spesialiseer in skooluniforms, verwante produkte en aanvullende en diensbare gebruike

**Die intensie van die eienaar/applikant in die geval is:** om die beperkende voorwaardes in die Titelakte op te hef en 'n winkel ontwikkel wat spesialiseer in skooldrag op die eiendom.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry:

-Dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of

-'n afskrif kan van die munisipaliteit aangevra word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die tydperk wat die aansoek ter insae beskikbaar is nie, by die onderskeie munisipale kantoor, omdat die munisipale kantoor gesluit is vir COVID-19 deur sodanige eksemplaar deur die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); of

-'n Afskrif kan van die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

Addisioneel 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 of op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die eksemplaar is wat by die munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker gee om die kopie elektronies te kan ontvang.

Geen gedeelte van die dokumente 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 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied 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 skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **13 Oktober 2021 tot en met 10 November 2021**

Volledige besonderhede en planne (indien enige) kan nagegaan word soos per inligting hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerant Provinsiale Koerant / Beeld / Daily Sun.

**Adres van munisipale kantore:** Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste: Centurion: Kamer 8 (herosnering) en Kamer E10 (opheffing), Stadsbeplanningskantoor, h / v Basden- en Rabiestraat, Centurion Munisipale kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 10 November 2021

**Adres van agent:** DLC Stadsplan (Edms.) Bpk, Posbus 35921, Menlo Park, 0102 of Thomas Edison Straat 61, Menlo Park, 0081

**Datums wat die kennisgewing geplaas sal word:** 13 Oktober 2021 and 20 Oktober 2021

**Telefoon no:** 012 346 7890

**Verwysing:** CPD/WDP/0762/433  
CPD 9/2/4/2- 6181T

**Item no:** 34462 (opheffing)  
34281 (herosnering)

13-20

**GENERAL NOTICE 1168 OF 2021****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 READ WITH SCHEDULE 23 THERETO**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of the Remainder of Erf 290, Wonderboom South hereby give notice to in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised 2014) read with Section 16(3) and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016 that we applied to the City of Tshwane Metropolitan Municipality to obtain the necessary consent to operate a Boarding House, with a maximum of nine (9) bedrooms, on the subject property. The property is situated at number 918, 8<sup>th</sup> Street, Wonderboom South

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](mailto:CityP_Registration@tshwane.gov.za) from 13 October 2021 until 10 November 2021.

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](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below.

For purposes to 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 application 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.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from 13 October 2021 date of publication of the notice in the Provincial Gazette.

Address of Municipal offices: The office of the General Manager: City Planning Division, City of Tshwane Metropolitan Municipality, Room LG004, Isivuno House, 143 Lilian Ngoyi Street (corner of Lillian Ngoyi- and Madiba Street), Pretoria. Closing date for any objections and/or comments: 10 November 2021.

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

Date on which the application will be published: 13 October 2021.

Item No: 34523

**ALGEMENE KENNISGEWING 1168 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR RAADSVERGUNNING IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKEL 16(3) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN**

Ons, Origin Stads en Streeksbeplanning (Edms) Bpk synde die applicant van die Restant van Erf 290, Wonderboom Suid gee hiermee ingevolge van Klousule 16 van die Tshwane Dorpbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir raadsvergunning vir 'n Losieshuis met 'n maximum van nege (9) slaapkamers op die bogenoemde eiendom. Die eiendom is geleë te nommer 918, 8<sup>ste</sup> Straat, Wonderboom Suid.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die person of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Algemene Bestuurder: Stedelike Beplanning Afdeling, of aan Posbus 3242, Pretoria, 0001, of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 13 Oktober 2021 tot 10 November 2021.

Indien enige belangstellende of geaffekteerde partye die aansoek wil sien of 'n kopie wil ontvang van die grondgebruik aansoek, kan 'n kopie versoek word vanaf die Munisipaliteit deur dit te versoek by die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n kopie van die aansoek vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf.

Vir doeleindes van verkryging van 'n kopie van die aansoek moet kennis geneem word dat die geïnteresseerde of geaffekteerde party die munisipaliteit en die applikant voorsien van 'n epos adres waarheen die aansoek elektronies gestuur kan word.

Geen deel van die aansoekdokumentasie wat deur die munisipaliteit of die applikant voorsien is mag kopieer, herproduseer of in enige vorm gebruik of publiseer word op 'n wyse wat sal inbreuk maak op die intellektuele eiendomsreg van die applikant nie.

Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021 datum van publikasie van die kennisgewing in die Gauteng Provinsiale Koerant.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer LG004, Isivuno Huis, 143 Lillian Ngoyi Straat, (op die hoek van Lillian Ngoyi- en Madiba Straat), Pretoria. Sluitingsdatum vir enige beswaar(e): 10 November 2021.

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

Datum van publikasie van die kennisgewing: 13 Oktober 2021.

Item Nr: 34523

**GENERAL NOTICE 1169 OF 2021****TOWNSHIP ESTABLISHMENT AND REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE****APPLICABLE SCHEME:**

City of Johannesburg land Use Scheme, 2018

Notice is hereby given in terms of the provisions of Sections 26 and 41 of the City of Johannesburg: Municipal By-Law that we, the under-mentioned, have applied to the City of Johannesburg for the establishment of a township to be known as **BEVERLEY EXTENSION 99** and for the removal of restrictive conditions from the title deed of the agricultural holding.

**SITE DESCRIPTION:**

**Holding Number:** Holding 54  
**Holding Name:** Beverley Agricultural Holdings Extension 2  
**Street Address:** 54 Mulbarton Road

**APPLICATION TYPE:**

Township Establishment, and  
Removal of Restrictive Conditions of Title

**REGISTRATION NUMBER/S: 20-02-3517 and 20/13/3214/2021****APPLICATION PURPOSES:**

The applications are for:

1. The establishment of a township that provides for two erven zoned "Residential 2",
2. The removal of Conditions A(1) to A(3) in Deed of Transfer T27777/1979 to facilitate township development on the property.

The general purpose of the applications is to facilitate a medium density residential township development on the property. A total of 41 Market units and 21 Inclusionary Housing units is proposed.

**Due to the Covid-19 Pandemic, the following options have been put in place for members of the public and interested parties to view and obtain copies of the application documents for the period of 28 days from 13 October 2021:**

- The owner/authorised agent will be responsible for providing the public/interested parties, on request, with a copy of such documents. Please make contact with the owner/authorised agent either telephonically on 083 453 7520 or via e-mail at [ama126@mweb.co.za](mailto:ama126@mweb.co.za) and/or [ama125@mweb.co.za](mailto:ama125@mweb.co.za) to request the relevant documents.
- Alternatively, members of the public/interested parties will also have the opportunity to inspect the applications on the City's e-viewing at [www.joburg.org.za](http://www.joburg.org.za) (click on "Land Use", then "Land Use Management", then "Advertised Land Use Applications")

Any objection or representation with regard to the applications must be submitted to both the owner/agent as per the contact particulars below and to the Registration Section of the Department of Development Planning at P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 10 November 2021.

**OWNER/AUTHORISED AGENT**

**Full name:** Attwell Malherbe Associates  
**Postal Address:** P.O. Box 98960, Sloane Park, 2152  
**Cell No:** 083 453 7520  
**Email Address:** [ama126@mweb.co.za](mailto:ama126@mweb.co.za)  
**DATE:** 13 October 2021

## GENERAL NOTICE 1170 OF 2021

**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, Helena Kellermann of hK Town Planners, being the applicant of various erven mentioned hereunder located in the Pretoria Township, Registration Division J.R., Province of Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning of the properties in terms of section 16(1) of the above mentioned By-law, as follows: Erf R/1254, Pretoria situated at 316 Vom Hagen Street **from** "Special" for Auto Service Centre; Erf 2/1254, Pretoria situated at 320 Vom Hagen Street **from** "Residential 1"; Erf R/1255, Pretoria situated at 306 Vom Hagen Street **from** "Special" for Auto Service Centre; Erf 2/1255, Pretoria situated at 304 Vom Hagen Street **from** "Special" for Auto Service Centre; Erf 3/1255, Pretoria situated at 390 Maltzan Street **from** "Residential 1"; Erf 2/1260, Pretoria situated at 311 Luttig Street **from** "Residential 1" and Erf 3612, Pretoria situated at 382 Maltzan Street **from** "Special" for Warehouse; **TO** "Special" for Warehouse with a coverage of 91% and a FSR of 1,63 subject to certain conditions. Erf 3612, Pretoria, has already been zoned for "Special" for Warehouse and it is the further intension to apply for a higher FSR and coverage and to consolidate the relevant erven in order to expand the existing warehouse.

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](mailto:CityP_Registration@tshwane.gov.za) from 13 October until 10 November 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Gauteng Gazette and other newspapers.

Schedule 23: Extra-ordinary measure in line with the Disaster Management Act, 2002 for the public participation of land development applications: "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](mailto: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](mailto: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: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Address of applicant: 51 Van Wouw St, Groenkloof, 0181; / Postnet 249, P/Bag X06, Waterkloof, 0145. Tel: 0828884454.

Closing date for any objections and/or comments: 10/11/21. Dates on which notice will be published: 13 & 20/10/21.

Reference: CPD 9/2/4/2-6234T (Item 34510).

13-20



## ALGEMENE KENNISGEWING 1170 VAN 2021

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

Ek, Helena Kellermann van hK Stadsbeplanners, synde die applikant van verskeie erwe hieronder genoem geleë in Pretoria Dorp, Registrasie Afdeling J.R., Gauteng Provinsie, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendomme in terme van Artikel 16(1) van die bovermelde Verordening as volg: Erf R/1254, Pretoria geleë te Vom Hagen Straat 316 **vanaf** "Spesiaal" vir Motor Dienssentrum; Erf 2/1254, Pretoria geleë te Vom Hagen Straat 320 **vanaf** "Residensieel 1"; Erf R/1255, Pretoria geleë te Vom Hagen Straat 306 **vanaf** "Spesiaal" vir Motor Dienssentrum; Erf 2/1255, Pretoria geleë te Vom Hagen Straat 304 **vanaf** "Spesiaal" vir Motor Dienssentrum; Erf 3/1255, Pretoria geleë te Maltzan Straat 390 **vanaf** "Residensieel 1"; Erf 2/1260, Pretoria geleë te Luttig Straat 311 **vanaf** "Residensieel 1" en Erf 3612, Pretoria geleë te Maltzan Straat 382 **vanaf** "Spesiaal" vir pakhuis; **NA** "Spesiaal" vir pakhuis met 'n dekking van 91% en 'n VRV van 1,63 onderworpe aan sekere voorwaardes. Erf 3612, Pretoria, is reeds gesoneer vir "Spesiaal" vir pakhuis en dit is die verdere intensie om aansoek te doen vir 'n hoër VRV en dekking asook die konsolidasie van die eiendomme ten einde die bestaande pakhuis te vergroot.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met volle kontak details, waaronder die munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, moet ingedien of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 13 Oktober tot 10 November 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Provinsiale Gazette en ander koerante.

Skedule 23: Buitengewone maatreël in ooreenstemming met die Wet op Rampbestuur, 2002 vir die publieke deelname aan grondontwikkelings-aansoeke: Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of bekom, kan dit van die munisipaliteit aangevra word by die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Daarbenewens kan die aansoeker, by die indiening van die aansoek, 'n afskrif elektronies aanstuur of die elektroniese aansoek op hul webwerf publiseer saam met die bevestiging van die volledigheid deur die Munisipaliteit, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die eksemplaar is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Neem kennis dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif van die aansoek elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die aansoeker inbreuk maak nie. Die versuim, deur enige belanghebbende of geaffekteerde party, om 'n afskrif van 'n aansoek te bekom, kan nie as enige gronde beskou word om die verwerking en oorweging van die aansoek te verbied nie.

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

Adres van applikant: Van Wouw Str. 51, Groenkloof 0181; / Postnet 249, P/Bag X06, Waterkloof, 0145. Tel: 0828884454.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 10/11/21. Publikasiedatums van kennisgewing: 13 & 20/10/21.

Verwysing: CPD 9/2/4/2-6234T (Item 34510).

13-20

**GENERAL NOTICE 1171 OF 2021****CITY OF JOHANNESBURG  
NOTICE OF APPLICATION FOR A TOWNSHIP ESTABLISHMENT****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given in terms of Section 28 (8) of the City of Johannesburg Municipal Planning By-Laws, 2016, which I, the undersigned, intend to apply to the City of Johannesburg for the amendment of township for South Hills Extension 7.

**SITE DESCRIPTION:**

South Hills Extension 7 (Portion 309 of the farm Klipriviersberg No.106 – IR)  
Reference number 01-12189/3

**APPLICATION TYPE:**

Number of erven in proposed township:

- Erf 2290 – Business 1
- Erf 2291 – Institutional
- Erf 2292 – Public Garage

**APPLICATION PURPOSES:**

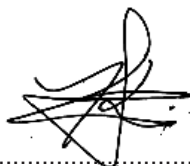
The purpose for the Amendment of township for South Hills Extension 7 is to reconfigure the layout to supplement the existing business opportunities of the commercial section with a filling station.

The above application will be available at request and free of charge from the applicant as per below contact information. It will also be available on the City Of Johannesburg website.

Any objections or representation with regard to the application must be submitted to the owner/ agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to [marietjier@joburg.org.za](mailto:marietjier@joburg.org.za), by not later than 10<sup>th</sup> November 2021.

**AUTHORISED AGENT:**

Full name: Katlego Pule (Pr. Pln)  
Postal address: Private Bag X33  
Craighall  
2024  
Tel No(w): (011) 300 7500  
Cell: 0768441930  
Email address: [katlego@cteconsulting.co.za](mailto:katlego@cteconsulting.co.za) or [katlegop@calgrom3.com](mailto:katlegop@calgrom3.com)



Signed:

Date:

.....  
09 September 2021

**GENERAL NOTICE 1172 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING APPLICATION  
IN TERMS OF 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
READ WITH SCHEDULE 23 THERETO**

I, Carlien Potgieter of Teropo Town and Regional Planners, being the applicant of Remainder of Portion 1 of Erf 267 Mayville, Pretoria hereby give notice in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (as revised 2014) from "Residential 1" to "Special" for a Place of Public Worship together with subservient and ancillary facilities, which may include Offices, lecture halls, educational centre, place of refreshment, place of instruction, Place of childcare, Social Hall, Institution, Nursing Home, Clinic & Wall of Remembrance 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: 691 Eight Avenue & 674 Klessler Avenue, Mayville, Pretoria. The advertisement for the rezoning is FROM **13 October 2021 TO 10 November 2021**. The intention of the applicant in this matter is to: Rezone the property from "Residential 1" to "Special" for a Place of Public Worship together with subservient and ancillary facilities, which may include Offices, lecture halls, educational centre, place of refreshment, place of instruction, Place of childcare, Social Hall, Institution, Nursing Home, Clinic & Wall of Remembrance. 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: **13 October 2021 and 20 October 2021**

Closing date for any objections and/or comments: **10 November 2021**

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: info@teropo.co.za
- Postal Address: Postnet Suite 46, Private Bag x37, Lynnwood Ridge, 0040
- Physical Address of offices of applicant: 39b Alcade Road, Lynnwood Glen Estate, Pretoria, 0081
- Contact Telephone Number: 0823381551 / 087 808 7925

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 **13 October 2021**. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD/9/2/4/2-6221T

Item No: 34442

13-20

## ALGEMENE KENNISGEWING 1172 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR N  
HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE  
GROND GEBRUIK BESTUUR BYWETTE, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads- en Streeksbeplanners, die gemagtigde agent, van Restant van Gedeelte 1 van Erf 267 Mayville, Pretoria gee hiermee kennis in terme van Artikel 16(1) van die tad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) vanaf "Residensieel 1" na "Spesiaal" vir 'n Plek vir openbare aanbidding tesame met ondergeskikte en aanvullende fasiliteite, wat kantore, lesingsale, opvoedkundige sentrum, plek vir verversing, plek van onderrig, plek vir kindersorg, sosiale saal, instelling, verpleeginrigting, kliniek & muur van herinnering kan insluit. Die eiendom is geleë in Agtse Laan 691 en Klessler Laan 674, Mayville, Pretoria. Hersonerings advertensie is **VAN 13 Oktober 2021 TOT 10 November 2021**. Die voorneme van die applikant is om die eiendom te hersoneer van "Residentieel 1" na "Spesiaal" vir 'n Plek vir openbare aanbidding tesame met ondergeskikte en aanvullende fasiliteite, wat kantore, lesingsale, opvoedkundige sentrum, plek vir verversing, plek van onderrig, plek vir kindersorg, sosiale saal, instelling, verpleeginrigting, kliniek & muur van herinnering kan insluit. 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: **13 Oktober 2021 en 20 Oktober 2021**

Sluitingsdatum vir enige besware/ kommentare: **10 November 2021**

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: info@teropo.co.za
- Posadres: Postnet Suite 46, Private Bag x37, Lynnwoodrif, 0040
- Fisiese adres van die kantoor van die applikant: 39b Alcade Road, Lynnwood Glen Estate, Pretoria, 0081
- Kontak telefoonnommer: 0823381551 / 087 808 7925

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 **13 Oktober 2021**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD/9/2/4/2-6221T

Item No: 34442

13-20

**GENERAL NOTICE 1173 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

**SITE DESCRIPTION**

**Erf No** : 534  
**Township** : OLIEVENPOORT EXTENSION 8  
**Street Address** : 300 & 312 BOUNDARY ROAD, BUT ACCESS OF 360 BOUNDARY ROAD

**APPLICATION TYPE: REZONING**

From "**Residential 3**" 70 dwelling units per Hectare to "**Business 2**" 115 dwelling units per Hectare & ancillary use of 550sqm non-residential, permitting inclusionary units, creche, business purposes, shops for bonafide residents on the site, subject to conditions.

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 13 October 2021. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 13 October 2021 and, on appointment only, a copy will be available for inspection, during normal office hours (from 9:00 until 15:30) at the Thuso House, Jorissen Street, Braamfontein, for a period of 28 days from 13 October 2021. Please contact the following persons for an appointment: Thomas Kganyago, 011 4076143, Thomask@joburg.org.za or Lee-Anne McKenzie, 011 4076246 [Lee-Annem@joburg.org.za](mailto:Lee-Annem@joburg.org.za). Any objection or representation with regard to the application must be submitted to both ZCABC 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](mailto:objectionsplanning@joburg.org.za), by not later than **10 November 2021**.

**AUTHORISED AGENT**

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)  
Postal Address: PO Box 2910 Houghton Code: 2041  
Physical Address: 11 9<sup>th</sup> Avenue, Highlands North Extension, 2192

Tel No (w) : 011 440 5303 Fax No: 086 570 6767  
Cell : 0828946786 E-mail address: [zaidc@mweb.co.za](mailto:zaidc@mweb.co.za)

**DATE: 13 October 2021**

**GENERAL NOTICE 1174 OF 2021****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 of Terraplan Gauteng Pty Ltd being the authorized agent of the owners of the erven mentioned below hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/we have applied to the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described below:

1. EKURHULENI AMENDMENT SCHEME K0736

This is a re-advertisement and supersedes the notices as placed on 18/08/2021 and 25/08/2021. Erf 569 Kempton Park Extension 2, situated at 75 Friedman Street, Kempton Park Extension 2 from "Residential 1" to "Residential 3" subject to a height of 2 storeys, coverage of 60%, floor area ratio of 1.0 and a density of 60 units per hectare (maximum of 9 dwelling units). (Our ref HS3176)

2. EKURHULENI AMENDMENT SCHEME K0710

Erf 907 Kempton Park Extension 2, situated at 16 Bosch Avenue, Kempton Park Extension 2 from "Residential 1" to "Community Facility" for a place of education with a maximum of 85 students/pupils, a height of 2 storeys, coverage of 50%, floor area ratio of 0.6. (Our ref HS3118)

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 of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Level, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park and at the office of Terraplan Gauteng Pty Ltd for a period of 28 days from 13/10/2021.

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 of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Level, Civic Centre c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 within a period of 28 days from 13/10/2021.

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

13-20

**GENERAL NOTICE 1175 OF 2021****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 Christiaan le Roux of Terraplan Gauteng Pty Ltd, being the applicant of property ERF 761 NEWLANDS EXTENSION 1, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, read with the Spatial Planning and Land Use Management Act, 2013, 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: 232 Bali Avenue, Newlands Extension 1.

The rezoning is from "Special" for the purposes of a domestic and motor service centre and places of refreshment (take-aways only) to "Special" for motor service centre, subject to the following development conditions: Primary Rights: Motor service centre, with a coverage of 60%, Height of 10 metre and a floor area ratio of 0.6.

The intention of the applicant is to increase the allowable floor area and coverage to enable them to renovate / upgrade the existing motor dealerships on the property.

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](mailto:newlanduseapplications@tshwane.gov.za) or alternatively request a copy from the applicant at [jhb@terraplan.co.za](mailto:jhb@terraplan.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](mailto: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.

Any objection and/or comment, including the grounds thereof and full contact details, shall be lodged with or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 13/10/2021 until 10/11/2021.

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 / Pretoria News / Beeld newspaper.

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

Closing date for any objections and/or comments: .10/11/2021

Full name of applicant: Terraplan Gauteng Pty Ltd

Address of applicant: 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park or P.O. Box 1903, Kempton Park, 1620. Telephone No: (011) 394-1418/9 Fax No: (011) 975 3716. E-mail: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za)

Dates on which the notice will be published: 13/10/2021 and 20/10/2021

Reference: CPD 9/2/4/2-6218 T Item No: 34433

13-20



**ALGEMENE KENNISGEWING 1175 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNIS VAN HERSONERING AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE  
GRONDGEBRUIKBESTUUR VERORDENING 2016**

Ek, Pieter Christiaan le Roux van Terraplan Gauteng Edms Bpk, synde die applikant van eiendom ERF 761 NEWLANDS UITBREIDING 1, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 kennis dat aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (gewysig 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 van die eiendom hierbo beskryf.

Die erwe is geleë te Balilaan 232, Newlands Uitbreiding 1.

Die hersonering is vanaf "Spesiaal" vir doeleindes van 'n huishoudelike en motordienssentrum en verversingsplekke (slegs wegneemetes) na "Spesiaal" vir motordienssentrum, onderworpe aan die volgende ontwikkelingsvoorwaardes: Primêre regte: Motordienssentrum, met 'n dekking van 60%, hoogte van 10 meter, en 'n vloeroppervlakteverhouding van 0,6.

Die oogmerk van die aansoeker is om die toelaatbare vloeroppervlakte en dekking te vergroot sodat hulle die bestaande motor handelaars op die eiendom kan opknip.

Indien enige geïnteresseerde of geïmpakteerde party die grondontwikkelings aansoek wil besigtig of 'n kopie wil bekom, kan 'n kopie versoek word by die Munisipaliteit by die volgende adres, [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za), alternatiewelik kan 'n kopie aangevra word by die applikant by [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za).

Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïmpakteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Vir doeleindes om 'n kopie van die aansoek te bekom moet geïnteresseerde of geïmpakteerde partye die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om die aansoek elektronies te kan ontvang.

Geen deel van die dokument wat deur die Munisipaliteit of die applikant verskaf is mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word wat inbreek maak op die intellektuele eiendomsreg van die applikant nie.

Sou enige geïnteresseerde of geïmpakteerde party nie die nodige stappe neem om 'n kopie van die grondontwikkelings aansoek te bekom nie/te besigtig nie, sal die versuim van 'n geïnteresseerde of geïmpakteerde party om 'n kopie van 'n aansoek te bekom nie gesien word as gronde om die prosessering of konsiderasie van die aansoek te voorkom nie.

Enige besware en/of kommentare, insluitende die grondige redes daarvoor met volle kontak besonderhede, moet skriftelik ingedien of gerig word aan die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 13/10/2021 tot 10/11/2021.

Volle besonderhede en planne (indien enige) is beskikbaar gedurende normale kantoorure by die Munisipale kantore soos hieronder genoem vir 'n tydperk van 28 dae vanaf eerste datum van plasing van hierdie advertensie in die Provinsiale Gazette / Pretoria News/ Beeld koerante.

Adres van Munisipale kantore: Kamer E10, h/v Basden en Rabiestrate, Centurion Munisipale Kantore.

Die sluitingsdatum vir enige besware en / of kommentare is 10/11/2021.

Volle naam van applikant: Terraplan Gauteng Edms Bpk

Adres van applikant: 1ste Vloer Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620.

Telefoonno: (011) 394-1418/9 Faks No: (011) 975 3716. E-Pos: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za)

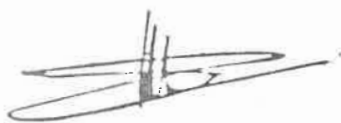
Datums waarop aansoek geadverteer sal word: 13/10/2021 en 20/10/2021

Verwysing: CPD 9/2/4/2-6218 T Item No: 34433

13-20

**GENERAL NOTICE 1176 OF 2021****DEPARTMENT OF ROADS AND TRANSPORT****NATIONAL ROAD TRAFFIC ACT, 1996 (ACT NO.93 OF 1996)****MORATORIUM ON THE APPROVAL OF NEW VEHICLE TESTING STATIONS**

I, Makhukhu Mampuru, Head of Department for Roads and Transport, acting in terms of Section 38 of the National Road Traffic Act, 1996, (Act No. 93 of 1996) hereby extend the moratorium on the approval of any new Private vehicle testing stations in the Gauteng Province for a period of 12 months from the date of this publication.



Makhukhu Mampuru  
**HEAD OF DEPARTMENT**  
Date: 13/09/2021

**GENERAL NOTICE 1177 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AN APPLICATION FOR  
THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Jolien Janse van Rensburg of Cadre Plan Pty (Ltd), being the applicant of Erf 1769 Lyttelton Manor Extension 3 hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that 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) and for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: 1013 Clifton Avenue, Lyttelton Manor.

The rezoning is from "Residential 1" to "Business 4" with the following development controls: Coverage: 50%, Area of proposed use restricted to 423m<sup>2</sup>, Height: 10 meters.

The application is for the removal of the following conditions of Title Conditions A.(a) to A.(f) and A.(j) and B.(a) to B.(d) from Title Deed number T34119/2017.

The intension of the applicant in this matter is to use the existing dwelling house on the property for offices.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 13 October 2021 until 10 November 2021.

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

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, at: newlanduseapplications@tshwane.gov.za; or
- a copy can be requested from the applicant at the address indicated in the advertisement.

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 email address or other means by which to provide the said copy electronically.

No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices  
Closing date for any objections and/or comments: 10 November 2021.

Address of applicant: 9 Guild House, 239 Bronkhorst Street, Nieuw Muckleneuk: 012 460 0670  
Email: jolien@cadreplan.co.za, Tel no: 082 568 0305

Dates on which notice will be published: 13 October 2021 & 20 October 2021

**Reference:** CPD/9/2/4/2-6215T (ITEM: 34427) & CPD/LYT/0387/1769 (ITEM: 34423)

13-20

**ALGEMENE KENNISGEWING 1177 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) EN VIR DIE  
VERWYDERING VAN BEPERKENDE VOORWAARDES INGEVOLGE ARTIKEL 16(2) VAN DIE STAD  
TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Jolien Janse van Rensburg van Cadre Plan Edms(Bpk), synde die applikant van Erf 1769 Lyttelton Manor Uitbreiding 3 gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 en vir die gelyktydige verwydering van sekere voorwaardes vervat in die Titelakte in terme van artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendom beskryf hierbo. Die eiendom is geleë te 1013 Cliftonweg, Lyttelton Manor.

Die hersonering is van "Residensieël 1" na "Besigheid 4" met die volgende beheermaatreëls: Dekking: 50%, Area van voorgestelde gebruik beperk tot 423m<sup>2</sup>, Hoogte: 10 meter.

Die aansoek is vir die verwydering van die volgende titelvoorwaardes: Voorwaarde A.(a) tot A.(f) en A.(j) en B.(a) tot B.(d) van Titel Akte nommer T34119/2017.

Die intensie van die applikant in hierdie geval is om die bestaande huise op die eiendom te gebruik vir kantore.

Besware teen of verhoë, insluitend die redes vir die besware en/of verhoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of verhoë ingedien het moet, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 13 Oktober 2021 tot 10 November 2021.

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

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry:

- Dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of
- 'n afskrif kan van die munisipaliteit aangevra word, by: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); of
- 'n Afskrif kan van die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

Addisioneel 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 of op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die eksemplaar is wat by die munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker gee om die kopie elektronies te kan ontvang.

Geen gedeelte van die dokumente 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 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantore: Kamer E10, hv Basden en Rabie Strate, Centurion Munisipale Kantore  
Sluitingsdatum vir enige besware en/of verhoë: 10 November 2021.

Adres van agent: 9 Guild Huis, 239 Bronkhorst Straat, Nieuw Muckleneuk: 012 460 0670  
Epos: [jolien@cadreplan.co.za](mailto:jolien@cadreplan.co.za), Tel: 082 568 0305

Datums waarop kennisgewing geplaas word: 13 Oktober 2021 & 20 Oktober 2021

**Verw no:** CPD/9/2/4/2-6215T (ITEM: 34427) & CPD/LYT/0387/1769 (ITEM: 34423)

13-20

**GENERAL NOTICE 1178 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME  
IN TERMS OF SECTIONS 21(2) OF THE CITY OF JOHANNESBURG  
MUNICIPAL PLANNING BY-LAW, 2016**

## CITY OF JOHANNESBURG AMENDMENT SCHEME

I, **Hendrik Raven**, being the authorized agent of the owner(s) of **Portion(s) 6 & 7 of Erf 13 Waverley**, 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 **15 Scott Street, Waverley**, from "**Business 4**" subject to certain conditions in terms of Amendment Scheme:01-11908 "**Business 4**" including medical consulting rooms, radiology rooms, procedure rooms, a clinic and a Step down Facility, subject to certain amended conditions.

The nature and general purpose of the application is to align the proposed use of the subject properties with the City of Johannesburg Land Use scheme, 2018.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3<sup>rd</sup> Floor, Bergild House, 54 Andries Street, Wynberg and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **13 October 2021**. Copies of application documents are available from [www.joburg.org.za](http://www.joburg.org.za) and will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission of comments and/or objections

**10 November 2021**

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](mailto:rick@raventp.co.za)

**GENERAL NOTICE 1179 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME OF 2018  
PROPOSED KAALFONTEIN EXTENSION 26 TOWNSHIP TO BE ESTABLISHED  
ON PORTION 57 OF THE FARM KAALFONTEIN NO 13 IR  
CITY OF JOHANNESBURG REGISTRATION NO: 20-07-3537**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law of 2016, read with the provisions of the Spatial Planning and Land Use Management Act of 2013 (Act 16 of 2013) that I the undersigned, intend to apply to the City of Johannesburg Metropolitan Municipality for the establishment of a township.

**SITE DESCRIPTION:**

Property description: Portion 57 of the farm Kaalfontein No 13 IR.  
Street Address: Archerfish Drive, Midrand.

**APPLICATION TYPE:**

Township establishment on Portion 57 of the farm Kaalfontein No 13 IR to be known as Kaalfontein Extension 26 Township.

**APPLICATION PURPOSES:**

To permit a high-density mixed-use development on the property, including but not limited to uses such as dwelling units, residential buildings (excluding a hotel), business purposes, restaurants, offices, financial institutions, medical consulting rooms, shops, private open space and public roads.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than 10 November 2021.

**AUTHORISED AGENT:**

Full name: Andre Enslin of Atlega Development Practitioners Pty Ltd.  
Postal Address: PO Box 7149, Krugersdorp North, 1741.  
Physical Address: 22 De Wet Street, Krugersdorp North, 1739.  
Tel No (w): (011) 953 1082; Fax No: 086 626 6051; Cell: 082 416 9323.  
E-mail address: [andre@atlegadp.co.za](mailto:andre@atlegadp.co.za)  
Date: 13 October 2021.

**GENERAL NOTICE 1180 OF 2021****MOGALE CITY LOCAL MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF MOGALE CITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Andre Enslin of Wesplan Incorporated, being the applicant of Portion 1 and the Remaining Extent of Erf 737 Krugersdorp Township, Registration Division I.Q. Province of Gauteng, hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I/we have applied to Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme of 1980, by the rezoning of the properties as described above. The properties are situated in Adolf Schneider Avenue, Krugersdorp.

The rezoning of the erven is from "Residential 1" to "Special" for the purposes of storage facilities and related uses. The intention of the applicant in this matter is to develop the properties with a warehouse for President Hyper.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: Town Planning from 13 October 2021 until 10 November 2021.

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* / Star newspaper.

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

Closing date for any objections and/or comments: 10 November 2021

Address of applicant (*Physical as well as postal address*):

Wesplan Incorporated, 22 De Wet Street, Krugersdorp North.

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

Telephone No: (011) 953-1082

Dates on which notice will be published: 13 and 20 October 2021

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**GENERAL NOTICE 1181 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) AND  
SECTION 16(18) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
CLUBVIEW EXTENSION 127**

I, Eric Trevor Basson of The Practice Group (Pty) Ltd, being the authorized agent of the applicant, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) read with Section 16(18) 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](mailto:CityP_Registration@tshwane.gov.za) from 13 October 2021 (date of first publication in provincial gazette), until 10 November 2021.

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 Star newspapers. The same particulars and plans may be inspected at the office of the applicant.

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

Closing date of any objections and/or comments: 10 November 2021

Address of applicant: The Practice Group; c/o Brooklyn Road and First Street, Menlo Park, Pretoria, 0081, or PO Box 35895, Menlo Park 0102.

Telephone No: (012) 362 1741

Dates on which notice will be published: 13 October 2021 and 20 October 2021.

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: [iindaz@tshwane.gov.za](mailto:iindaz@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](mailto:eric@practicegroup.co.za)
- Postal Address: Po Box 35895, Menlo Park, 0102
- Physical Address of offices of applicant: Cnr, Brooklyn Street and First Street, Menlo Park, 0081
- Contact Telephone Number: 012 362 1741

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

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.

Please note that this notice is published in addition to the notices that were previously published on 25 April 2018 and 2 May 2018 and that all objections previously placed on record shall remain in place.

**ANNEXURE**

Name of township: **CLUBVIEW EXTENSION 127**

Full name of applicant: Eric Trevor Basson of The Practice Group (Pty) Ltd acting for Krisp Props 12 (Pty) Ltd

Number of erven, proposed zoning and development control measures: It is proposed to create 5 (five) erven. Erf 1 will be zoned "Special" for access control, internal access roads, parking site, conveyance of municipal services and private open space whilst erven 2 to 5 will be zoned "Residential 4" in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014), provided that Erf 4 will include a fitness centre and recreational area and Erf 3 will include a reception area and administrative offices. Erf 1 will measure approximately 1.99ha in extent whilst the combined area of Erven 2 to 5 will measure some 2.16 ha in extent.

Development control measures for proposed Erven 1 to 5 include the following:

- Erf 1: The development controls relevant to this erf will mostly be imposed by way of a Site Development Plan;
  - Erf 2: Floor Area Ratio of 1.86; Height of 7 Storeys; Total of 93 dwelling units;
  - Erf 3: Floor Area Ratio of 1.7; Height of 5 Storeys; Total of 62 dwelling units;
  - Erf 4: Floor Area Ratio of 2.16; Height of 8 Storeys; Total of 100 dwelling units;
  - Erf 5: Floor Area Ratio of 2.22; Height of 6 Storeys; Total of 45 dwelling units.
- The coverage of Erven 2 to 5 will be restricted to 100%

The intention of the applicant in this matter is to develop a residential township on Portions 620, 699, 489 and the Remaining Extent of Portion 438 of the Farm Zwartkop 356, Registration Division JR, which will accommodate 300 dwelling-units on the combined area of erven 2 to 5, whilst communal open space will be provided on Erf 1.

Locality of property(ies) on which township is to be established: The proposed township is situated west of and abuts Ashwood Drive, wedged in between the said road and the existing Zwartkop Golf Estate.

Description of the property(ies) on which the township is to be situated: Portions 620, 699, 489 and the Remaining Extent of Portion 438 of the Farm Zwartkop 356, Registration Division JR, Province of Gauteng

Reference: CPD9/2/4/2-4672T (Item 28364)

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**ALGEMENE KENNISGEWING 1181 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP IN TERME VAN ARTIKEL 16 (4) EN  
ARTIKEL 16(18) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016  
CLUBVIEW UITBREIDING 127**

Ek, Eric Trevor Basson van The Practice Group (Edms) Bpk, synde die gemagtigde agent van die aansoeker, gee hiermee ingevolge Artikel 16 (1)(f) 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) saam gelees met Artikel 16(18) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, soos in die Bylae hierby genoem.

Enige beswaar(e) en/of navrae, insluitend grond van sodanige beswaar(e) en/of navrae, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar(e) en/of navrae aflê nie, sal gedurende gewone kantoorure ingedien word by, of gerig word aan: Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 13 Oktober 2021 (datum van eerste publikasie in die provinsiale koerant), tot 10 November 2021.

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 Star koerant besigtig word. Dieselfde besonderhede en planne kan binne dieselfde tydperk by die kantore kan die applikant besigtig word.

Adres van Munisipale kantore: Kamer E10, H/v Basden en Rabiestrade, Centurion Munisipale Kantore, Centurion.

Sluitingsdatum van enige besware en / of kommentaar: 10 November 2021

Adres van applikant: The Practice Group, h/v van Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081, of Posbus 35895, Menlo Park 0102.  
Telefoon No: (012) 362 1741

Datums waarop kennisgewing gepubliseer moet word: 13 Oktober 2021 en 20 Oktober 2021.

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: [lindaz@tshwane.gov.za](mailto:lindaz@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](mailto:eric@practicegroup.co.za)
- Posadres: Posbus 35895, Menlo Park, 0102
- Fisiese adres van die kantoor van die applikant: H/v Brooklynstraat and Eerstestraat, Menlo Park, 0081
- Kontak telefoonnommer: 012 362 1741

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

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.

Let asseblief daarop dat hierdie kennisgewing bykomend is tot die vorige kennisgewings wat op 25 April 2018 en 2 Mei 2018 geplaas is en dat alle besware wat voorheen op rekord geplaas is, op rekord sal bly.

**BYLAE**

Naam van dorp: **CLUBVIEW UITBREIDING 127**

Volle naam van aansoeker: Eric Trevor Basson van The Practice Group (Edms) Bpk, gemagtigde agent van Krisp Props 12 (Edms) Bpk

Aantal erwe, voorgestelde sonering en beheermaatreëls: Dit word voorgestel om 5 (vyf) erwe te skep. Erf 1 sal gesoneer word "Spesiaal" vir doeleindes van toegangsbeheer, interne toegangspaaie, parkeerterrein, geleiding van munisipale dienste en privaat oopruimte. Erwe 2 to 5 sal "Residensiële 4" gesoneer sal word in terme van die Tshwane Dorpsaanlegskema 2008 (hersien 2014). Erf 4 sal ook voorsiening maak vir n gymnasium en n ontspannings area terwyl Erf 3 voorsiening sal maak vir n ontvangs area en administratiewe kantore. Erf 1 sal ongeveer 1.99ha beslaan terwyl die totale oppervlakte van Erwe 2 tot 5 in die orde van 2.16ha sal wees.

Ontwikkelingsbeheermaatreëls vir voorgestelde Erwe 1 tot 5 sluit die volgende in:

- Erf 1: Die ontwikkelingsmaatreëls vir die erf sal hoofsaaklik deur middel van 'n terreinontwikkelingsplan toegepas word;
  - Erf 2: Vloerruimteverhouding van 1.86; Hoogte van 7 Verdiepings; Totaal van 93 wooneenhede;
  - Erf 3: Vloerruimteverhouding van 1.7; Hoogte van 5 Verdiepings; Totaal van 62 wooneenhede;
  - Erf 4: Vloerruimteverhouding van 2.16; Hoogte van 8 Verdiepings; Totaal van 100 wooneenhede;
  - Erf 5: Vloerruimteverhouding van 2.22; Hoogte van 6 Verdiepings; Totaal van 45 wooneenhede;
- Die dekking op Erwe 2 to 5 sal 100% wees.

Die voorneme van die aansoeker in hierdie saak is die ontwikkeling van 'n residensiële dorp geleë op Gedeeltes 620, 699, 489 en die Restant van Gedeelte 438 van die Plaas Zwartkop 356, Registrasie Afdeling JR. Die ontwikkeling sal 300 wooneenhede akkommodeer op die gesamentlike oppervlakte van Erwe 2 to 5, terwyl kommunale oopruimte op Erf 1 voorsien sal word.

Ligging van eiendom(me) waarop dorp gestig gaan word: Die voorgestelde dorp is geleë ten weste en aangrensend aan Ashwood Ryiaan, tussen die voorgename pad en die bestaande Zwartkop Golf Estate.

Beskrywing van die eiendom(me) waarop die dorp gestig gaan word: Gedeeltes 620, 699, 489 en die Restant van Gedeelte 438 van die Plaas Zwartkop 356, Registrasie Afdeling JR, Provinsie van Gauteng

Verwysing: CPD9/2/4/2-4672T (Item No: 28364)

**GENERAL NOTICE 1182 OF 2021**

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

**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

**SITE DESCRIPTION:**

Erf/Erven (stand) No(s): Portions 214, 247 and part of the Remainder of Portion 84 (to be known as Portion 220) of the Farm Olievenhoutpoort 196-IQ  
Township (Suburb) Name: Proposed North Riding Extension 131  
Street Address: The site is situated on the western side of Malibongwe Drive, on the southern quadrant of the intersection of Malibongwe Drive and Northumberland Avenue in the North Riding area

**APPLICATION PURPOSES:**

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

The above application in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016 (City of Johannesburg Land Use Scheme, 2018) will be available for inspection from 08:00 to 15:30 at the office of Tinie Bezuidenhout and Associates, located at 4 Sanda Close, Morningside from 13 October 2021. 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](mailto: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](mailto:objectionsplanning@joburg.org.za) by not later than 10 November 2021. Kindly include an email address and contact number in any correspondence.

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](mailto:tiniebez@iafrica.com)

Date of publication : 13 October 2021

**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 87 OF 2021****EMFULENI LOCAL MUNICIPALITY**  
**ERF 594 VANDERBIJLPARK CE2**

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

Removal of conditions F (b), F (j), G (a & b) and G (d) as contained in Deed of Transfer T99776/2015, and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987 for Erf 594 Vanderbijlpark CE2 from "Residential 1" to "Residential 4" with, subject to certain conditions.

The above will come into operation on 13 October 2021.

Map 3 and the Scheme Clauses of the amendment scheme are filed with the Executive Director: Economic Planning (Land Use), 1<sup>st</sup> floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times.

This amendment scheme is known as Vanderbijlpark Amendment Scheme H1503.

**L.E.M. LESEANE, MUNICIPAL MANAGER**

13 October 2021

Notice Number: DP31/2021

**PROKLAMASIE 87 VAN 2021****EMFULENI PLAASLIKE MUNISIPALITEIT**  
**ERF 594 VANDERBIJLPARK CE2**

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

Opheffing van voorwaardes F (b), F (j), G (a & b) and G (d) soos vervat in Titelakte T99776/2015 en die gelyktydige wysiging van die Vanderbijlpark Dorpsbeplanningskema 1987 vir Erf 594 Vanderbijlpark CE2 vanaf "Residensieël 1" na "Residensieël 4" met 'n bylaag, onderhewig aan sekere voorwaardes.

Bogenoemde tree in werking op 13 Oktober 2021.

Kaart 3 en Skema Klousules van hierdie wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ekonomiese Beplanning (Grondgebruik), 1ste vloer, Ou Trustbank Gebou, h/v Pres Kruger en Eric Louw strate Vanderbijlpark, en is gedurende normale kantoorure vir inspeksie beskikbaar.

Hierdie wysigingskema staan bekend as Vanderbijlpark Wysigingskema H1503.

**L.E.M. LESEANE, MUNISIPALE BESTUURDER**

13 Oktober 2021

Kennisgewingsnommer: DP31/2021

**PROCLAMATION NOTICE 88 OF 2021****EMFULeni LOCAL MUNICIPALITY**  
**REMAINDER OF ERF 112 VANDERBIJLPARK SW5**

It is hereby notified in terms of Section 63(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-laws, 2018, the Emfuleni Municipality has approved the following Removal of Restrictions application:

The removal of conditions C. (a) – (c) in Title Deed T50119/2020 of Remainder of Erf 112 Vanderbijlpark SW5 and will come into operation on 13 October 2021.

**L.E.M. LESEANE, MUNICIPAL MANAGER**

13 October 2021

Notice Number DP29/2021

**PROCLAMATION NOTICE 89 OF 2021****EMFULeni LOCAL MUNICIPALITY**  
**ERF 950 VANDERBIJLPARK SW1**

It is hereby notified in terms of Clause 63(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-laws, 2018), that the Emfuleni Municipality has approved the following Removal of Restrictions application:

The removal of conditions G (d) in Title Deed T134483/2007 of Erf 950 Vanderbijlpark SW1 and will come into operation on 13 October 2021.

**L.E.M. LESEANE, MUNICIPAL MANAGER**

13 October 2021

Notice Number DP38/2021

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 860 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 AND READ IN CONJUNCTION WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013**

I, Sibusiso Sibiyi, being the authorized agent of the owner/s of part of the Remainder of Portion 1 and the Remainder of Portion 4 of the farm Paardekraal No. 226-IQ (hereinafter referred to as a site) hereby give notice in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016 read in conjunction with the Spatial Planning and Land Use Management Act, 16 of 2013 by the amendment of the City of Johannesburg Land Use Scheme, 2018 for township establishment to allow the development a cemetery on the site subject to the provisions of the land use scheme. Particulars of the application will lie for inspection during normal office hours at the office of the Executive Director, Development Planning, Room 8100, 8th Floor, A Block, Metro Centre, 158 Civic Boulevard, Braamfontein, for period of 28 days from 6<sup>th</sup> October 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Executive Director, Development Planning at the above address or at No. 2 Rissik Street Marshalltown, 210, Johannesburg. Mobile: 071 394 7793, Email: [yoprojects@gmail.com](mailto:yoprojects@gmail.com) within a period of 28 days from 6<sup>th</sup> October 2021.

6-13



**PROVINCIAL NOTICE 863 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REZONING IN TERMS OF SECTIONS 16(1) OF THE  
CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Upper Level Town Planning (Pty) Ltd, being the authorised agent of the owner of the **REMAINDER OF ERF 69 RIVIERA**, give notice terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by 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:** 129 Rose Road, Riviera within region 3. **The rezoning is:** from "Residential 1" to "Business 1". **The intension of the applicant in this matter is to:** Use the property as Commercial and or Legal Offices. 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. 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. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to **CityP\_Registration@tshwane.gov.za** from **6 OCTOBER 2021 until 3 NOVEMBER 2021**. Full particulars and plans (if any) may be inspected as per information set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Beeld / The Citizen newspaper. **Address of municipal offices:** The Strategic Executive Director: City Planning, Development and Regional Services: Isivuno House, 143 Lilian Ngoyi Street Municipal Offices; LG004, Pretoria. **Closing date for any objections and/or comments: 3 November 2021.** **Address of applicant:** P.O. Box 11433, Silver Lakes, 0045; Physical Address: 414 Jacqueline Drive, Garsfontein, Pretoria; Tel: (012) 348 2626 and E-mail: **mashankambule@UpperlevelTP.co.za**. **Dates on which notice will be published:** 6 October 2021 and 13 October 2021 **Reference:** CPD 9/2/4/2-6195T **Item no:** 34329

## PROVINSIALE KENNISGEWING 863 VAN 2021

### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK OM HERSONERING INGEVOLGE ARTIKELS 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016

Ons, Upper Level Town Planning (Pty) Ltd, syn die gemagtigde agent van die eienaar van die RESTANT VAN ERF 69 RIVIERA, gee kennis ingevolge Artikel 16(1)(f), Bylae 13 en Bylae 23 van die Stad Tshwane Grondgebruikbestuurverorden, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur hersonering ingevolge artikel 16(1) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van die eiendom soos hierbo beskryf.

**Die eiendom is geleë by:** Roseweg 129, Riviera binne streek 3. Die hersonering is: van "Residensiële 1" na "Besigheid 1". Die verskerping van die aansoeker in hierdie saak is om: Gebruik die eiendom as Kommersiële en of Regskantore. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of verkry: -Dit kan by die Kantoor van die Munisipaliteit gesien word soos aangedui in die Advertensie; of 'n afskrif van die Munisipaliteit versoek kan word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan sien gedurende die tydperk wanneer die aansoek ter insae beskikbaar is nie, by die onderskeie Munisipale Kantoor omdat die Munisipale Kantoor vir COVID-19 gesluit is deur sodanige kopie deur die volgende kontakbesonderhede te versoek.: **newlanduseapplications@tshwane.gov.za**; of -'n afskrif kan versoek word vanaf die aansoeker by die adres wat in die advertensie aangedui word. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies aanstuur óf die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die aansoeker moet verseker dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit ingedien is omnewlanduseapplications@tshwane.gov.za . Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop ge let dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker moet voorsien van 'n e-posadres of ander manier om die genoemde kopie elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te sien en te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie. Enige beswaar(s) en/of kommentaar(s), met inbegrip van die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar(s) en/of kommentaar(s) indien nie, moet skriftelik by: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling ingedien word, of skriftelik aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, PO Box 3242, Pretoria, 0001 or to **CityP\_Registration@tshwane.gov.za vanaf 6 OKTOBER 2021 tot 3 NOVEMBER 2021.** Volledige besonderhede en planne (indien enige) kan geïnspekteer word soos per inligting hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant/ Beeld / Die Citizen Koerant. Adres van munisipale kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste: Isivuno House, 143 Lilian Ngoyi Street Municipal Offices; LG004, Pretoria. **Sluitingsdatum vir enige besware en/of kommentaar: 3 NOVEMBER 2021. Adres van aansoeker:** P.O. Box 11433, Silver Lakes, 0045; Physical Address: 414 Jacqueline Drive, Garsfontein, Pretoria; Tel: (012) 348 2626 and E-mail: mashankambule@UpperlevelTP.co.za. Datums waarop kennisgewing gepubliseer sal word: 6 Oktober 2021 en 13 Oktober 2021 **Verwysing:** CPD 9/2/4/2-6195T Item nr:34329

## PROVINCIAL NOTICE 869 OF 2021

**NOTICE OF APPLICATIONS FOR THE SUBDIVISION AND THE AMENDMENT OF THE LAND USE SCHEME IN TERMS OF SECTION 60. (2) AND SECTION 45. (2) OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018.**

I, Magdalena Johanna Smit from Urban Devco cc, being the applicant for the subdivision of the Remainder of Portion 161 (a portion of Portion 22) of the Farm Nooitgedacht 534 JQ and the subsequent rezoning of the proposed Portion 395 (a portion of Portion 161) of the Farm Nooitgedacht 534 JQ, hereby give notice in terms of Section 60. (2) and 45. (2) (a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018 that I have applied to Mogale City Local Municipality for the following:

- a. Subdivision of the Remainder of Portion 161 (a portion of Portion 22) of the Farm Nooitgedacht 534 JQ into proposed Portion 395 (measuring approximately 5,58HA) and the Remainder of Portion 161 (measuring approximately 2, 53 HA);
- b. And the amendment of the Krugersdorp Town Planning Scheme, 1980 by the rezoning of the proposed Portion 395 (a portion of Portion 161) of the Farm Nooitgedacht 534 JQ from "Agricultural" to "Agricultural" with an Annexure to allow for commercial uses with related and subservient light industrial uses (service industries) and offices.

The intention of the owner is to create two (2) separate portions to enable the future commercial development of the proposed Portion 395 (a portion of Portion 161) of the Farm Nooitgedacht 534 JQ. The proposed Remainder of Portion 161 will continue to be utilised for a guest lodge and a function venue (La Vue Guest Lodge and Function Venue). The subject property is located in close-proximity to the intersection of Malibongwe Drive (R512) and Old Pretoria Road (R114). The rezoning application will be known as Amendment Scheme No. 1963 with Annexure 1651. 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: Vuyani Bekwa from 06 October 2021 until 03 November 2021. 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 date of publication of the advertisement in the Provincial Gazette and the Citizen Newspaper.

**Address of the municipality:** The Acting Executive Manager, Economic Services, Mogale City Local Municipality, First Floor Furncity building, corner Human and Monument Streets, Krugersdorp.

**Closing date of any objections and/or comments:** 03 November 2021

**Postal address of applicant:** Urban Devco, Postnet Suite 120, Private Bag X3, Paardekraal, 1752. **Tel:** (010) 591 2517, **Email:** [manda@urbandevco.co.za](mailto:manda@urbandevco.co.za) **Street address:** 54 Shannon Road, Noordheuwel, Krugersdorp.

**Dates on which notice will be published:** 06 October 2021 and 13 October 2021

**Application submission date:** 13 September 2021.

**PROVINCIAL NOTICE 870 OF 2021****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.**

We, Nella Reet Tree Consulting, being the authorised agent of the owners of Erf 65 Boksburg South 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 (Boksburg Customer Care), in terms of section 48 of Ekurhuleni SPLUMA By-law 2019 for the amendment of Ekurhuleni Town Planning Scheme 2014, by rezoning of the property from “Business 2” Coffee Shop Only to “Residential 3”.

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, Boksburg Customer Care Centre: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg, for a period of 28 days from 23/09/2021.

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, Boksburg Customer Care Centre: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg, or PO Box 215, BOKSBURG, 1460 within a period of 28 days from 23/09/2021. Address of the authorized agent: Nella Reet Tree Consulting, 56 Maid Maron Avenue, Robindale, Randburg. Email: [nellareettree@gmail.com](mailto:nellareettree@gmail.com) and Contact 071 995 4493

## PROVINCIAL NOTICE 880 OF 2021

**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 628, Waterkloof Ridge 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 7(iii) in Title Deed T73123/1997 will be removed, in order to allow for cromadek roof sheeting to be used on the new house being developed on the property. The property is situated on 251, Pleiades Avenue, Waterkloof Ridge.

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](mailto:CityP_Registration@tshwane.gov.za) from 6 October 2021 (the first date of the publication of the notice), until 3 November 2021.

*“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](mailto: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](mailto: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 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](mailto:admin@sfplan.co.za)  
Dates on which notice will be published: 6 and 13 October 2021  
Closing date for any objections and/or comments: 3 November 2021  
**Reference:** CPD WKR/0744/628/1 (Item No. 34383) **Our ref:** F4114

## PROVINSIALE KENNISGEWING 880 VAN 2021

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE AANSOEK VIR DIE 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 628, dorp Waterkloof Ridge**, 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 7(iii) in Titelakte T73123/1997 sal verwyder word, sodat cromadek dakplate gebruik kan word op die nuwe huis wat op die perseel ontwikkel word. Die eiendom is geleë in 251, Pleiadeslaan, Waterkloofrif.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder 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 6 Oktober 2021 (die datum van eerste publikasie van die kennisgewing) tot 3 November 2021.

*"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 enig e 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: 6 en 13 Oktober 2021  
Sluitingsdatum vir enige besware en/of kommentaar: 3 November 2021

**Verwysing:** CPD WKR/0744/628/1 (Item No. 34383) **Ons verwysing:** F4114

## PROVINCIAL NOTICE 881 OF 2021

**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  
MONTANA EXTENSION 213 TOWNSHIP**

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **Holdings 205 and 206, Montana 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](mailto:CityP_Registration@tshwane.gov.za) from 6 October 2021 until 3 November 2021 (*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](mailto: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](mailto: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 LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria, 0002.

**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](mailto:admin@sfplan.co.za)  
Dates on which notice will be published: 6 and 13 October 2021  
Closing date for objections and/or comments: 3 November 2021

**ANNEXURE**

**Name of township:** Montana Extension 213 Township.

**Full name of applicant:** SFP Townplanning (Pty) Ltd on behalf of the registered owner being GRM Eiendoms Ontwikkeling CC. **Erven 1 and 2** will be zoned “**Special**” for retirement centre with a **coverage of 50%, F.A.R. of 0.7** and a **height of 4 storeys**. **The intension of the developer** is to develop a retirement village on the property consisting of 322 units.

**Description of property on which township is to be established:** Holdings 205 and 206, Montana Agricultural Holdings Extension 1. **Locality of the proposed Township:** The application property is located in Region 2, Ward 5. Erf 1836, Montana Extension 129 Township, Portion 1 and Remainder of Holding 202, Montana Agricultural Holdings Extension 1 are located to the north, Veronica Road and Holding 125, Montana Agricultural Holdings are located to the east, Third Road, Portion 114 of the farm Hartebeestfontein No.324-JR and Erf 830, Montana Extension 35 Township are located to the south and Erf 2147, Montana Extension 165 Township is located to the west of the application property.

**Reference:** CPD 9/2/4/2-6184T (Item No. 34286)

**Our ref:** F4064

6–13

**PROVINSIALE KENNISGEWING 881 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016  
DORP MONTANA UITBREIDING 213**

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Hoewe 205 en 206, Montana 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 by 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, waaronder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 6 Oktober 2021 tot 3 November 2021 (*nie minder 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](mailto: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](mailto: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 LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria, 0002. **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](mailto:admin@sfplan.co.za) Datum waarop kennisgewing gepubliseer word: 6 en 13 Oktober 2021 Sluitingsdatum vir besware / kommentare: 3 November 2021

**BYLAE**

**Naam van Dorp:** Montana Uitbreiding 213.

**Volle naam van aansoeker:** SFP Stadsbeplanning (Edms) Bpk namens die geregistreerde eienaar GRM Eiendoms Ontwikkeling CC. **Erven 1 en 2** sal gesoneer word "**Spesiaal**" vir aftree sentrum met 'n **dekking van 50%, V.R.V. van 0.7** en 'n **hoogte van 4 verdiepings**. **Die voorneme van die ontwikkelaar** is om 'n aftreeoord te ontwikkel op die eiendom wat uit 322 eenhede bestaan. **Beskrywing van grond waarop dorp gestig gaan word:** Hoewe 205 en 206, Montana Landbouhoewes Uitbreiding 1. **Ligging van voorgestelde dorp:** Die aansoek eiendom is gelee in Streek 2, Wyk 5. Erf 1836, Dorp Montana Uitbreiding 129, Gedeelte 1 en Restant van Hoewe 202, Montana Landbouhoewes Uitbreiding 1 is gelee ten noorde, Veronica Straat en Hoewe 125, Montana Landbouhoewes is gelee ten ooste, Derde Weg, Gedeelte 114 van die plaas Hartebeestfontein No.324-JR en Erf 830, Dorp Montana Uitbreiding 35 is gelee ten suide en Erf 2147, Dorp Montana Uitbreiding 165 is gelee ten weste van die aansoek eiendom.

**Verwysing:** CPD 9/2/4/2-6184T (Item No. 34286)

**Ons verw:** F4064

6-13



## PROVINCIAL NOTICE 882 OF 2021

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

We, New Town Town Planners, being the applicant and authorised agent of the registered owners of the **Portion 1 of Erf 821, Pretoria North** 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: 265 Eeufees Street, Pretoria North. The rezoning of the mentioned erf is from “**Special**” for offices including medical consulting rooms and professional occupation to “**Business 3**” for Shops, Offices and Dwelling units only, subject to certain conditions. The intention of the applicant is to obtain the land use rights for Portion 1 of Erf 821, Pretoria North in order to allow for Shops, Offices and Dwelling units on the property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 6 October 2021 (*the first date of the publication of the notice set out in Section 16(1)(f) of the By-law referred to above*), until 3 November 2021 (*not less than 28 days after the date of first publication of the notice*). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of New Town Town Planners as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto: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](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality; Akasia Municipal Complex 485 Heinrich avenue (Entrance Dale street) 1<sup>st</sup> floor, Room F12, Karenpark, Akasia Municipal Offices. **Closing date for any objections and/or comments:** 3 November 2021. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and New Town Town Planners CC, Posbus 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: [andre@ntas.co.za](mailto:andre@ntas.co.za); **Reference:** A1404. **Dates on which notice will be published:** 6 October 2021 and 13 October 2021. **Reference (Council):** CPD 9/2/4/2-6203T, Item no.: 34360.

6-13

## PROVINSIALE KENNISGEWING 882 VAN 2021

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

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaars van Gedeelte 1 van Erf 821, Pretoria Noord gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te Eeufees Straat nommer 265 Pretoria Noord. Die hersonering van die bogenoemde erf is vanaf “**Spesiaal**” vir kantore ingesluit mediese spreekkamers en professionele okkupasie na “**Besigheid 3**” vir Kantore, Winkels en Wooneenhede, onderhewig aan sekere voorwaardes. Die voorneme van die eienaar is om die grongebruiksregte vir kantore, winkels en wooneenhede te bekom. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waaronder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 6 Oktober 2021 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) tot 3 November 2021 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prossesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit;; Akasia Munisipale lompex 485 Heinrich avenue (ingang Dale staart) 1<sup>st</sup> vloer, Kamer F12, Karenpark, Akasia Munisipale Kantoor. **Sluitingsdatum vir enige besware en/of kommentaar:** 3 November 2021. **Adres van agent:** Club Laan 105, Waterkloof Heights en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: [andre@ntas.co.za](mailto:andre@ntas.co.za); **Verwysing:** A1404. **Datums waarop die advertensie geplaas word:** 6 Oktober 2021 en 13 Oktober 2021. **Verwysing (Stadsraad):** CPD 9/2/4/2-6203T, Item no.: 34360

6-13

**PROVINCIAL NOTICE 883 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING APPLICATION**  
**IN TERMS OF 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**  
**READ WITH SCHEDULE 23**

I, Bongani Kingsly Ncube of Bealine Solutions, being the applicant of Remainder of ERF 132 Wolmer, Pretoria hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (as revised 2014) from "Residential 1" to "Residential 2" to build a maximum of 8 dwelling units 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: 447 Veldkornet Roos Wolmer, Pretoria. The intention of the applicant in this matter is to: Rezone the property from "Residential 1" to "Residential 2" to build 8 dwelling units.

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](mailto: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: 06 October 2021 and 13 October 2021

Closing date for any objections and/or comments: 03 November 2021

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](mailto: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: [bealinesolutions90@gmail.com](mailto:bealinesolutions90@gmail.com)
- Postal Address: 2318 Villa Lantana Estate Amandasig Pretoria
- Physical Address of offices of applicant: 2318 Villa Lantana Estate Amandasig Pretoria
- Contact Telephone Number: 0734056488

Physical Address of Municipal offices: Akasia Municipality Complex, 485 Heinrich Avenue (entrance Dale Street), First floor Room F8 Karenpark

**Reference:** CPD 9/2/4/2-6187T

Item No: 34311

6-13

**PROVINSIALE KENNISGEWING 883 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR N  
HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE  
GROND GEBRUIK BESTUUR BYWETTE, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Bongani Kingsly Ncube , van Bealine Solutions, die gemagtigde agent, van 'Remainder of ERF 132 Wolmer', Pretoria gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) vanaf "Residensieel 1" na "Residensieel 2" Om maksimum van 8 wooneenhede te bou in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 van die eiendom beskryf soos hierbo. Die eiendom is geleë in 447 Veldkornet Roos Wolmer, Pretoria. Die voorneme van die applikant is om die eiendom te hersoneer van "Residentieel 1" na "Residentieel 2" vir maksimum van 8 wooneenhede.

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: 6 Oktober 2021 en 13 Oktober 2021.  
Sluitingsdatum vir enige besware/ kommentare: 03 November 2021.

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: bealinesolutions90@gmail.com
- Posadres: 2318 Villa Lantana Estate Amandasig Pretoria
- Fisiese adres van die kantoor van die applikant: 2318 Villa Lantana Estate Amandasig Pretoria
- Kontak telefoonnommer: 0734056488

Fisiese adres van munisipale kantore : Akasia Municipality Complex, 485 Heinrich Avenue (entrance Dale Street), First floor Room F8 Karenpark

**Verwysing:** CPD 9/2/4/2-6187T

Item No: 34311

6-13

**PROVINCIAL NOTICE 886 OF 2021**

PORTION 2 OF REMAINDER ERF 936, CONSTANTIA KLOOF EXTENSION 24, PORTION 1 OF ERF 937,  
PORTION 1 OF ERF 938; REMAINDER OF ERF 938, CONSTANTIA KLOOF EXTENSION 27  
JOHANNESBURG CONSOLIDATED LAND USE SCHEME, 2018

Notice of an application for the amendment of a Land Use Scheme in terms of Section 21(2)(a) of the City of Johannesburg Municipal Planning Bylaw, 2016 based on proposed subdivisions stated herein.

We, PVB Associates, being the authorized agent, hereby give notice in terms of Section 21(2)(a) of the City of Johannesburg Municipal Planning Bylaw, 2016 that we have applied to the City of Johannesburg for the amendment of the land use scheme known as the Johannesburg Consolidated Land Use Scheme, 2018 by the rezoning of Portion 2 of Remainder Erf 936, Portion 1 of Erf 937 and Portion 1 of Erf 938, situated on Upper Lake Road, Constantia Kloof from "Special for offices, medical clinic, shops and such other uses as the Council may approve" to "Special for access, engineering services and such other uses that the Council may approve with special consent". Further by the rezoning of the Remainder of Erf 938 from "Special for offices, medical clinic, shops and such other uses as the Council may approve" to "Business 1 for offices, medical clinic, shops, medical laboratory, place of instruction and such other uses as the Council may approve". Further by increasing the Floor Area Ratio of Remainder of Erf 938 to 1,3 and lowering the offices parking ratio to 3,54 parking bays / 100m".

Particulars of the application are open for inspection during normal office hours of the Executive Director: Development Planning, Room 8100, 8th Floor, A Block, Metro Centre, 158 Loveday Street, Braamfontein, for a period of 28 days 13 October 2021.

Objections to, or representations in respect of the application must be lodged with or made in writing to the Executive Director: Development Planning at the above address or at P O Box 30733, Braamfontein, 2017 within a period of 28 days from 13 October 2021.

Address of agent: P V B Associates, P O Box 30951, Kyalami, 1684. Cell 083 230 7459; pvba@mweb.co.za.

**PROVINCIAL NOTICE 887 OF 2021****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****Crystal Park Extension 86**

I, Hermann Joachim Scholtz on behalf of The Town Planner and Company being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni for the establishment of the township, referred to in the Annexure hereto,

Address of Municipal offices: The Area Manager, Benoni CCC, City Planning, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni. The Area Manager at the above address or at Private Bag X014, BENONI, 1500.

Closing date for any objections and/or comments: **10 November 2021**

Address of the authorised agent: Lakeside Place | 18 Lakeview Crescent | Kleinfontein Lake Office Park | Benoni | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 | PO Box 14327 | Farrarmere | Benoni | 1518 [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za) | [www.thetownplannerandcompany.co.za](http://www.thetownplannerandcompany.co.za)

Dates on which notice will be published: **13 October, 2021** and **20 October, 2021**.

**ANNEXURE**

Name of township: **Crystal Park Extension 86**

Full name of applicant: Hermann Joachim Scholtz on behalf of The Town Planner and Company  
Number of erven, proposed zoning and development control measures:

Proposed Erf 1 will be zoned Business 2 with a coverage of 35%, at a height of 2 Storeys, F.A.R of 0.7 and a density of 0 Du/Ha.

Proposed Erf 2 will be zoned Residential 1 with a coverage of 10%, at a height of 2 Storeys and F.A.R of 0.2.

The intension of the applicant in this matter is for: Business Purposes and Residential Purposes.

Locality and description of property(ies) on which township is to be established:

The site is situated on the corner of Pretoria Road and Orchards Street, Fairlead AH, Benoni, Gauteng, South Africa of the site. Holding 41 Fairlead AH.

The proposed township is situated at 565 Pretoria Road, Fairlead AH, Benoni, 1512.

**Reference: Crystal Park Extension 86 (Holding 41 Fairlead AH)**

13-20

**PROVINCIAL NOTICE 888 OF 2021****GEZINA, ERF 437, 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, Machiel A. vd Merwe being the applicant of erf 437, Gezina, 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 536 Ella Street. The rezoning is from "Residential 1" to "Special" subject to "Annexure T" for Commercial purposes. The intention of the owner in this matter is to erect mini rental 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, Development and Regional Services, PO Box 3242, Pretoria, 0001 or to [CityPRegistration@tshwane.gov.za](mailto:CityPRegistration@tshwane.gov.za) from 13 October 2021 until 10 November 2021. 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 and Star newspapers. Address of Municipal offices: Room LG 004, Isivuno Building c/o Madiba (Vermeulen) and Lilian Ngoyi (Van der Walt) Streets. Should any interested or affected party have been prevented to view or obtain a copy of the land development application due to the aforesaid Municipal Office being closed for COVID 19, such copy can be obtained by requesting such copy through the following contacts details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or [vandermerwe.mike@gmail.com](mailto:vandermerwe.mike@gmail.com). For purposes of obtaining a copy of the application, it must be noted that the interested party must provide the Municipality and the applicant with an email address or other means, by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on the intellectual property rights of the applicant. Should any interested and effected party to obtain a copy of an application shall not be regarded as grounds for to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 10 November 2021. Address of applicant: PO Box 12602, Queenswood, 0121; Tel 012 329 4100. Date on which notice will be published: 13 and 20 October 2021. Reference: CPD 9/2/4/2-4326T (Item no 27220)

13-20

**PROVINSIALE KENNISGEWING 888 VAN 2021****GEZINA, ERF 437, STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT. KENNISGEWING VAN HERSONERING INGEVOLGE SEKSIE 16(1) VAN STAD VAN TSHWANE GRONDGEBRUIKBESTUURBYWET, 2016**

Ek, Machiel A. vd Merwe, synde die aansoeker van erf 437, Gezina, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuursbywet, 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), vir die hersonering van die eiendom soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs-bywet, 2016. Die eiendom is geleë te 536 Ellastraat. Die hersonering is vanaf "Residensieël 1" na "Spesiaal" onderhewig aan Bylae T vir kommersiële doeleindes. Die oogmerk van die eienaar is om verskeie mini-huureenhede op te rig. Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of na [CityPRegistration@tshwane.gov.za](mailto:CityPRegistration@tshwane.gov.za), vanaf 13 Oktober 2021 tot 10 November 2021. Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale-kantore, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale/Beeld en Star koerant. Adres van Munisipale kantore: Kamer LG 004, Isivunogebou h/v Madiba (Vermeulen) en Lilian Ngoyi (Van der Walt) -straat. Indien enige belanghebbende of geaffekteerde party verhinder was om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of verkry nie, word die versuim nie as gronde beskou om die verwerking en oorweging van die aansoek verbied nie. Sluitings-datum vir besware en/of kommentare: 27 Oktober 2021. Adres van aansoeker: Posbus 12602, Queenswood, 0121; Tel 012 329 4100. Datum waarop advertensies gepubliseer sal word: 13 en 20 Oktober 2021. Verwysing: CPD 9/2/4/2-4326T (Item no 27220)

13-20

**PROVINCIAL NOTICE 889 OF 2021****NOTICE SUBJECT TO THE JOHANNESBURG LAND USE MANAGEMENT SCHEME, 2018 AND SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016****AMENDMENT OF ERF 6435, EXTENSION 5, LENASIA**

We, Mohamed Mubeen Khan & Aasif Mangera, of the firm Urban Infinity Consultants, being the authorised agents of the owner of Erf 6435, Extension 5, Lenasia, hereby give notice of an application made in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the Johannesburg Land Use Management Scheme, 2018 by the rezoning of the property described above, situated at Stag Street, Ext 5, Lenasia from "Residential 1" to "Residential 3", to permit the construction of 4 Residential Units subject to certain conditions.

Particulars of the application will lie open for inspection from 08:00 to 15:30 from 13 October 2021 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein as well as available from the below mentioned authorised agent who will be responsible to provide any interested party, on request, with a copy of any information regarding the submitted application. The application will also be open for inspection on the eplatform of the City of Johannesburg: [www.joburg.org.za](http://www.joburg.org.za), (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications"). 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, facsimile send to (011) 339 4000, or an e-mail send to [MarjetjieR@joburg.org.za](mailto:MarjetjieR@joburg.org.za) and/or [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 10 November 2021.

Address of Agent: Mohamed Mubeen Khan, Urban Infinity Planning Consultants,

Tel: 083 264 2799, Email: [urbaninfinityconsultants@gmail.com](mailto:urbaninfinityconsultants@gmail.com)/ [mubeen@urbaninfinity.co.za](mailto:mubeen@urbaninfinity.co.za)

Physical Address: 86 Hydrangea Avenue, Ext. 4, Lenasia.

**PROVINCIAL NOTICE 890 OF 2021**

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 City of Johannesburg Land Use Scheme, 2018.

**Site Description:** 10026 Protea Glen Ext 12, situated between Camphor Street, Wild Chestnut Road and Feathertop Street.

**Application Type: Rezoning**

**Application purpose:** Rezoning from "Residential 3" to "Business 1", subject to conditions. Particulars of the above application will be available for inspection at the Metrolink building at 158 Civic Boulevard, Braamfontein and via an email request made to the applicant. Any objections to or representations with regards to the application must be submitted to both the owner/agent and sent to [objectionsplanning@joburg.gov.za](mailto:objectionsplanning@joburg.gov.za) of the Registration Section of the Department of Development Planning, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 3394000 by no later than 10 November 2021. **Authorised Agent:** Kamlesh Bhana, P.O. Box 332, Cresta, 2118. (Cell) 084 4442424. [pegasustp@vodamail.co.za](mailto:pegasustp@vodamail.co.za). Date of Publication: 13 October 2021

## PROVINCIAL NOTICE 891 OF 2021

## 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, TN General Services Pty Ltd, being the applicant of Portion 2 (A Portion of Portion 1) of Erf 778, Waterkloof Ridge, 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 Number 226 Pleiades Avenue, Waterkloof Ridge. The rezoning is from "Residential 1" with a density of 10 dwelling-units per hectare and a minimum erf size of 1000m<sup>2</sup> to "Residential 2" with a density of 25 dwelling-units per hectare. The intention of the applicant in this case is to build a total of 2 dwelling units on the relevant 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 Group Head: Economic Development and Spatial Planning, P.O. Box 36052, Pretoria, 0102, or to CityP\_Registration@tshwane.gov.za from 06 October 2021 until 04 November 2021. 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 and Newspapers.

Address of Municipal Offices: Centurion Municipal Offices, Room E10, Corner of Basden- and Rabie Streets, Centurion. Should any interested or affected party wish to view or obtain a copy of the land development application a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments 04 November 2021. Address of applicant: P.O. Box 36052, Menlo Park, 0102, 0118. Tel no: 012 753 3159, Email: [info@tnservices.co.za](mailto:info@tnservices.co.za). Dates of notice publication: 06 October 2021 and 13 October 2021. Ref: CPD 9/2/4/2-6200T, Item no: 34340



## PROVINSIALE KENNISGEWING 891 VAN 2021

## METROPOLITAANSE MUNISIPALITEIT STAD VAN TSHWANE

## KENNISGEWING VAN 'N HERSONERINGSAAVSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016

Ons, TN General Services Pty Ltd, synde die applikant van Gedeelte 2 ('N Gedeelte van Gedeelte 1) of Erf 778, Waterkloof Ridge gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek/ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek geloods het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde eiendomme ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016. Die eiendomme is geleë te Nommer 226 Pleiades Laan, Waterkloof Ridge. Die hersoneringsaansoek is vanaf "Residensiële 1" met 'n digtheid van 10 wooneenhede per erf en met 'n minimum erf grootte van 1000m<sup>2</sup> na "Residensiële 2" met 'n digtheid van 25 wooneenhede per erf en 'n konsensie van die applikant in hierdie geval is om 'n totaal van 2 wooneenhede op die relevante eiendom te bou.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder die Munisipaliteit nie kan korresponder met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) lods, nie, sal gerig of skryf geloods word aan: die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Postbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za op of 06 Oktober 2021 of op of 04 November 2021. Volledige besonderhede en planne (indien enige) gedurende gowordende prosedure geinspekteer word by die Munisipale kantore soos hieronder uiteengesit, vinnigst moontlik op of 04 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gasette in Kaapstad. Die adres van die Munisipale kantore: Centurion Munisipale kantore, P.O. Box 1010, Centurion, 7715. Beswaars en/of kommentaar moet deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geaffekteerde party gestuur word, die afskrif is wat by die munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 04 November 2021. Adres van applikant: P.O. Box 36052, Menlo Park, 0102. Telefoon: 012 753 3159, E-pos: [info@tnservices.co.za](mailto:info@tnservices.co.za). Datum van publikasie van kennisgewing: 06 Oktober 2021 and 13 Oktober 2021.

Ref: CPD 9/2/4/2-6200T, Item no: 34340

**PROVINCIAL NOTICE 892 OF 2021**

PORTION 2 OF REMAINDER ERF 936, CONSTANTIA KLOOF EXTENSION 24, PORTION 1 OF ERF 937,  
PORTION 1 OF ERF 938; REMAINDER OF ERF 938, CONSTANTIA KLOOF EXTENSION 27  
JOHANNESBURG CONSOLIDATED LAND USE SCHEME, 2018

Notice of an application for the amendment of a Land Use Scheme in terms of Section 21(2)(a) of the City of Johannesburg Municipal Planning Bylaw, 2016 based on proposed subdivisions stated herein.

We, PVB Associates, being the authorized agent, hereby give notice in terms of Section 21(2)(a) of the City of Johannesburg Municipal Planning Bylaw, 2016 that we have applied to the City of Johannesburg for the amendment of the land use scheme known as the Johannesburg Consolidated Land Use Scheme, 2018 by the rezoning of Portion 2 of Remainder Erf 936, Portion 1 of Erf 937 and Portion 1 of Erf 938, situated on Upper Lake Road, Constantia Kloof from "Special for offices, medical clinic, shops and such other uses as the Council may approve" to "Special for access, engineering services and such other uses that the Council may approve with special consent". Further by the rezoning of the Remainder of Erf 938 from "Special for offices, medical clinic, shops and such other uses as the Council may approve" to "Business 1 for offices, medical clinic, shops, medical laboratory, place of instruction and such other uses as the Council may approve". Further by increasing the Floor Area Ratio of Remainder of Erf 938 to 1,3 and lowering the offices parking ratio to 3,54 parking bays / 100m".

Particulars of the application are open for inspection during normal office hours of the Executive Director: Development Planning, Room 8100, 8th Floor, A Block, Metro Centre, 158 Loveday Street, Braamfontein, for a period of 28 days 13 October 2021.

Objections to, or representations in respect of the application must be lodged with or made in writing to the Executive Director: Development Planning at the above address or at P O Box 30733, Braamfontein, 2017 within a period of 28 days from 13 October 2021.

Address of agent: P V B Associates, P O Box 30951, Kyalami, 1684. Cell 083 230 7459; pvba@mweb.co.za.

**PROVINCIAL NOTICE 893 OF 2021**  
**JOHANNESBURG TOWN PLANNING SCHEME, 2018**

Notice is hereby given in terms of Sections 21 of the City of Johannesburg, Municipal Planning By-Law, 2016, that I, Mark Roux of Planning Worx, being the authorised agent of the owners, have applied to the City of Johannesburg for an amendment to the land use scheme.

**SITE DESCRIPTION:**

Erven Numbers: The Remaining Extent of Erf 22 and Erf 23

Township: Sandown

Street Address: 84 Katherine Street (RE of Erf 23) and 77 Wierda Road East (Erf 22), Sandown

**APPLICATION TYPE:**

Application in terms of Sections 21 of the City of Johannesburg – Municipal Planning By-Law, 2016 to amend the Johannesburg Town Planning Scheme, 2018 by the rezoning of the abovementioned properties from “Residential 3” subject to conditions to “Residential 3”, subject to amended conditions.

**APPLICATION PURPOSES:**

The purpose of the application is to amend the zoning of the property in order to convert the existing 148 dwelling units into 148 hotel suites.

**Due to the Covid-19 Pandemic, the following options have been put in place for members of the public and interested parties to view and obtain copies of the application documents for a period of 28 days from 13 October 2021.**

The owner/authorised agent will be responsible for providing the public/interested parties, on request, with a copy of such documents. Please make contact with the authorised agent via e-mail at [lisab@3rdline.co.za](mailto:lisab@3rdline.co.za) or [markr@planwrx.co.za](mailto:markr@planwrx.co.za) to request the relevant documents.

Alternatively, members of the public/interested parties also have the opportunity to inspect the application during office hours at the City’s Thuso House, situated at 61 Jorissen Street, Braamfontein, which has been identified as the interim public point of entry for development planning walk-in services.

A desk will be available for the public / interested parties to inspect the application, only by arrangement and on request. To request this option, please make direct contact with the registration counter, Department of Development Planning on 011 407 6202 during office hours to arrange to view the application with Registration No. 20-02-3317.

Any objection of representation with regard to the application must be submitted to both the authorised agent and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than 10 November 2021.

**Authorised Agent:**

Mark Roux (Planning Worx) / PO Box 130316 Bryanston 2021 / Cell: 083 281 7239 / e-mail: [markr@planwrx.co.za](mailto:markr@planwrx.co.za).

**PROVINCIAL NOTICE 894 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF ERF 377 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 377 Bedworth Park, situated on 1 Ganymede Avenue, Bedworthpark, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 377 Bedworth Park from "Residential 1" to "Residential 4" for student housing, with building lines of 2 metres from the rear boundary and 0 metres on all other boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and at the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 894 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN ERF 377 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 377 Bedworth Park, geleë te Ganymedelaan 1, Bedworthpark, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die herosnering van Erf 377 Bedworth Park vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising, met boulyne van 2 meter vanaf die agterste grens en 0 meter op alle ander grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en by die kantoor van die agent hier onder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 895 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF ERF 348 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 348 Bedworth Park, situated on 19 Fortuna Avenue, Bedworthpark, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 348 Bedworth Park from "Residential 1" to "Residential 4" for student housing, with building lines of 2 metres from the rear boundary and 0 metres on all other boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and at the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 895 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN ERF 348 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 348 Bedworth Park, geleë te Fortunalaan 19, Bedworthpark, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die herosering van Erf 348 Bedworth Park vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising, met boulyne van 2 meter vanaf die agterste grens en 0 meter op alle ander grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en by die kantoor van die agent hier onder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 896 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF ERF 381 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 381 Bedworth Park, situated on 6 Ganymede Avenue, Bedworthpark, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 381 Bedworth Park from "Residential 1" to "Residential 4" for student housing, with building lines of 2 metres from the rear boundary and 0 metres on all other boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and at the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 896 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN ERF 381 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 381 Bedworth Park, geleë te Ganymedelaan 6, Bedworthpark, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 381 Bedworth Park vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising, met boulyne van 2 meter vanaf die agterste grens en 0 meter op alle ander grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en by die kantoor van die agent hier onder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 897 OF 2021****NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF ERF 284 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 284 Bedworth Park, situated on 50 Cassandra Avenue, Bedworthpark, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 284 Bedworth Park from "Residential 1" to "Residential 4" for student housing, with building lines of 2 metres from the rear boundary and 0 metres on all other boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and at the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 897 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN ERF 284 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 284 Bedworth Park, geleë te on Cassandrалаan 50, Bedworthpark, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 284 Bedworth Park vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising, met boulyne van 2 meter vanaf die agterste grens en 0 meter op alle ander grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en by die kantoor van die agent hier onder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 13 OKTOBER 2021

## PROVINCIAL NOTICE 898 OF 2021

### CITY OF JOHANNESBURG

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

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

#### SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Kyalami	CALSWALD CLOSE RESIDENTS ASSOCIATION	185	<ul style="list-style-type: none"> <li>• Shady Lane near its intersection with Harry Galaun Drive</li> </ul>	<ul style="list-style-type: none"> <li>• A 24-Hour automated manned boom</li> </ul>

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

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

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

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

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

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

or

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

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



a world class African city

**City of Johannesburg**  
Johannesburg Roads Agency (Pty) Ltd

[www.jra.org.za](http://www.jra.org.za)





**PROVINCIAL NOTICE 899 OF 2021****NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF ERF 745 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 745 Bedworth Park, situated on 18 Hector Road Bedworthpark, Vereeniging, hereby give notice in terms of Section 38(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 745 Bedworth Park from "Residential 1" to "Residential 4" for student housing, with building lines of 0 metres on all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark or the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 01697455533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 13 OKTOBER 2021

**PROVINSIALE KENNISGEWING 899 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN ERF 745 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 745 Bedworth Park, geleë te Hectorweg 18, Bedworthpark, Vereeniging, gee hiermee ingevolge Artikel 38(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 745 Bedworth Park vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising, met boulyne van 0 meter op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark of die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 01697455533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 900 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF ERF 259 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 259 Bedworth Park, situated on 18 Bellona Avenue, Bedworthpark, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 259 Bedworth Park from "Residential 1" to "Residential 4" for student housing, with building lines of 2 metres from the rear boundary and 0 metres on all other boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and at the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 900 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN ERF 259 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 259 Bedworth Park, geleë te Bellonalaan 18, Bedworthpark, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 259 Bedworth Park vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising, met boulyne van 2 meter vanaf die agterste grens en 0 meter op alle ander grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en by die kantoor van die agent hier onder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 901 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF ERF 45 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 45 Bedworth Park, situated on 36 Aurora Avenue, Bedworthpark, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 45 Bedworth Park from "Residential 1" to "Residential 4" for student housing, with building lines of 2 metres from the rear boundary and 0 metres on all other boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and at the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 901 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN ERF 45 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 45 Bedworth Park, geleë te 36 Auroralaan, Bedworthpark, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 45 Bedworth Park vanaf "Residensieel 1" na "Residensieel 4" vir studentebewoening, met boulyne van 2 meter vanaf die agterste grens en 0 meter op alle ander grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en by die kantoor van die agent hier onder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 902 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992 IN RESPECT OF PORTION 1 OF ERF 977 VEREENIGING.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Portion 1 of Erf 977 Vereeniging, situated on 48c Joubert Street, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Portion 1 of Erf 977 Vereeniging from "Residential 1" to "Business 2", with a coverage of 50%, height of 2 storeys, F.A.R. of 1.0 and building lines of 0m on all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 902 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992 TEN OPSIGTE VAN GEDEELTE 1 VAN ERF 977 VEREENIGING.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Gedeelte 1 van Erf 977 Vereeniging, geleë te 48c Joubert Street, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Gedeelte 1 van Erf 977 Vereeniging vanaf "Residensieel 1" na "Besigheid 2", met 'n dekking van 50%, hoogte van 2 verdiepings, V.O.V. van 1.0 en boulyne van 0 meter op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 903 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERF 2167 THREE RIVERS EXTENSION 2.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 2167 Three Rivers Extension 2, situated on 197 General Hertzog Road, Three Rivers, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Erf 2167 Three Rivers Extension 2 and the simultaneous amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 2167 Three Rivers Extension 2 from "Residential 1" to "Institutional" for a old age home with ancillary frail care centre and medical offices, with a coverage of 50%, height of 2 storeys, F.A.R. of 1.0 and building lines of 2m from all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 903 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN ERF 2167 THREE RIVERS UITBREIDING 2.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 2167 Three Rivers Uitbreiding 2, geleë te General Hertzogweg 197, Three Rivers, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titelakte van Erf 2167 Three Rivers Uitbreiding 2 en die gelyktydige wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 2167 Three Rivers Uitbreiding 2 vanaf "Residensieel 1" na "Inrigting" vir 'n ouetehuis met bykomende versorgingsentrum en mediese kantore, met 'n dekking van 50%, hoogte van 2 verdiepinge, V.O.V. van 1.0 en boulyne van 2 meter vanaf alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 904 OF 2021****NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME, 1987 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN RESPECT OF PORTION 196 OF THE FARM VANDERBIJLPARK 550 IQ.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Portion 196 of the farm Vanderbijlpark 550 IQ, situated on the corner of R57 Road and Rautenbach Road, West of Vanderbijlpark, hereby give notice in terms of Section 38(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vanderbijlpark Town Planning Scheme, 1987, with the rezoning of Portion 196 of the farm Vanderbijlpark 550 IQ, from "Agricultural" with an annexure that reads as follows: The Portion may be used for shops, offices, public garage (excluding petrol sales) and a place of refreshment with a total area of 1000m<sup>2</sup>, subject to conditions, to "Business 1" with an annexure that the property may also be used for storage units, wholesale trade and workshops, with a coverage of 75%, height of 2 storeys and building line of 2m from all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 904 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VANDERBIJLPARK DORPSBEPLANNINGSKEMA 1987 TEN OPSIGTE VAN GEDEELTE 196 VAN DIE PLAAS VANDERBIJLPARK 550 IQ.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van GEDEELTE 196 VAN DIE PLAAS VANDERBIJLPARK 550 IQ., geleë op die hoek van die R57 Pad en Rautenbachweg, Wes van Vanderbijlpark, gee hiermee ingevolge Artikel 38(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vanderbijlpark Dorpsbeplanningskema 1987 deur die hersonering van GEDEELTE 196 VAN DIE PLAAS VANDERBIJLPARK 550 IQ. vanaf "LANDBOU" met 'n bylae wat as volg lui: Dat die gedeelte mag ook gebruik word vir Winkels, Kantore, Publieke Garage (uitgesluit brandstof verkope) en 'n verversingsplak met 'n totale oppervlakte van 1000m<sup>2</sup>, onderworpe aan voorwaardes, na "Besigheid 1" met 'n bylae dat die eiendom ook vir stoor fasaliteite, groothandel en werksinkels gebruik mag word met 'n dekking van 75%, hoogte van 2 verdiepinge en boulyn van 2m vanaf alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en by die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 905 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN RESPECT OF PORTION 12 (A PORTION OF PORTION 9) OF THE FARM VAN WYK 584 I.Q.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Portion 12 (A Portion of Portion 9) of the farm Van Wyk 584 I.Q., situated on the corner of Jacqueline Avenue and Impala Avenue, Van Wyk Farm, Ardenwold, West of Vanderbijlpark, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of conditions: B.a), B.b) and B.c) described in the Title Deed No. T47093/2019 in respect of the abovementioned property.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 905 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE TEN OPSIGTE VAN GEDEELTE 12 ('N GEDEELTE VAN GEDEELTE 9) VAN DIE PLAAS VAN WYK 584 I.Q.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Gedeelte 12 ('n Gedeelte van Gedeelte 9) van die plaas Van Wyk 584 I.Q., geleë op die hoek van Jacquelinelaan en Impalalaan, Van Wyk Plaas, Ardenwold, Wes van Vanderbijlpark, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(4) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van voorwaardes: B.a), B.b) en B.c) soos beskryf in die Titelakte Nr. T47093/2019 ten opsigte van die bo-genoemde eiendom.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en by die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of versoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 906 OF 2021****NOTICE IN TERMS OF SECTION 38.(2), 53 AND 62.(6) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME, 1987, THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED AND THE SUBDIVISION OF LAND IN RESPECT OF HOLDING 53 MANTERVREDE AGRICULTURAL HOLDINGS.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Holding 53 Mantervrede Agricultural Holdings, situated on 53 Vaal Drive, Mantervrede AH, West of Vanderbijlpark, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018 for the removal of certain restrictive conditions described in the Title Deed of Holding 53 Mantervrede Agricultural Holdings, the simultaneous subdivision of Holding 53 Mantervrede Agricultural Holdings in terms of Section 53 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, into two portions as per the proposed subdivision diagram: Proposed Portion 1 of Holding 53 Mantervrede Agricultural Holdings (0,8689Ha) and Proposed Remainder of Holding 53 Mantervrede Agricultural Holdings (1,1615Ha) and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of the Proposed Remainder of Holding 53 Mantervrede Agricultural Holdings from "Agricultural" with an annexure, subject to certain conditions to "Institutional" with a coverage of 50%, 2 storeys, F.A.R of 1,0 and building lines of 0m on all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark, and the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 13 OCTOBER 2021



**PROVINSIALE KENNISGEWING 906 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2), 53 EN 62.(6) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VANDERBIJLPARK DORPSBEPLANNINGSKEMA 1987, DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE EN DIE ONDERVERDELING VAN GROND TEN OPSIGTE VAN HOEWE 53 MANTERVREDE LANDBOUHOEWES.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Hoewe 53 Mantervrede Landbouhoewes, geleë te Vaalrylaan 53, Mantervrede AH, Wes van Vanderbijlpark, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere voorwaardes soos beskryf in die Titelakte van Hoewe 53 Mantervrede Landbouhoewes en die gelyktydige onderverdeling van Hoewe 53 Mantervrede Landbouhoewes ingevolge Artikel 53 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, in twee gedeeltes volgens die voorgestelde onderverdelingsdiagram: Voorgestelde Gedeelte 1 van Hoewe 53 Mantervrede Landbouhoewes (0,8689Ha) en voorgestelde Restant van Hoewe 53 Mantervrede Landbouhoewes (1,1615Ha) en die gelyktydige wysiging van die Vanderbijlpark Dorpsbeplanningskema, 1987, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Voorgestelde Restant van Hoewe 53 Mantervrede Landbouhoewes vanaf "Landbou" met 'n bylae, onderhewig aan sekere voorwaardes na "Inrigting" met 'n dekking van 50%, 2 verdiepinge, VOV van 1,0 en boulyne van 0m op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, en by die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 13 OKTOBER 2021.

**PROVINCIAL NOTICE 907 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME, 1987 IN RESPECT OF ERF 286 VANDERBIJL PARK SOUTH EAST NO 4.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 286 Vanderbijl Park South East No 4, situated on 149 Andries Potgieter Boulevard, Vanderbijlpark SE 4, hereby give notice that I have applied to the Emfuleni Local Municipality for the amendment of the Vanderbijlpark Town Planning Scheme, 1987, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 486 Vanderbijl Park South East No 4 from "Residential 1" to "Business 4" with an annexure that the property may also be used for a health and beauty spa, with a coverage of 50%, height of 2 storeys, F.A.R. of 1.0 and building lines of 0m on all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 907 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VANDERBIJLPARK DORPSBEPLANNINGSKEMA, 1987 TEN OPSIGTE VAN ERF 286 VANDERBIJL PARK SOUTH EAST NO 4.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 286 Vanderbijl Park South East No 4, geleë te Andries Potgieter Boulevard 149, Vanderbijlpark SE 4, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vanderbijlpark Dorpsbeplanningskema, 1987, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 286 Vanderbijl Park South East No 4 vanaf "Residensieel 1" na "Besigheid 4" met 'n bylae dat die eiendom ook gebruik mag word vir 'n gesondheid- en skoonheids spa, met 'n dekking van 50%, hoogte van 2 verdiepinge, V.O.V. van 1.0 en boulyne van 0m op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 908 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992 IN RESPECT OF ERF 932 ROSHNEE EXTENSION 1.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 932 Roshnee Extension 1, situated on 6 Hamza Street, Roshnee, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 932 Roshnee Extension 1 from "Residential 1" to "Residential 3" with a density of 1 dwelling unit per 200m<sup>2</sup>, a coverage of 90%, F.A.R. of 1.8, height of 2 storeys and building lines of 0m on all boundaries

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 13 October 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 13 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 13 OCTOBER 2021

**PROVINSIALE KENNISGEWING 908 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992 TEN OPSIGTE VAN ERF 932 ROSHNEE UITBREIDING 1.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 932 Roshnee Uitbreiding 1, geleë te Hamzastraat 6, Roshnee, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 932 Roshnee Uitbreiding 1 vanaf "Residensieel 1" na "Residensieel 3" met 'n digtheid van 1 wooneenheid per 200m<sup>2</sup>, 'n dekking van 90%, V.O.V. van 1.8, hoogte van 2 verdiepings en boulyne van 0m op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 13 Oktober 2021. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za:  
DATUM VAN EERSTE PUBLIKASIE: 13 OKTOBER 2021

**PROVINCIAL NOTICE 909 OF 2021****NOTICE OF CONSENT USE IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, TN General Services (Pty) Ltd, being the applicant of Erf 472 Hammanskraal West hereby gives 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 we have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a place of childcare. The property is situated at number 1818 Musuma Street, Hammanskraal West. The intention of the applicant in this matter is to utilise the property for a crèche. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 13 October 2021 until 11 November 2021. Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. 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. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Closing date for any objections and/or comments: 11 November 2021. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 012 753 3159, Email: info@tnservices.co.za. Dates of notice publication: 13 October 2021. Item no: 34306

**PROVINSIALE KENNISGEWING 909 VAN 2021**

**KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKELS 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSWET, 2016**

Ons, TN General Services (Pty) Ltd, synde die aansoeker van Erf 472 Hammanskraal West, gee hiermee ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikels 16(3) van die Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by Tshwane Munisipaliteit aansoek gedoen ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014). Die aansoek vir toestemming is 'n plek van kindersorg. Die eiendom is geleë by nommer 1818 Musuma Street, Hammanskraal West. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n kleuterskool. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 13 Oktober 2021 tot 11 November 2021. 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. Die adres van die Munisipale kantore: LG004, Isivuno House, Lilian Ngoyistraat, Pretoria. Sou enige belanghebbende of geïmpakteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 11 November 2021. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 012 753 3159, E-pos: [info@tnservices.co.za](mailto:info@tnservices.co.za). Datum van publikasie van kennisgewing: 13 Oktober 2021. Item no: 34306

**PROVINCIAL NOTICE 910 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018****COUNCIL'S REF NO : 20-07-3531**

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

**APPLICATION PURPOSE :** The purpose of the application is to enable a residential development with Inclusionary Housing i.t.o. CJMM Inclusionary Housing Policy, consisting out of 2 "Residential 3" erven and a Street at a density of 45/ha permitting 102 units

**SITE DESCRIPTION :** Holding 2 Carlswald AH

**STREET ADDRESS :** 96 Whiskin Avenue, Carlswald

**TOWNSHIP NAME :** CARLSWALD ESTATE EXT 55

**LOCALITY :** The site is located south and adjacent to Whiskin Avenue, west of Surrey Road, north of Walton Road and east of the Walton Road, Neptune and Whiskin Avenue intersection in the Carlswald Agricultural Holdings area.

Particulars of the above application can be viewed on the City's e-platform for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)). The application is also open for inspection at the office of the authorised agent from Monday – Friday between 09:00 and 15:00. The authorised agent will be responsible to provide any interested party, on request, with all information relevant to the application free of charge.

Any objection or representation with regards to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than **10 November 2021** (28 days from the date of advertisement).

**Authorised Agent :** Hunter, Theron Inc. (Contact person : Nita Conradie), P O Box 489, Florida Hills, 1716, Tel:(011) 472-1613, Fax : (011) 472-3454, email : [nita@huntertheron.co.za](mailto:nita@huntertheron.co.za)

Date : **13 October 2021**

**PROVINCIAL NOTICE 911 OF 2021**  
**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 township establishment.

**APPLICATION PURPOSES:** To establish a township with 51 (fifty-one) "Residential 1" erven; 1 (one) "Municipal" erf for an Attenuation Pond and a "Public Street".

**SITE DESCRIPTION:**

**Erf/Erven (stand) No(s):** Holding 26 Inadan Agricultural Holdings  
**Township (Suburb) Name:** Proposed TIRONG EXTENSION 22  
**Street Address:** 90 Spesbona Road, Inadan Agricultural Holdings  
 Situated south and adjacent to Spesbona Road, north of Orleans Road and west of Clairvaux Road, Inadan Agricultural Holdings.

The above application, in terms of Section 26 of the the City of Johannesburg Municipal Planning By-Law 2016, City of Johannesburg Land Use Scheme, 2018, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A- Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Particulars of the above application can be viewed on the City's e-platform; for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)). A copy of the application can also be obtained from the applicant free of charge. 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](mailto:objectionsplanning@joburg.org.za), by no later than **10 November 2021**.

**OWNER / AUTHORISED AGENT:** Full name: **Trisha Ehrlich / Dane Botha, Hunter Theron Inc Town Planners**; 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](mailto:trisha@huntertheron.co.za); [dane@huntertheron.co.za](mailto:dane@huntertheron.co.za)

**Date of Placement: 13 October 2021**

**Council Reference Number: 20-04-3523**

**PROVINCIAL NOTICE 912 OF 2021**

**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 AND REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTIONS 21 & 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016**

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 City of Johannesburg Land Use Scheme, 2018 and the simultaneous removal of certain restrictive conditions of title in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 from Deed of Transfer number T19589/2021.

**APPLICATION TYPE:** Rezoning application in terms of Section 21 and Removal of Restrictive Conditions application in terms of Section 41, of the City of Johannesburg Municipal Planning By-Laws, 2016. **SITE DESCRIPTION:** Erf 69 **TOWNSHIP:** Florida North **STREET ADDRESS:** 16 Gavin Avenue, Florida North **APPLICATION PURPOSES:** The purpose of the rezoning application is to amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 69, Florida North from "Residential 1" to "Business 4", subject to conditions. The purpose of the removal of restrictive conditions application is to remove restrictive and outdated conditions of title to allow for the site to be used for "Business 4" purposes. Conditions to be removed is Conditions b), c), d), e), f), g), h), i) i & ii, j), k), l) inclusive, from Deed of Transfer No.T19589/2021 pertaining to Erf 69 Florida North Township. Particulars of the above applications can be viewed on the City's e-platform for access by the public to inspect the application. ([www.joburg.org.za](http://www.joburg.org.za)). A copy of the applications can also be obtained from the applicant free of charge. Any objection or representation with regards to the applications must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than **10 November 2021**.

**AUTHORISED AGENT:** Full name: Etienne van der Schyff, **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: [etienne@huntertheron.co.za](mailto:etienne@huntertheron.co.za) **Date of Placement of Advert: 13 October 2021**

Rezoning Council Reference Number: 20-05-3513

Removal Council Reference Number: 20/13/3042/2021

**PROVINCIAL NOTICE 913 OF 2021****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.

## SITE DESCRIPTION:

Erf/Erven (stand) No(s): 988

Township (Suburb) Name: Parkwood.

Street Address: 120 Jan Smuts Avenue Code: 2193

## APPLICATION TYPE:

**Rezoning application**

## APPLICATION PURPOSES:

**Increase of density for the purposes of residential units.**

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> 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](mailto:ObjectionsPlanning@joburg.org.za), by no later than the **10 November 2021**.

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

## OWNER | AUTHORISED AGENT

Full name: A4 Advisory &amp; Consulting (Pty) Ltd

Postal Address: 2 Leeuwenhoek St  
Duncanville  
Vereeniging  
Code: 1939

Residential Address: N/A

Tel No (w): 087 056 0100 Fax No: 086 457 5115

Cell: 083 407 6683

E-mail address: [rudolfv@a4consulting.co.za](mailto:rudolfv@a4consulting.co.za)DATE: **13 October 2021**

**PROVINCIAL NOTICE 914 OF 2021**

NOTICE IN TERMS OF SECTION 38(2)(a) OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2019

I, DANIEL RUDOLF VAN VUUREN of A4 Advisory and Consulting (Pty) Ltd, being the authorised agent of the owners, hereby give notice in terms of Section 38(2)(a) of the aforementioned by-law for the Rezoning of Erf 3/200, Vanderbijlpark CE6 x2, located at no.1 Rabie Street and the Corner of Barrage Road and Andries Potgieter Boulevard, Vanderbijlpark CE6, extension 2, submitted to council on the 15<sup>th</sup> of September 2021. All documents pertaining and relevant to the application will be open for inspection during normal office hours at the Office of the Manager: Land Use Management, Emfuleni Local Municipality, C/o Pres. Kruger and Eric Louw Streets, Vanderbijlpark, Room 202 from **13 October 2021 to 10 November 2021**.

Any person(s) who wishes to object to or make representations in respect of the application, must submit same in writing to the above address or post said objections or representations to P.O. Box 3, Vanderbijlpark, 1900, within a period of 28 days from **13 October 2021**.

Agent: Rudolf van Vuuren  
Tel: 083 407 6683  
E-mail: [rudolfv@a4consulting.co.za](mailto:rudolfv@a4consulting.co.za)  
Fax: 086 457 5115  
Physical address: 2 Leeuwenhoek St  
Duncanville  
1939

**PROVINSIALE KENNISGEWING 914 VAN 2021**

KENNISGEWING IN TERME VAN ARTIKEL 38(2)(a) VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR BY-WETTE, 2016

Ek, DANIEL RUDOLF VAN VUUREN van A4 Advisory and Consulting (Pty) Ltd, synde die gemagtigde agent van die eienaars, gee hiermee kennis in terme van Artikel 38(2)(a) van genoemde by-wette vir die Hersonering van Erf 3/200, Vanderbijlpark CE6 x2, geleë te Rabie Straat 1 en die hoek van Barrage Road and Andries Potgieter Boulevard, Vanderbijlpark CE6, extension 2, en ingedien by die plaaslike owerheid op die 15de September 2021. Alle dokumentasie tot die aansoek sal beskikbaar wees vir ondersoek gedurende normale kantoor-ure by die Kantoor van die Kantoorbestuurder: Grondgebruiksbestuur, Emfuleni Plaaslike Munisipaliteit, H/v Pres. Kruger and Eric Louwstraat, Vanderbijlpark, Kamer 202 vanaf **13 October 2021 tot 10 November 2021**.

Enige persoon wat teen die aansoek beswaar wou maak, of kommentaar will lewer daarop, moet sodanige beswaar of kominetaar op skrif indien by bogenoemde adres of pos na Posbus 3, Vanderbijlpark, 1900, binne 'n tydperk van 28 dae vanaf **13 Oktober 2021**.

Agent: Rudolf van Vuuren  
Tel: 083 407 6683  
E-pos: [rudolfv@a4consulting.co.za](mailto:rudolfv@a4consulting.co.za)  
Faks: 086 457 5115  
Fisiese adres: Leeuwenhoek Str 2  
Duncanville  
1939

**PROVINCIAL NOTICE 915 OF 2021****NOTICE OF APPLICATIONS FOR REZONING, REMOVAL OF RESTRICTIONS AND CONSOLIDATION IN TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.**

I, MARYJANE CHIKUKWA of ALPHA TOWN PLANNING being authorized agent of the owner of Erven PORTION 1 OF ERF 244 AND PORTION 3 OF ERF 244, BEYERS PARK which properties are situated at 1 and 3 Griessel Street, 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 (Boksburg Care Centre) for the:

- i) **removal of conditions (2)[e]; [g]; [i]; and [l]** contained in the Title Deed T000013057/2020 of the property Portion 1 of Erf 244 Beyers Park and/or
- ii) for the **amendment of the Ekurhuleni Town Planning Scheme, 2014**, by the rezoning of the property Portion 1 of Erf 244 Beyers Park from "Residential 1." to "Community Facility", subject to certain conditions and/or
- iii) for the **consolidation** of the subject properties for the purpose of a place of worship (250 seats) and Childcare facility (28 Children) only.

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, C/o Commissioner and Trichardt's Roads, Boksburg Civic Centre, 2<sup>nd</sup> Floor, Boksburg for a period of 28 days from **13/10/2021** (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, Boksburg Customer Care Centre at C/o Commissioner and Trichardt's Roads, Boksburg Civic Centre, 2<sup>nd</sup> Floor, Boksburg or P.O. Box 215 Boksburg, or an email sent to Allan Smith (Boksburg) [Allan.Smith@ekurhuleni.gov.za](mailto:Allan.Smith@ekurhuleni.gov.za) within a period of 28 days from **13/10/2021**.

Address of the authorised agent: ALPHA TOWN PLANNING, P.O. BOX 408, KELVIN 2054 / EMAIL: [tp1@alphatp.co.za](mailto:tp1@alphatp.co.za) / MOBILE: 082 319 5577

Application Ref No: 15/4/3/1/08/244/1

13-20



## PROVINCIAL NOTICE 916 OF 2021

## CITY OF JOHANNESBURG

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

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

## SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Inanda	Fifth Avenue Cul De Sac Administration (Pty) Ltd	15	<ul style="list-style-type: none"> <li>5<sup>th</sup> Avenue at its intersection with Central Avenue</li> </ul>	<ul style="list-style-type: none"> <li>A 24-Hour automated manned boom gate</li> </ul>

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

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

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

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

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

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

or

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

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



a world class African city

City of Johannesburg  
Johannesburg Roads Agency (Pty) Ltd

[www.jra.org.za](http://www.jra.org.za)



**PROVINCIAL NOTICE 917 OF 2021****Form E3d – Newspaper Rezoning****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 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-Law, 2016, that I, the undersigned, have applied to the City of Johannesburg for an amendment of the City of Johannesburg Land Use Scheme, 2018.

**SITE DESCRIPTION:**

Erf 312 Brixton, situated at No. 84 Fulham Road Brixton

**APPLICATION TYPE:**

Application is made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, read with the Spatial Planning and Land Use Management Act (SPLUMA), 2013, (Act 16 of 2013) for the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 312 Brixton from "Residential 1" to "Residential 3", subject conditions.

**APPLICATION PURPOSES:**

The intention is to develop 5 Dwelling Units on site.

The above application will be open for inspection from 08:00 to 15:30 at the office of Keletso Mmakola situated at No, **21 Huntley Street, Hurst Hill, Johannesburg** from 27 April 2021. Copies of the application documents may be emailed or hand delivered by contacting the applicant (contact details below).

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and [Kelem09@gmail.com](mailto:Kelem09@gmail.com) by not later than 13 November 2021.

**AUTHORISED AGENT:** Keletso Mmakola; No. 21 Huntley Street, Hurst Hill, Johannesburg; Cell: 076 027 8152; E-mail address: [Kelem09@gmail.com](mailto:Kelem09@gmail.com).

**PROVINCIAL NOTICE 918 OF 2021****Form E3d – Newspaper Rezoning****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 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-Law, 2016, that I, the undersigned, have applied to the City of Johannesburg for an amendment of the City of Johannesburg Land Use Scheme, 2018.

**SITE DESCRIPTION:**

Erf 855 Brixton, situated at No. 3 Caroline Street (Cnr caroline and Fulham Road) Brixton

**APPLICATION TYPE:**

Application is made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, read with the Spatial Planning and Land Use Management Act (SPLUMA), 2013, (Act 16 of 2013) for the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 855 Brixton from "Residential 3" to "Residential 3", subject conditions.

**APPLICATION PURPOSES:**

The intention is to develop 13 Dwelling units on site.

The above application will be open for inspection from 08:00 to 15:30 at the office of Keletso Mmakola situated at No, **21 Huntley Street, Hurst Hill, Johannesburg** from 27 April 2021. Copies of the application documents may be emailed or hand delivered by contacting the applicant (contact details below).

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and [Kelem09@gmail.com](mailto:Kelem09@gmail.com) by not later than 13 November 2021.

**AUTHORISED AGENT:** Keletso Mmakola; No. 21 Huntley Street, Hurst Hill, Johannesburg; Cell: 076 027 8152; E-mail address: [Kelem09@gmail.com](mailto:Kelem09@gmail.com).

**PROVINCIAL NOTICE 919 OF 2021****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, intend to apply 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:** Erf 161 **TOWNSHIP:** Ferndale **STREET ADDRESS:** 399 Long Avenue, Ferndale **APPLICATION PURPOSES:** The purpose of this application is to amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 161 Ferndale from "Residential 2" to "Residential 2", with amended development controls, subject to conditions, to allow for a maximum of 14 dwelling units on site. Particulars of the above application can be viewed on the City's e-platform for access by the public to inspect the application. ([www.joburg.org.za](http://www.joburg.org.za)). A copy of the application can also be obtained from the applicant free of charge. Any objection or representation with regards to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than **10 November 2021**.

**AUTHORISED AGENT:** Full name: Etienne van der Schyff, **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: [etienne@huntertheron.co.za](mailto:etienne@huntertheron.co.za) **Date of Placement: 13 October 2021**  
Council Reference Number: 20-04-3511

**PROVINCIAL NOTICE 920 OF 2021****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.

## SITE DESCRIPTION:

Erf/Erven (stand) No(s): R/4327 & R/5116

Township (Suburb) Name: Johannesburg.

Street Address: Rissik Street Code: 2000

## APPLICATION TYPE:

**Rezoning application**

## APPLICATION PURPOSES:

**Refurbishment of the Prasa Cress building for the purposes of residential units.**

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> 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](mailto:ObjectionsPlanning@joburg.org.za), by no later than the **3 November 2021**.

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

## OWNER | AUTHORISED AGENT

Full name: Urbane Social Housing

Postal Address: Corner Peter Barlow Dr. & Bester Road  
Belville,  
Cape Town  
Code: 7530

Residential Address: N/A

Tel No (w): 081 537 9662 Fax No: -

Cell: 072 979 4013

E-mail address: [sija.dube@urbaneliving.co.za](mailto:sija.dube@urbaneliving.co.za)

DATE: **6 October 2021**

**PROVINCIAL NOTICE 921 OF 2021**

We, Urbansignal (Pty) Ltd, being the authorized agent of Erf 3382 Doornpoort Extension 32 hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) by the rezoning in terms of Section 16 (1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is located west and adjacent to Dr van der Merwe Road at number 721 Dr van der Merwe Road, within the Doornpoort area. The application for rezoning of Erf 3382 Doornpoort Extension 32 from Residential 1, to Business 4 for a Veterinary Hospital and Office, Dwelling unit and a Telecommunication Mast and Base Station. The intention of this application is to obtain appropriate land use rights from the City of Tshwane Metropolitan Municipality in order to accommodate the above-mentioned land use rights, in addition to the existing land use rights. 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 at Room LG004, 143 Lilian Ngoyi Street, Pretoria Municipal Offices, 0002 or PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) for a period of 28 days from 06 October 2021 until 03 November 2021. 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](mailto:newlanduseapplications@tshwane.gov.za), alternatively, a copy of the application could be obtained from the applicant at the contact details provided below. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes to 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 application 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 06 October 2021 as published in the Provincial Gazette, the Beeld newspaper and The Star newspaper. Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room LG004, 143 Lilian Ngoyi Street, Pretoria Municipal Offices, 0002 or PO Box 3242, Pretoria, 0001 or to Closing date for any objections and / or comments: 03 November 2021. Address of applicant: Urbansignal Pty Ltd, 50 Elandsplaagte Rd, Maroelana 0081, P.O. Box 35881, Menlo Park 0102, Tel: 012 346 0911, email: [bianca@urbansignal.co.za](mailto:bianca@urbansignal.co.za). Date on which the application will be published: 06 October 2021 and 13 October 2021. Rezoning Ref: Item Number 34223 CPD 9/2/4/2-6192T

**PROVINSIALE KENNISGEWING 921 VAN 2021**

Ons, Urbansignal (Edms) Bpk, synde die magtigde applikant van Erf 3382 Doornpoort Uitbreiding 32, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16 (1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë wes en aanliggend tot Dr van der Merwe Straat, Nr 721 Dr van der Merwe Straat, in die Doornpoort area. Die aansoek om hersonering van Erf 3382 Doornpoort Uitbreiding 32 is vanaf Residentiël 1 na Besigheid 4 vir n Veearts en Kantore, Woonhuis en 'n Telekommunikasie Mas en Basis Stasie. Enige besware of kommentare wat duidelik die gronde van die beswaar en die person (ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word by Kamer LG004, No. 143 Lilian Ngoyi Straat, Pretoria Munisipale Kantore, 0002 of Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 06 Oktober 2021 tot 03 November 2021. Indien enige belangstellende of geaffekteerde partye die grondgebruiksaansoek wil sien of 'n kopie wil ontvang, kan 'n kopie versoek word vanaf die Munisipaliteit by die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) , alternatiewelik kan 'n kopie van die aansoek vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf. Die applikant moet toesien dat die kopie van die aansoek wat aan enige belanghebbende en geaffekteerde party gestuur word, dieselfde kopie is wat aan die munisipaliteit gestuur is na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) . Vir doeleindes van verkryging van 'n kopie van die aansoek moet kennis geneem word dat die geïnteresseerde of geaffekteerde party die munisipaliteit en die applikant moet voorsien van 'n epos adres waarheen die aansoek elektronies gestuur kan word. Geen deel van die aansoek dokumentasie wat deur die munisipaliteit of die applikant voorsien is mag kopieer, herproduseer of in enige vorm gebruik of publiseer word op 'n wyse wat sal inbreuk maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig en / of te verkry nie, word die nalatigheid deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as geldige rede beskou om die verwerking en oorweging van 'n aansoek te verhinder nie. Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 06 Oktober 2021 soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en The Star koerant. Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer LG004, No. 143 Lilian Ngoyi Straat, Pretoria Munisipale Kantore, 0002 of Posbus 3242, Pretoria, 0001. Sluitingsdatum vir enige beswaar (e): 03 November 2021. Adres van gemagtigde agent: Urbansignal Pty Ltd, 50 Elandslaagte Rd, Maroelana 0081, P.O. Box 35881, Menlo Park 0102, tel: 012 346 0911, email: [bianca@urbansignal.co.za](mailto:bianca@urbansignal.co.za) . Datum van publikasie van die kennisgewing: 06 Oktober 2021 en 13 Oktober 2021. Hersonering Verwysing: Item Nommer 334223 CPD 9/2/4/2-6192T.

**PROVINCIAL NOTICE 922 OF 2021**

We, Urbansignal being the authorised agent of the registered owner of Erf 380 Eloffsdal, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) and for the Removal of Restrictive Title Conditions (a) – (c) as contained in the Deed of Transfer No. T22855 / 1970. The property is situated north and adjacent to Franzina Street at number 370, Franzina Street, within the Eloffsdal area. The purpose of this application is to Rezone from Residential 1 to Special for Sport and Recreational Grounds and a Telecommunication Mast and Base Station, subject to conditions. 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 Group Head: Economic Development and Spatial Planning, Room LG004, Basement, 143 Lilian Ngoyi Street, Pretoria 0001 P.O. Box 3242, Pretoria, 0001, [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) for a period of 28 days from 06 October 2021 until 03 November 2021. 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](mailto:newlanduseapplications@tshwane.gov.za) , alternatively, a copy of the application could be obtained from the applicant at the contact details provided below. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes to 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 application 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 06 October 2021 as published in the Provincial Gazette, the Beeld newspaper and The Star newspaper. Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room LG004, Basement, 143 Lilian Ngoyi Street, Pretoria 0002 or P.O Box 3242, Pretoria, 0001. Closing date for any objections and / or comments: 03 November 2021. Address of applicant: Urbansignal Pty Ltd, 50 Elandslaagte Rd, Maroelana 0081, P.O. Box 35881, Menlo Park 0102, Tel: 012 346 0911, email: [bianca@urbansignal.co.za](mailto:bianca@urbansignal.co.za) Date on which the application will be published: 06 October 2021 and 13 October 2021. Rezoning Ref: Item Number 34333, CPD 9/2/4/2-6193T and Removal Ref: Item 33518, CPD/204/380.



**PROVINSIALE KENNISGEWING 922 VAN 2021**

Ons, Urbansignal (Edms) Bpk, synde die magtigde applikant van Erf 380 Eloffsdal, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) asook aansoek ingevolge Artikel 16 (2) van die Stad van Tshwane Grond Gebruiks Bestuur By-wet, 2016, vir die verwydering van beperkende voorwaardes (a) – (c), soos vervat in die Transportakte T22855 / 1970. Die eiendom is geleë noord en aangrensend aan Franzina Straat, nommer 370, Franzina Straat in die Eloffsdal area. Die bedoeling van die hersonerings aansoek is om te hersoneer van Residentieel 1 na Spesiaal vir Sport en Rekreasie gronde sowel as n Telekommunikasie Mas en Basis Stasie. Enige besware of kommentare wat duidelik die gronde van die beswaar en die person (ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word na die Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Kamer LG004, Kelder, Isivuno Huis, 143 Lilian Ngoyi Straat, Pretoria, 0002 of Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 06 Oktober 2021 tot 03 November 2021. Indien enige belangstellende of geaffekteerde partye die grondgebruiksaansoek wil sien of 'n kopie wil ontvang, kan 'n kopie versoek word vanaf die Munisipaliteit by die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) , alternatiewelik kan 'n kopie van die aansoek vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf. Die applikant moet toesien dat die kopie van die aansoek wat aan enige belanghebbende en geaffekteerde party gestuur word, dieselfde kopie is wat aan die munisipaliteit gestuur is na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) . Vir doeleindes van verkryging van 'n kopie van die aansoek moet kennis geneem word dat die geïnteresseerde of geaffekteerde party die munisipaliteit en die applikant moet voorsien van 'n epos adres waarheen die aansoek elektronies gestuur kan word. Geen deel van die aansoek dokumentasie wat deur die munisipaliteit of die applikant voorsien is mag kopieer, herproduseer of in enige vorm gebruik of publiseer word op 'n wyse wat sal inbreuk maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig en / of te verkry nie, word die nalatigheid deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as geldige rede beskou om die verwerking en oorweging van 'n aansoek te verhinder nie. Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 06 Oktober 2021 soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en The Star koerant. Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer LG004, Kelder, Isivuno Huis, 143 Lilian Ngoyi Straat, Pretoria, 0002 of Posbus 3242, Pretoria, 0001. Sluitingsdatum vir enige beswaar (e): 03 Novmeber 2021. Adres van gemagtigde agent: Urbansignal Pty Ltd, 50 Elandsplaagte Rd, Maroelana 0081, P.O. Box 35881, Menlo Park 0102, tel: 012 346 0911, email: [bianca@urbansignal.co.za](mailto:bianca@urbansignal.co.za). Datum van publikasie van die kennisgewing: 06 Oktober 2021 en 13 Oktober 2021. Hersonering Verwysing: Item Number 34333, CPD 9/2/4/2-6193T en die Verwydering van beperkende voorwaardes Verwysing: Item 33518, CPD/204/380.

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 1273 OF 2021****NOTICE OF APPLICATION IN TERMS OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAWS, 2019.**

We, Luluthi City Planning being the authorized agent of the owners of the following properties, hereby give notice that we have applied to the Ekurhuleni Metropolitan Municipality for the following applications:

(1) To remove Conditions 1j(i) and 1j(iii) in the Title Deed of Erf 1240 Welgedacht (T28496/2017) and then to amend the Ekurhuleni Town Planning Scheme (2014), in order to rezone Erf 1240 Wekgedacht (situated at 26 First Avenue, Welgedacht) from Residential 1 to Residential 3, in terms of Sections 10 and 68 of Ekurhuleni Municipality Spatial Planning and Land Use Management By Laws, 2019.

(2) To remove Conditions (g), (h)(i), (h)(ii), (h)(iii), (h)(iv) and (k) in the Title Deed of Erf 3892 Benoni Extension 10 (T12995/2020) and then to amend the Ekurhuleni Town Planning Scheme (2014), in order to rezone Erf 3892 Benoni Extension 10 (situated at 23 Whitehouse Road, Farrarmere) from Residential 1 to Residential 1 to include a guest house with 10 guest rooms and a dwelling unit, in terms of Sections 10 and 68 of Ekurhuleni Municipality Spatial Planning and Land Use Management By Laws, 2019.

(3) To amend the Ekurhuleni Town Planning Scheme 2014 for the rezoning of Portion 76 (a portion of portion 15) of the farm Rietpan 66 IR (located at 15A and 15B Agate Street, Farrarmere), in order to increase the coverage from 5% to 40%, in terms of Sections 10 and 48 of the Ekurhuleni Municipality Spatial Planning and Land Use Management By Laws, 2019.

(4) To remove Conditions (g), (h)(i), (h)(ii), (h)(iii), (h)(iv) and (m)(ii) in the Title Deed of Erf 3832 Benoni Extension 10 (T6299/2019) and then to amend the Ekurhuleni Town Planning Scheme (2014), in order to rezone Erf 3832 Benoni Extension 10 (situated at 86 Windemere Drive, Farrarmere) from Residential 1 to Residential 3, in terms of Sections 10 and 68 of Ekurhuleni Municipality Spatial Planning and Land Use Management By Laws, 2019.

(5) To remove Conditions Conditions d, i and j from the title deed of Erf 140 Rynfield in the Title Deed of Erf 140 Rynfield (T41350/2020) and then to subdivide Erf 140 Rynfield (situated at 21 Elliot Street, Rynfield), in terms of Sections 10 and 53 of Ekurhuleni Municipality Spatial Planning and Land Use Management By Laws, 2019.

Particulars of the application will be available for inspection during normal office hours at the office of the Ekurhuleni Metropolitan Municipality, Area Manager, City Planning Department, Benoni Municipal Building (6<sup>th</sup> Floor), corner of Tom Jones Street and Elston Avenue, Benoni, for (Erven 3892 and 3832 Benoni Extension 10, Portion 76 Rietpan 66 IR and Erf 140 Rynfield) and the Ekurhuleni Municipality, Area Manager, City Planning Department, Civic Centre, Corner of South Main Reef Road and Plantation Road, Springs for (Erf 1240 Welgedacht), for a period of 28 days from 2021-10-06.

Objections to or representations in respect of the application must be lodged with or made in writing with the Ekurhuleni Metropolitan Municipality, Area Manager, City Planning Department, Private Bag X014, Benoni, 1500, for (Erven 3892 and 3832 Benoni Extension 10, Portion 76 Rietpan 66 IR and Erf 140 Rynfield) and Ekurhuleni Metropolitan Municipality, Area Manager, City Planning Department, P O Box 45, Springs, 1560 for (Erf 1240 Welgedacht), and to the applicant at the addresses below, within a period of 28 days from 2021-10-06.

Name and address of applicant: Luluthi City Planning, P O Box 11765, Rynfield, 1514. Cell: 076-828-3628, and Email: dimitripananis@gmail.com

Date of first publication: 2021-10-06

Date of second publication: 2021-10-13

**LOCAL AUTHORITY NOTICE 1284 OF 2021****CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
NOTICE OF APPLICATION FOR THE SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF  
THE CITY OF TSHWANE LAND-USE MANAGEMENT BY-LAW, 2016**

I, Silindile Nosipho Wendy Zulu, being the authorised agent of the owner of Portion 107 of the Farm Doornkloof 391-JR, hereby give notice, in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property described below.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **6 October 2021**, until **3 November 2021**.

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, Star and Beeld Newspapers.

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

**Closing date for any objections and/or comments:** 3 November 2021

**Full name of the applicant:** Silindile Nosipho Wendy Zulu

**Address of Applicant:** 11 Byls Bridge Boulevard, Building No 14, Block C, 2<sup>nd</sup> Floor, Centurion or PO Box 39727, Faerie Glen, 0043. ([silindile.zulu@m-t.co.za](mailto:silindile.zulu@m-t.co.za))

**Telephone No:** 012 676-8501

**Dates on which the notice will be published:** 6 October 2021 and 13 October 2021

**Description of property to be subdivided:** Portion 107 of the Farm Doornkloof 391-JR.

**Number and areas of Proposed Portions:**

- Proposed Portion 1 of Portion 107 of the farm Doornkloof 391-JR in extent approximately 21.1091 ha
- Proposed Portion 2 of Portion 107 of the farm Doornkloof 391-JR in extent approximately 1.9640 ha
- Proposed Portion 3 of Portion 107 of the farm Doornkloof 391-JR in extent approximately 6.8370 ha
- Proposed Portion 4 of Portion 107 of the farm Doornkloof 391-JR in extent approximately 0.7484 ha
- Proposed Portion 5 of Portion 107 of the farm Doornkloof 391-JR in extent approximately 9.1875 ha
- Proposed Portion 6 of Portion 107 of the farm Doornkloof 391-JR in extent approximately 0.9209 ha
- Proposed Portion 7 of Portion 107 of the farm Doornkloof 391-JR in extent approximately 6.2623 ha
- Proposed Portion 900 of the farm Doornkloof 391-JR in extent approximately 6.1206 ha
- Proposed Portion 915 of the farm Doornkloof 391-JR in in extent approximately 6.6477 ha
- Proposed Remainder of Portion 107 of the farm Doornkloof 391-JR in extent approximately 13.6506 ha
- Total: 73.4481 ha

**The intention of the applicant in this matter is to** subdivide Portion 107 of the Farm Doornkloof 391-JR in order to allow for the establishment of three residential townships namely Doornvallei Extensions 5, 6 and 7, which form part of the realization of a new residential development.

**Locality and description of property to be subdivided:**

Portion 107 of the farm Doornkloof 391-JR is located to the west of the Albertina Sisulu (R21) Freeway and north of the Goede Hoop Road (P122-1) which road connects the Irene Area with Olifantsfontein. The property is located to the south of the Irene Glen Residential Estate.

**Reference:** CPD 391-JR/0175/107

**Item no:** 34387

6-13

**PLAASLIKE OWERHEID KENNISGEWING 1284 VAN 2021****STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWETTE, 2016  
KENNISGEWING VAN AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL  
16(12)(a)(iii) VAN DIE STAD TSHWANE GRONDGEBRUIK BESTUUR BYWETTE, 2016**

Ek, Silindile Nosipho Wendy Zulu, synde die gemagtigde agent van die eienaar van Gedeelte 107 van die plaas Doornkloof 391-JR gee hiermee kennis in terme van artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Bywette, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van die ondergemelde eiendom.

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 skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP\_Registration@tshwane.gov.za vanaf **6 Oktober 2021**, tot en met **3 November 2021**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die munisipale kantoor soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Provinsiale Gazette, Star en Beeld koerant.

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

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 3 November 2021

**Volle naam van applikant:** Silindile Nosipho Wendy Zulu

**Adres van applikant:** Byls Bridge Boulevard No 11, Gebou No 14, Blok C, 2<sup>de</sup> Vloer, Centurion, Pos Adres: Posbus 39727, Faerie Glen, 0043.

**Telefoon No:** 012 676-8501

**Datums wat die kennisgewing geplaas sal word:** 6 Oktober en 13 Oktober 2021

**Beskrywing van die grond wat onderverdeel word:** Gedeelte 107 van die plaas Doornkloof 391-JR.

**Getal en oppervlaktes van voorgestelde Gedeeltes:**

- Voorgestelde Gedeelte 1 van Gedeelte 107 van die plaas Doornkloof 391-JR groot ongeveer 21.1091 ha
- Voorgestelde Gedeelte 2 van Gedeelte 107 van die plaas Doornkloof 391-JR groot ongeveer 1.9640 ha
- Voorgestelde Gedeelte 3 van Gedeelte 107 van die plaas Doornkloof 391-JR groot ongeveer 6.8370 ha
- Voorgestelde Gedeelte 4 van Gedeelte 107 van die plaas Doornkloof 391-JR groot ongeveer 0.7484 ha
- Voorgestelde Gedeelte 5 van Gedeelte 107 van die plaas Doornkloof 391-JR groot ongeveer 9.1875 ha
- Voorgestelde Gedeelte 6 van Gedeelte 107 van die plaas Doornkloof 391-JR groot ongeveer 0.9209 ha
- Voorgestelde Gedeelte 7 van Gedeelte 107 van die plaas Doornkloof 391-JR groot ongeveer 6.2623 ha
- Voorgestelde Gedeelte 900 van die plaas Doornkloof 391-JR groot ongeveer 6.1206 ha
- Voorgestelde Gedeelte 915 van die plaas Doornkloof 391-JR groot ongeveer 6.6477 ha
- Voorgestelde Gedeelte 107 van die plaas Doornkloof 391-JR groot ongeveer 13.6506 ha
- Totaal: 73.4481 ha

**Die voorneme van die applikant met hierdie aansoek is om** Gedeelte 107 van die plaas Doornkloof 391-JR onder te verdeel sodoende die stigting van die dorpe Doornvallei Uitbreidings 5, 6 en 7 moontlik te maak wat sal toelaat vir die ontwikkeling van 'n nuwe residensieële ontwikkeling.

**Ligging en omskrywing van die eiendom wat onderverdeel word:**

Gedeelte 107 van die plaas Doornkloof 391-JR is geleë wes van die R21 Hoofweg, Noord van Goede Hoop Weg welke pad die Irene Area met Olifantsfontein verbind. Die gemelde gedeelte is ook suid geleë van die Irene Glen Residensieële area.

**Verwysing:** CPD 391-JR/0175/107

**Item no:** 34387

6-13

**LOCAL AUTHORITY NOTICE 1286 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owners of **Erf 1284, Waterkloof Ridge Extension 2** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016, of the above mentioned property. The property is situated at 126 Louis Street, Waterkloof Ridge Extension 2. The application is for the removal of 1.(b); 1.(c); 1.(d); 1.(e); 1.(f); 1.(g); 1.(h); 1.(j); 1.(l); 2.(a); 2.(b); 2.(b)(i); 2.(b)(ii); 2.(c); 3.; WOORDOMSKYWINGS: (i); (ii) in Title Deed T45075/2021. A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website – www.tph.co.za. Should an interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001, or to CityP\_Registration@tshwane.gov.za from **6 October 2021** until **3 November 2021**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal Offices:** Room E10, cnr Basden and Rabie Street, Centurion Municipal Offices. **Closing date for any objections and/or comments:** 3 November 2021 **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: TPH21454 **Dates on which notice will be published:** 6 & 13 October 2021 **Reference nr:** **CPD/WKR/0744/1284 ITEM NO. 34430**

6–13

**PLAASLIKE OWERHEID KENNISGEWING 1286 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaars van **Erf 1284, Waterkloofrif Uitbreiding 2** gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die titelakte in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te 126 Louisstraat, Waterkloofrif Uitbreiding 2. Die aansoek is vir die opheffing van voorwaardes 1.(b); 1.(c); 1.(d); 1.(e); 1.(f); 1.(g); 1.(h); 1.(j); 1.(l); 2.(a); 2.(b); 2.(b)(i); 2.(b)(ii); 2.(c); 3.; WOORDOMSKYWINGS: (i); (ii) in Akte T45075/2021. 'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek om grondontwikkeling is ook beskikbaar vanaf ons webtuiste – www.tph.co.za. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien word of ge-pos word na Posbus 3242, Pretoria, 0001 of 'n e-pos na CityP\_Registration@tshwane.gov.za gestuur word, tussen **6 Oktober 2021** en **3 November 2021**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Kamer E10, h/v Basden en Rabie Strate, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 3 November 2021 **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: TPH21454 **Datums waarop die advertensie geplaas word:** 6 en 13 Oktober 2021 **Verwysings nr:** **CPD/WKR/0744/1284 ITEM NO. 34430**

6–13

**LOCAL AUTHORITY NOTICE 1287 OF 2021****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**

We, Planit Planning Solutions CC. being authorized agent of the owner of Erf 242 Atlasville Extension 2 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 for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 11 Finch Street from "Residential 1" to "Business 2" for shops, offices (excluding medical consulting rooms) and a dwelling unit only.

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, Cnr Trichardt Road and Commissioner Street, Boksburg, Ekurhuleni, for a period of 28 days from 06<sup>th</sup> October 2021.

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, Cnr Trichardt Road and Commissioner Street, Boksburg, Ekurhuleni or P.O. Box 215, Boksburg, 1460, within a period of 28 days from 06<sup>th</sup> October 2021.

Address of the authorised agent: Planit Planning Solutions, P.O. Box 12381, Benoryn, 1504.

**LOCAL AUTHORITY NOTICE 1288 OF 2021****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 (Benoni Customer Care Centre), for the Removal of conditions A.(e), A.(f), A.(h), A.(h)(i) and A.(h)(ii) and A.(i) contained in Deed of Transfer T. 34546/2020 pertaining to Erf 5370 Northmead Extension 4 Township, which property is located at No. 39 Stokroos Street, Northmead Extension 4, Benoni.

Particulars of the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning, Benoni Customer Care Centre, 6<sup>th</sup> Floor, Civic Centre, Elston Avenue, Benoni, for the period of 28 days from 6 October 2021.

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 Private Bag X 014, Benoni 1500, on or before 3 November 2021.

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](mailto:info@mztownplanning.co.za)

Date of First Publication: 6 October 2021.

**LOCAL AUTHORITY NOTICE 1323 OF 2021****LOCAL AUTHORITY NOTICE MLUS55****MIDVAAL LOCAL MUNICIPALITY****ERF 3 THE BALMORAL ESTATES TOWNSHIP**

It is hereby notified in terms of the provisions of Section 39 (4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that the MIDVAAL LOCAL MUNICIPALITY has **approved** the amendment of the Midvaal Land Use Scheme, 2017, for Erf 3 The Balmoral Estates Township from Residential 1” with a density of ‘1 dwelling per Erf’ to “Residential 3” with a density of ‘50 dwelling units per hectare’ permitting 40 dwelling units. This amendment is known as MLUS55 and shall come into operation on the date of publication of this notice.

The Land Use Scheme, scheme clauses and Annexures of this amendment scheme are filed with the Executive Director: Development and Planning, Midvaal Local Municipality, and are open to inspection during normal office hours.

**MR S. MOSIDI**  
**ACTING MUNICIPAL MANAGER**  
Midvaal Local Municipality  
Date: 13 October 2021

**LOCAL AUTHORITY NOTICE 1324 OF 2021****LOCAL AUTHORITY NOTICE 170 OF 2021**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 412 Power Park**:

The removal of Conditions B.a) and B.i to ii from Deed of Transfer T016184/2019.

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. 170/2021

**LOCAL AUTHORITY NOTICE 1325 OF 2021****CITY OF TSHWANE LAND USE MANAGEMENT  
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12) (a)(iii)  
OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I/We, **MSDP CONSULTANTS (PTY)LTD** appointed by **DOLENE'S ENGINEERING AND MINING SUPPLIES**, hereby give notice, in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property(ies) described below. **The Remaining Extent of Portion 58 (a Portion of Portion 9) of the farm Nooigetdatch 525 JR, Province Gauteng.** The intension of the applicant in this matter is to: Subdivide of the property into two portions terms of section 16(1)(f) for subdivision of property(ies) as contemplated in terms of section 16(12) (a)(iii) of the City of Tshwane land use management by-law, 2016

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 13<sup>th</sup> of October 2021 (*the first date of the publication of the notice set out in section 16(1)(f) of the By-law referred to above*), until 13<sup>th</sup> of November 2021 (*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.  
Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street Municipal Offices.

Closing date for any objections: 13<sup>th</sup> of November 2021

Address of applicant: 490 Clearwater Estate, Jackaroo Park, Witbank, 1035

Telephone No: 067 119 3016/ Email:info@msdpconsultants.co.za

Dates on which notice will be published:13<sup>th</sup> of October 2021

Closing date for any objections: 13<sup>th</sup> of November 2021

Description of property(ies): **The Remaining Extent of Portion 58 (a Portion of Portion 9) of the farm Nooigetdatch 525 JR, Province Gauteng**

Number and area of proposed portions: to subdivide the Remaining Extent of Portion 58 (a Portion of Portion 9) of the farm Nooigetdatch 525 JR into a created portion of ABCD (Portion x) which in extent measures 4.2857 Ha. Proposed Portion X in extent approximately 42 857 m<sup>2</sup>, Proposed Remainder of Portion 58(a Portion of Portion 9) in extent approximately 153 955m<sup>2</sup>

**TOTAL**

**196 812.m<sup>2</sup>**



**PLAASLIKE OWERHEID KENNISGEWING 1325 VAN 2021****STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR****KENNISGEWING VAN 'N AANSOEK OM' N ONDERDELING VAN GROND INGEVOLGE ARTIKEL 16 (12) (a) (iii)****VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR, 2016**

Ek/ons, MSDP CONSULTANTS (PTY) LTD aangestel deur DOLENE'S ENGINEERING AND MINING Supplies, gee hiermee kennis van ons ingevolge artikel 16 (1) (f) van die City of Tshwane Verordening op Grondgebruikbestuur, 2016, dat ons aansoek gedoen by die Stad Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van die eiendom (e) wat hieronder beskryf word. Die oorblywende omvang van Gedeelte 58 ('n Gedeelte van Gedeelte 9) van die plaas Nooigetdatch 525 JR, Provinsie Gauteng. Die bedoeling van die applikant in hierdie aangeleentheid is om: die eiendom in twee gedeeltes te verdeel in terme van artikel 16 (1) (f) vir onderverdeling van eiendom (e) soos beoog ingevolge artikel 16 (12) (a) (iii) ) van die City of Tshwane verordening op grondgebruik, 2016

Enige besware (s) en/of kommentaar (s), insluitend die gronde vir sodanige besware (s) en/of kommentaar (s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar indien nie ) en/of kommentaar (s), word vanaf 13 Oktober 2021 by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za ingedien 2021 (die eerste datum van publikasie van die kennisgewing uiteengesit in artikel 16 (1) (f) van die verordening hierbo genoem), tot 13 November 2021 (nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing). Volledige gegewens en planne (indien enige) kan gedurende normale kantoorure by die munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die Provinsiale Koerant.

Adres van munisipale kantore: LG004, Isivuno House, Lilian Ngoyistraat 143, munisipale kantore.

Sluitingsdatum vir enige besware: 13<sup>th</sup> of November 2021

Adres van aansoeker: Clearwater Estate 490, Jackaroo Park, Witbank, 1035

Telefoonnommer: 067 119 3016/ E -pos: info@msdpconsultants.co.za

Datums waarop kennisgewing gepubliseer sal word: 13 Oktober 2021

Sluitingsdatum vir enige besware: 13 of November 2021

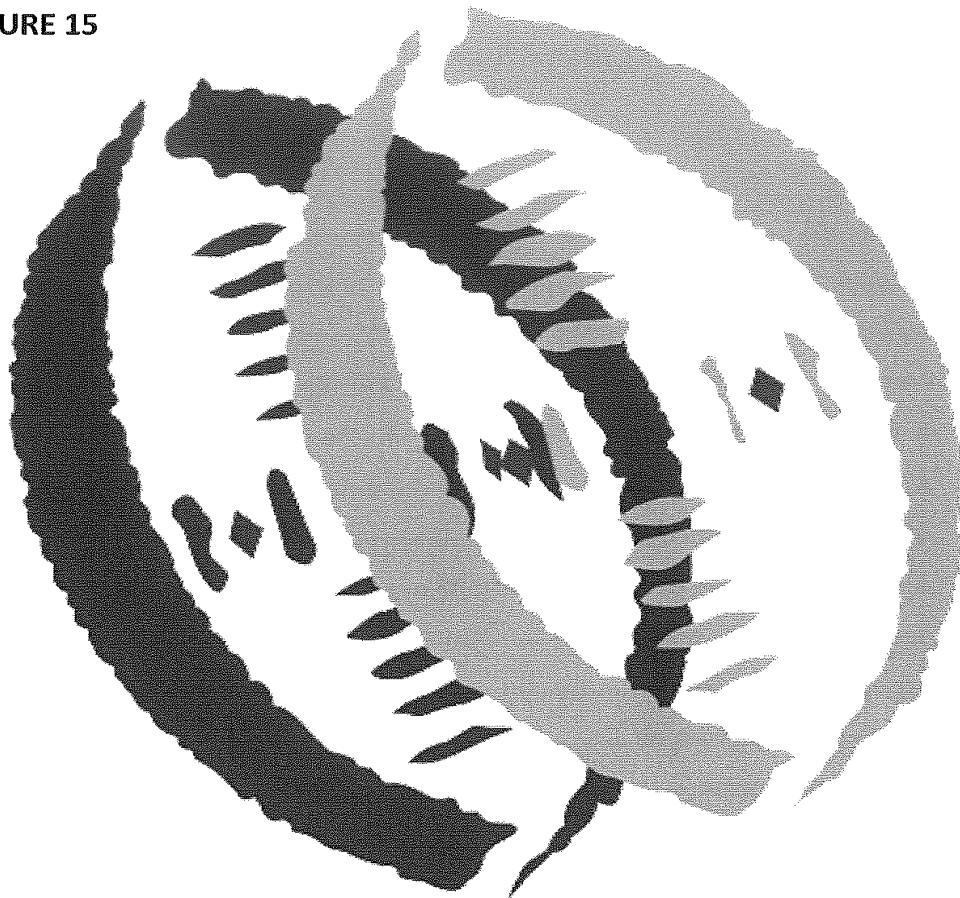
Beskrywing van eiendom (te): Die oorblywende omvang van Gedeelte 58 ('n Gedeelte van Gedeelte 9) van die plaas Nooigetdatch 525 JR, Provinsie Gauteng Aantal en oppervlakte van die voorgestelde gedeeltes: om die oorblywende omvang van gedeelte 58 ('n gedeelte van gedeelte 9) van die plaas Nooigetdatch 525 JR in 'n geskepte gedeelte van ABCD (gedeelte x) wat 4.2857 ha groot is, te onderverdeel. Voorgestelde Gedeelte X in omvang ongeveer 42 857 m<sup>2</sup>, Voorgestelde Restant van Gedeelte 58 ('n Gedeelte van Gedeelte 9) in omvang ongeveer 153 955m<sup>2</sup>

**TOTAAL**

**196 812 m<sup>2</sup>**

LOCAL AUTHORITY NOTICE 1326 OF 2021

ANNEXURE 15



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

2020  
Reviewed by Mhiduve



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## 1 Definitions

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

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

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

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

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

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

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

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

**“Council”** means the Municipal Council of the City;

**“CRT”** means a certificate of registered title;

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

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

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

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

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

**“Engineering Services Agreement”** means an agreement between the developer and the City in cases where the developer constructs or installs bulk engineering services in lieu of the payment in full or in part of a Development Charge and in which the parties agree on their respective roles in the construction, installation and financing of infrastructure, including their respective responsibilities Engineering Services Development Charges Policy 2019 for maintenance and upkeep of infrastructure from the date of installation to the date of transfer of the land to another owner;

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

**“External engineering services”** means:

- a) **municipal engineering services infrastructure external** to the development site boundary and includes both:
- i) **bulk engineering services**, which means municipal services infrastructure external to the development, including land, required to provide engineering services to multiple users at a municipality-wide scale as indicated in the relevant master plans; and
  - ii) **link engineering services**, which means municipal services infrastructure external to the development site boundary, including land, required to connect internal engineering services within the proposed development to proposed bulk engineering services; and existing or (regardless if parameters are associated with bulk infrastructure)

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

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

This gazette is also available free online at [www.gpwnline.co.za](http://www.gpwnline.co.za)



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# Provincial Gazette Provinsiale Koerant

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

Vol: 27

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**No: 349**

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ISSN 1682-4520



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

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

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

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

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

**“IDP”** means Integrated Development Plan;

**“IHSF”** means Integrated Human Settlement Framework;

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

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

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

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

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

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

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

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

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

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

**“MSDF”** means Municipal Spatial Development Framework.

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

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

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

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

**“Service master plans”** means high level infrastructure plans prepared by the City to cater for future development. These include, but are not limited to: The Integrated Transport Plan, Electricity Business Plan, Bulk Water and Sanitation Master Plans, Stormwater Master Plans and Integrated Waste Management Plan;

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

**“SPLUMA”** means the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013); **“State-funded housing”** means housing that is earmarked for people within a specific monthly household income bracket as defined by the National Housing Code and must be certified by the City’s Human Settlements Department as part of the Housing Program;

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

## 2 Introduction

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

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infrastructure, both public and private sector investment in Mogale city will slow down. The cost to the municipality of providing this infrastructure, however, is high. Funding to cover these costs is obtained from three sources:

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

Local government is empowered to provide municipal services in terms of Section 156(1) of the Constitution, and Section 8 of the Systems Act, 2000. This obligation is discharged through, among others, the provision and operation of infrastructure, including external infrastructure. Section 73(2)(c) of the Municipal Systems Act also requires that these services must be provided in a financially sustainable manner and Section 75A of the same Act empowers a municipality to impose, *inter alia*, charges to pay for services. If the Municipality does not have an effective and efficient system of Development Charges, there will be two inevitable consequences. Firstly, there will be less capital available for the development of new infrastructure, or the expansion of existing capacity. This will result in declining investment by the private sector, lower economic efficiency of Mogale City Local Municipality and a consequent decline in economic growth. Secondly, the money that would have been recovered via Development Charges will have to be sourced from an increase in municipal property rates and services charges. This will have the effect firstly of further burdening households and businesses in Mogale and of using existing ratepayers' money to subsidise new developments, which is self-evidently unfair. In addition, the obligation to pay for the marginal increase in the load placed Mogale cities external infrastructure by a development strengthens the incentive for the developer to maximise the use of existing infrastructure and to develop land in accordance with the Municipalities plans. Engineering Services

Development Charges Policy 2010 illustrates that Municipality faces development pressure from several directions, including low-income housing, high-income housing as well as commercial, retail and industrial development pressure. Meeting this pressure is central to Mogale cities future economic growth. Without an effective and efficient system of Development Charges it will fail in this challenge. Development Charges ensure that those people who benefit most directly from the availability of infrastructure contribute their fair share to the cost of that infrastructure. The Municipality has not implemented a new Development Charges policy for Engineering Services since 15 December 2010 and the policy has been in operation for the last 9 years, whereby only applicable for 5 years. In a dynamic environment where trends and patterns change continuously it requires a sporadic review of the policy to measure how it aligns with stakeholder needs and new policy developments.

### 3 Objectives of the Development Charges Policy

The desired outcome of this Development Charges policy is to:

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

accommodate new developments is also an important contributor to the creation of a more *Inclusive Municipality areas*. There are also environmental benefits that will flow from the implementation of this policy as inadequate infrastructure creates negative impacts on ecosystems and environmental quality. The policy promotes sustainable infrastructure provision and compliments the Spatial Development Framework in shaping a cost-effective urban environment.

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

## 4 Principles guiding the Development Charge policy

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

### 4.1 Equity and fairness

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

- a) The Municipality should, as far as possible, recover from the developer the full and actual costs of the essential municipal services infrastructure that results from particular types of land development;

- b) The Development Charge associated with new land development – i) can be related – aa) to pre-installed municipal services infrastructure resulting from historical municipal investments in excess (spare) capacity; and bb) to the provision of new infrastructure to meet additional capacity requirements; and ii) cannot be used to compensate for inherited backlogs.
- c) Funds recovered through Development Charges should be dedicated only to the purpose for which they were raised, i.e. investment in external infrastructure.

#### 4.2 Predictability

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

#### 4.3 Spatial and economic neutrality

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

- A. be determined on identifiable and measurable costs in a way that avoids distortions in the economy and in patterns of spatial development;
- B. not be used for the purpose of achieving spatial planning or economic development objectives; and
- C. where appropriate, be raised on a sectoral or geographic scale to more accurately recover costs within a specific impact zone.



#### 4.4 Administrative ease and uniformity

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

### 5 Role-players and Stakeholders

There are four sets of primary stakeholders. The first set consists of the various departments in the Mogale City Local Municipality that have a direct interest in the Development Charges system. They have been included in the development of this policy.

The second set of stakeholders includes the land development industry, which includes both the private sector as well as the public sector (this is illustrated through low-cost housing) entities engaged in land development such as the provincial and national authorities responsible for low-cost housing.

Thirdly, there are civil society organizations, especially community, citizen and ratepayer associations as well as special interest groups that are also stakeholders affected by this draft policy.

The Fourth set of primary stakeholders is Government which includes the development of low-cost infrastructure but should also provide Bulk Contributions towards the services required for that development. Considered to have the same responsibility as any Developer, If Bulk Contribution Charges is not provided, Government should give an alternative to providing infrastructure.

## 6 Legislative Framework

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

### 6.1 Enabling legislation

1. Constitution of the Republic of South Africa, Act 108 of 1996
2. Local Government: Municipal Systems Act, 32 of 2000
3. Local Government Municipal Finance Management Act, 56 of 2003
4. Town Planning and Townships Ordinance, 15 of 1986
5. Development Facilitation Act, 67 of 1995
6. The Division of Land Ordinance, 20 of 1986
7. Gauteng Removal of Restrictions Act, 3 of 1996
8. Gauteng Development and Planning Act, 3 of 2003
9. Electricity Regulation Act, 4 of 2006 and the Electricity Regulation Amendment Act, 28 of 2007
10. Gauteng Transport Infrastructure Act, 8 of 2001
11. Water Services Act, 108 of 1997
12. Access to Information Act, 2 of 2000
13. National Environmental Management Act, 107 of 1998
14. Spatial Planning and Land Use Management Act, 16 of 2013
15. Public Finance Management Act (PFMA), Act No. 1 of 1999
16. Municipal Fiscal Powers and Functions Amendment Bill

### 6.2 Policy context

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

## 6.3 Applicable legislation

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

### 6.3.1 SPLUMA

SPLUMA is the national law which provides a framework for spatial planning and land use management in the Republic and deals with the imposition of development charges. Section 49 of SPLUMA, provides that:

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

### 6.3.2 Municipality By-Law (MPBL)

The Mogale City Local Municipal Planning By-law gives effect to the municipal planning competencies conferred on Local Government in terms of Schedule 4 B of the Constitution. Sections 49, 71 and 72 of the Mogale City's MPBL set out requirements for the provision of engineering services for land development and the raising of Development Charges. Section 49 links the payment of development charges to a policy adopted by the Mogale City Local Municipality. This policy fulfils that requirement. The draft *Guidelines for the*

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

#### 6.4 Anticipated changes to the legislation

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

### 7 Definition of Development Charge cost components

1. External engineering services include both *bulk* and *link* engineering services. Both are covered by the Development Charge Policy, but different rules apply to the two categories of external engineering services. Developers are required to pay a Development Charge comprising both these two components:
  - a) a pro rata/shares of the cost of *bulk* engineering services to the development; and

- 
- b) the direct costs/provision of any *link* engineering services required for the specific development.
- c) Bulk link engineering services are considered to apply to the same principle as a "link service", whereby provision and payment is required by the municipality.
2. The developer shall be responsible for both of the above, and where bulk engineering services are provided *in lieu* of Development Charges. the pro rata cost will be reduced with the equal amount.
  3. A description of the components of external engineering services for each of the engineering services. The amount payable excludes the capital charge for electricity connections as the provisions relating to this charge are described in the Electricity Development Capital Policy. The Development Charge only covers the provision of infrastructure for which the municipality is responsible. It does not therefore cover the costs of provincial and national infrastructure. These costs may well have to be met by the developer, but that has to be part of a process regulated and managed by the authority responsible for providing the service, such as the provincial government of the Gauteng for provincial roads, SANRAL for national roads and ESKOM for electricity in those parts of Mogale City Local Municipality, where it is the service provider.
  4. The provision and installation of internal engineering services is the responsibility of the developer and is excluded from the Development Charge.
  5. Where development takes place ahead of planned infrastructure provision, as allowed for in the service master plans and capital budget, or where development takes place outside the service master planning area, link external engineering services may be required to link the development's internal infrastructure to bulk infrastructure and to maintain functionality of the overall network.
  6. While the Municipality is obliged to *provide* all bulk engineering services, in terms of section 49 of the Spatial Planning and Land Use Management Act, 2013 the way the Municipality directs that each of the two categories of external engineering services is *installed*, differs. Also, the obligation on the Mogale City Local Municipality to provide external engineering services is not unqualified. The Municipality is not obliged to provide infrastructure where it is not consistent with the applicable service master planning and capital budgets.

7. Where a development requires infrastructure inconsistent with the applicable master planning and capital budgets, but where the Municipality nevertheless approves the development application, the developer may be required to install some of the required external engineering services.
8. Where the Municipality and the developer agree that the developer will install aspects of *bulk* engineering services, the cost of that installation can be set off against the developer's overall Development Charge liability. Should the set off value described here be greater than the total Development Charge for bulk engineering services for all phases of a development, the developer shall be responsible for the additional cost.
9. However, in the case of link engineering services, the installation is the direct responsibility of the developer, unless otherwise agreed in writing with the Municipality. In this case the value of the required link engineering services must be determined by the developer and the developer will be responsible for the full cost of such link engineering services.
10. Where the Mogale City Local Municipality identifies that the link engineering services installed by the developer must be of a greater capacity than that required by the specific land development, in order to maintain the functionality of the Municipality's long-term plans and master planning, then the Municipality may require that the developer install such greater capacity. The cost of the additional link engineering services can be set off against the developer's overall Development Charge liability.
11. New works or the portion of new works required to eradicate infrastructure backlogs are excluded from the Development Charge cost calculation.
12. With developing of NGO's, social housing and certain exceptions to the MPBL, the Site Development plan can be used to determine the Development Charges cost as per approval through the department.

## **8 Land development applications that give rise to Development Charges**

Changes in land use normally associated with subdivisions and rezoning give rise to a Development Charge where there is intensified utilisation of the land and resultant increase in loading on the infrastructure. The

current infrastructure was designed and implemented for the primary (as of) rights and secondary (additional) land use rights were not accommodated in the infrastructure design. Thus, where any use other than the primary use results in an additional infrastructure demand this additional demand must be catered for in the future provision of infrastructure. Development Charges will be imposed on all land use intensification that will or potentially may result in an additional demand on the infrastructure that were not accommodated for in the initial provision of the services.

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

- a) **Coverage** means the total area of a land unit that may be covered by buildings, expressed as a percentage of the area of such land unit, and shall include all roofed areas; provided that the following portions of buildings shall be disregarded in the calculation of coverage:
- I. stoeps, entrance steps and landings;
  - II. open balconies and retractable awnings;
  - III. cornices, chimney breasts, pergolas, flower boxes, water pipes, drainpipes and minor decorative features not projecting more than 500 mm from the wall of the building;
  - IV. leaves not projecting more than 1 m from the wall of the building; and
  - V. a basement, provided that the finished level of the top of the basement roof slab does not project above the existing ground level.
- b) **Gross Leasable Area (GLA)** means the area of a building designed for, or capable of, occupancy and/or control by tenants, measured from the centre line of joint partitions to the inside finished surface of the outside walls, and shall exclude the following:
- I. all exclusions from the definition of floor space;
  - II. toilets;
  - III. lift shafts, service ducts, vertical penetrations of floors;
  - IV. lift motor rooms and rooms for other mechanical equipment required for the proper functioning of the building;
  - V. areas reasonably used in connection with the cleaning, maintenance and care of the building, excluding dwelling units for caretakers, supervisors, cleaners or maintenance staff; and
  - VI. interior parking and loading bays.

- VII. Floor space in relation to any building means the area of a floor which is covered by a slab, roof or projection; provided that:
- VIII. any basement or part of a basement not intended as habitable space shall be excluded;
- IX. any area which is reserved solely for parking or loading of vehicles shall be excluded;
- X. external entrance steps and landings, any canopy, any stoep and any area required for external fire escapes shall be excluded;
- XI. passages, access ways and fire escapes not wider than 1,5m, if they connect directly from the fire escape, vertical circulation to the entrance doors or both, shall be excluded;
- XII. a projection including a projection of eaves, and a projection which acts as a sunscreen or an architectural feature, which projection does not exceed 1 m beyond the exterior wall or similar support, shall be excluded;
- XIII. any uncovered internal courtyard, light well or other uncovered shaft which has an area in excess of 10 m<sup>2</sup> shall be excluded;
- XIV. any covered paved area outside and immediately adjoining a building at or below the ground floor level, where such paved area is part of a forecourt, yard, external courtyard, pedestrian walkway, parking area or vehicular access, and which is permanently open to the elements on at least the front or long side, shall be excluded;
- XV. any covered balcony, veranda or terrace which, apart from protective railings, is permanently open to the elements on at least the front or long side, and which does not exceed 2,5 m in width, shall be excluded;
- XVI. subject to paragraph (h) below, any stairs, stairwells and atriums that are covered by a roof shall be included;
- XVII. in the case of multi-level buildings, any stairwells, lift wells, light wells or other wells, and any atrium, shall only be counted once;

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



### 8.1 Definition of Development Charge Components

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

**Table 1: Definition of infrastructure components**

Component		Definition	Paid for by
External engineering service	Bulk	External bulk	Developers through DC – calculated by formula
		Internal bulk	
	Link	Services external to the development site boundary required to connect internal engineering services within the proposed development to existing or proposed bulk engineering services	Developers through DC – paid directly through installation of the services
Internal engineering service		Services within the development site boundary to service that development and which will be transferred to the municipality	Developer as part of development cost

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

Developer X submits a development application. The City calculates X’s DC liabilities to total R1,500,000 for roads, transport, storm water, sewerage, water and solid waste as calculated using the DC Calculator. Developer X, in this case, also has to provide a link road to connect to the planned city road network, valued at R 500,000. The total DC liability is thus R2,000,000, which the developer discharges through the payment of a bulk DC contribution of R1,500,000 and the construction of the link road. **Land development applications that give rise to Development Charges**

Not all land use changes give rise to Development Charges. Section 8 identifies those land development applications for which a developer will have to pay Development Charges. Development Charges will apply to:

- Most rezoning decisions;
- Subdivision, permanent departure and consent use applications that result in a more intense land use; and
- Applications to amend conditions imposed on an earlier application, where the condition limited the intensity of the land use.

In general, Development Charges do not have to be paid in the case of other applications for land use change permission.

The policy also identifies a set of land use changes that do give rise to a more intense land use, and which would otherwise give rise to Development Charges. In these cases, a land development application may have an impact on municipal infrastructure, but that impact will be similar to or not greater than the existing impact. In these cases, the City has set impact thresholds, below which DCs will not have to be paid.

Applications for land uses, up to the following thresholds, will **not** give rise to a DC liability:

- Early childhood development centres up to 34 children per erf;
- Home occupation up to 50m<sup>2</sup> per erf;
- Home childcare up to six children per erf;
- House shop up to 50m<sup>2</sup> per erf;
- Second dwelling up to 60m<sup>2</sup> per erf; and
- Bed and breakfast establishment up to the first three bedrooms of an existing dwelling.

## 8.2 Methodology for determining unit costs for use in Development Charges calculations

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

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This was done through a modelling and costing of the infrastructure required to service a fully developed 20year land use projection. The unit costs are average figures for the whole of the City of Mogale and will be applied uniformly across the City. Unit cost estimates for each infrastructure category will be re-calculated annually in line with inflation in terms of the Civil Engineering Index published by the South African Federation of Civil Engineering Contractors (SAFCEC).

### 8.3 Calculation of Development Charges

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

SERVICE	RELEVANT FACTORS	YARDSTICK	UNIT OF IMPACT
Electricity	Refer to Electricity Development Capital Tariff (EDCT) Policy		
Roads	Increased municipal road capacity required	Vehicle trip generation	Vehicle trips/day
Transport	Increased number of passengers using public transport and requiring additional facilities	Person trip generation	Person trips per day
Sewerage	Additional sewage effluent generated	Average Annual Dry Weather Flow	kℓ/day
Solid waste	Increase in landfill airspace required and transfer station capacity	Solid waste generation rate	kg/day
Storm water		Runoff coefficient	C factor

	Increase in the overall quantity and the peak flow rate of the runoff	Area of the development	Ha (hectare)
Water	Additional consumption per distribution or reservoir zone	Average Annual Daily Demand (AADD)	kℓ/day
Open space and parks	Land use zoning, amount of units allowed on	FAR of built up environment, compared to open space for environment	Meters squared.
	property, amount of units erected on property		

1. The unit cost for each of the units of impact above will be derived from the modelling exercise described in Section 9, which will allocate the increased demand to the appropriate modelling impact zone for calculation of the actual cost. The actual costs will be aggregated to derive an average unit cost for each unit of impact for the Mogale City Local Municipality as a whole.
2. The modelling impact zone used for the purposes of the calculation of Development Charges is a zone determined by the Mogale City Local Municipality in which all the components of a services infrastructure system, network or networks that a particular development impact on. This zone will be defined differently for different services and will be based on modelling work undertaken for each of the services as part of the determination of the average unit costs to be applied in the Development Charge calculation.
3. Unit costs for all services are multiplied by the impact of the development on each service, as determined by the difference between the future impact and the current impact, to determine a total amount payable as a contribution to the bulk engineering services cost.
4. Future impact is determined according to standard impacts (per service) that have been calculated for each DC Charges category of land use, which in turn are related to the Mogale city Land Use Management Scheme.
5. Should an application for rezoning not specify the particular land use or extent, the highest possible development impact for that zone shall be charged for.

6. If a particular application is based on a combination of uses that correspond to a number of the Development Charges categories listed in attached documents, the fee for the extent of the development in each category is calculated individually and added together.
7. New development that is structured with sufficient densities along approved transport corridors has the potential to reduce development impact on road infrastructure. Where a development falls within a designated public transport area, in terms of the Mogale City Local Municipality's Integrated Public Transport Network, the reduced trip generation for private vehicles will be factored into the calculation of the applicable Development Charge.
8. In order to promote development along approved transport corridors at sufficient density, the density and location of the development in relation to public transport corridors will be factored into the determination of the development impact and may reduce the calculated Development Charge.
9. The Development Charge calculation is undertaken by means of a spreadsheet calculator populated with unit impact and cost data and completed with the specific development details per application. A copy of the calculation results sheet will be provided to the developer with the conditions of approval.
10. Developers may, where there are recommended in certain circumstances or where it can be demonstrated that the Municipality will not need to provide municipal infrastructure, request the Municipality to calculate liability based on actual cost where:
  - A. all expenses associated with the application are borne by the developer;
  - B. the developer appoints a qualified third party, acceptable to the Municipality, to calculate the actual costs under the guidance of the Municipality; and
  - C. actual costs evaluated to form part of the Development Charge are calculated for all infrastructure components listed in attached documents, including:
    - I. the cost of the land;
    - II. professional fees;
    - III. materials;
    - IV. labour;
    - V. preliminary and general items; and
    - VI. tax liabilities,

provided that such costs would otherwise have been borne by the Municipality.

11. Should the Municipality accept the request to calculate the liability on the basis of actual cost in the manner described above, then the total Development Charge (including the link engineering services) will be based on this calculation.

12. The recommended circumstances for the purposes of calculating actual cost occur when it can be shown that the proposed development is of an unprecedented scale or will give rise to a recommended dependence on or independence from one or more municipal engineering services. Although measures to reduce consumption of water and lessen impacts on all infrastructure capacity are encouraged and supported by the Municipality, the implementation of these measures cannot be sufficiently guaranteed at the time of a development application to be considered in the calculation of the Development Charge, hence the provision of the option to calculate actual costs.

#### 8.4 Development Charges will apply

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

a) Rezoning applications:

- (i) Rezoning's to subdivision area, overlay zoning or equivalent zoning that enables rezoning and simultaneous subdivision of the land and which is typically required for new development or urban infill development;
- (ii) Rezoning of land from one base zone to another in order to change the permitted land uses on the site; and (iii) Rezoning's from one subzone to another within the same base zone in order to increase the permitted floor space.

b) Subdivision applications where the number of dwelling units increases as a result of the subdivision, or where the subdivision application results in the increase of floor space or GLA.

c) Permanent departure applications:

- (i) Applications to increase the permitted Floor Space, GLA, number of occupants or number of rooms; and
- (ii) Applications to increase permitted Coverage.
- (iii) Consent use applications (in terms of the By-law) where the change in land use is deemed by the Municipality to result in additional utilisation of infrastructure.

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- (iv) Any application for the amendment of conditions or a site development plan of a previous approval where the condition or site development plan limited the land use, Floor Space, GLA, Coverage or similar provision relating to the intensification of the land use.
- (v) All additional land use rights including the consolidation of land units, where the change in land use or consolidation of the land units are deemed by the Municipality to result in additional utilisation of infrastructure.
- (vi) Where a property owner is required in terms of the provisions of the Development Management Scheme to comply with conditions or development rules relating to available capacity on the municipal services network, such as but not limited to second or third dwelling units.

### 8.5 Development Charges do not apply

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

- a) Rezoning applications to a less intensive zone, i.e. where one land use (primary or consent use) is replaced by a different land use with similar or lesser infrastructure utilisation impacts for all services.
- b) Subdivision applications where no additional development rights or land units are created, or which do not result in additional loading onto external infrastructure.
- c) Permanent departure applications for building lines or height or other similar parameters, which do not lead to an intensification of land use.
- d) Temporary departure applications where rights are granted on a temporary basis: provided that,
  - I. temporary departures may only be granted if the infrastructure impact of the temporary use is the same or less than the existing use; and
  - II. if the Municipality does not have sufficient spare capacity available to accommodate the application for the temporary departure it will not be approved.
- e) Consolidation applications that are not accompanied by rezoning or additional rights application.
- f) Consent use applications which have a similar or lesser impact on infrastructure utilisation than previous rights applicable to the property.

- g) Applications to change land use to one of the following land uses, up to the extent indicated and using the definitions set out in this policy:
- I. early childhood development centres up to 34 children per erf;
  - II. home occupation up to 50m<sup>2</sup> per erf;
  - III. home childcares up to six children per erf;
  - IV. house shop up to 50m<sup>2</sup> per erf;
  - V. second dwelling up to 60m<sup>2</sup> per erf; and
  - VI. bed and breakfast establishment up to the first three bedrooms of the B&B component and the first 3 residential rooms of the existing dwelling. (credit for 3 residential rooms and 3 accommodation rooms per property).

## 8.6 Exemptions

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

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



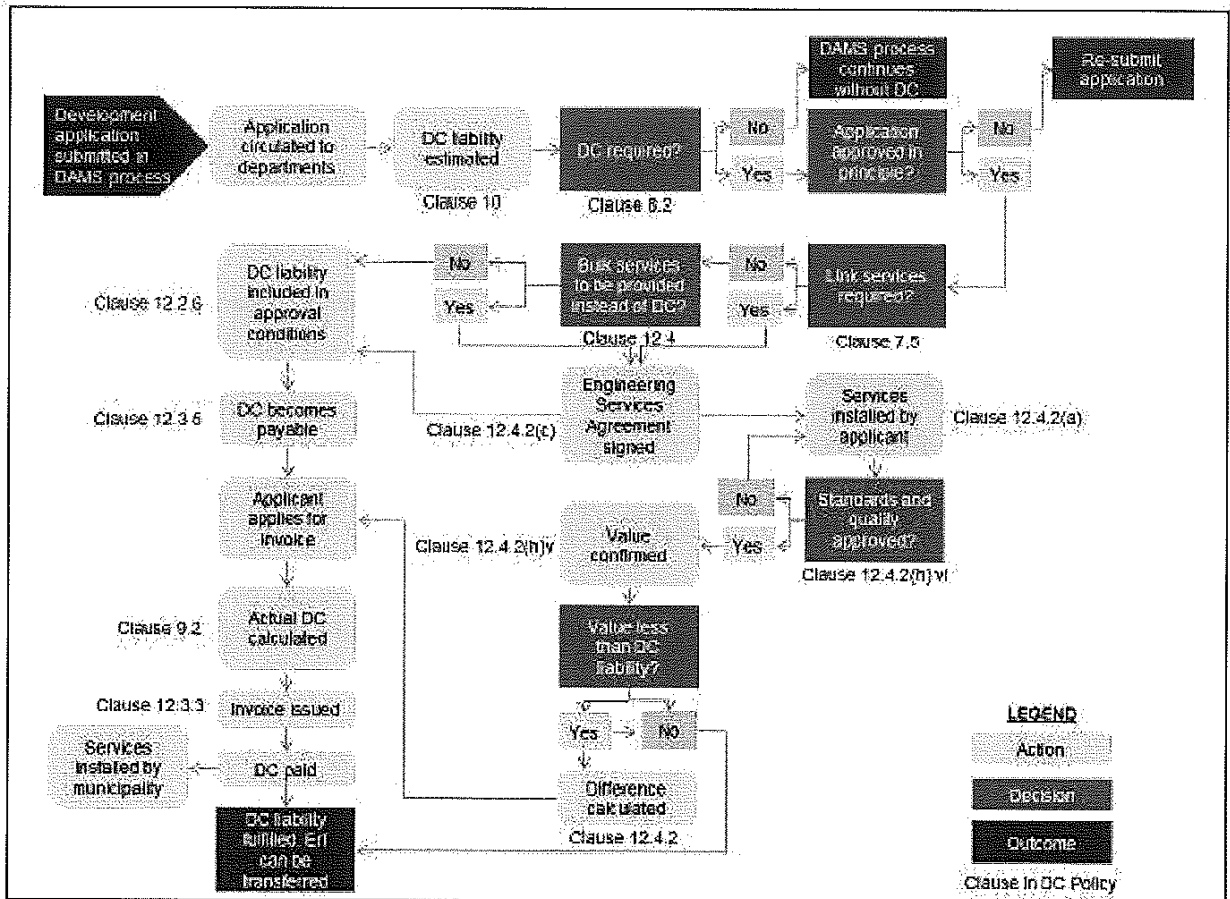
## 8.7 Administrative process

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

These include:

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

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



**Timing of DC payments for different types of land development**

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

Where no subdivision clearance or subsequent building plan approval is required	Prior to commencement of any activity on site pursuant to the application
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## 9 Methodology for determining unit costs for use in Development Charges calculations

1. A municipal Development Charge is calculated to determine as closely as practical the pro rata share of the actual, capital costs of related municipal infrastructure needed to service a particular development. The determination of costs is based on estimated unit costs for each service, which are calculated in the following manner:
  - A. A 20-year land use model is developed for the Municipality that includes planned generic land uses and densification.
  - B. This land use model is used to develop optimum service models for transport, water, sewerage, stormwater and solid waste to correspond to the future land use scenario.
  - C. The demand from this future development on each of the engineering services is calculated using average unit demands for each land use category, based on demand factors from the Guidelines for Human Settlement Planning and Design (CSIR and Construction Technology, 2000), the South African Road Trip Generation Manual (Department of Transport, 1995) and professional engineering experience.
  - D. The infrastructure required to service this new demand is determined, taking into account existing master planning and any existing capacity or lack thereof within the systems.
  - E. Engineering standards for the infrastructure are obtained from the Guidelines for Human Settlement Planning and Design, Minimum Standards for Civil Engineering Services Version 1 , various design manuals and engineering practice in the industry as well as other Municipality-approved standards as amended from time to time.
  - F. The future capital cost of this infrastructure is quantified using the current replacement cost of construction of the systems. Current replacement cost includes all land costs, professional fees, materials, labour, preliminary and general items. The capital cost to address infrastructure backlogs are excluded from the total cost.

- G. The total capital cost is reduced to a marginal unit capital cost by dividing the total cost by the total unit of demand for each service.
- H. The outstanding loan amount for each service is divided by the total capacity of the existing service infrastructure (to obtain a loan amount per unit of demand) and subtracted from the unit capital cost. This correction is made to avoid double payment for infrastructure capacity that is funded through loans and recovered through tariffs.

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

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

W = unit cost applicable to the type of development

K = total current cost of future bulk engineering services

E2 = design capacity of future bulk engineering services

L = total outstanding loans for bulk engineering services E1

= design capacity of existing bulk engineering services

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

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

## 10 Exemptions

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

- iii. make budgetary provision for the realisation of the associated revenue forgone from another realistically available source either through a specific capital transfer or an alternative capital budget vote.
5. Applications that qualify in terms of the Council approved policy or Council resolution allowing for exemption from Development Charges liability are not liable for Development Charges to the extent permitted in the policy or resolution, provided that.
  - a) the amount of the Development Charges liability for that application must be sourced from alternative funding identified in terms of the policy or resolution and transferred to the relevant asset-financing fund; and
  - b) the application for exemption must be approved by the Council.
6. The Municipality must disclose the value of exemptions provided for each budget year in its annual report.
7. No relief may be granted in respect of the payment of Development Charges to a category of properties or a geographical area other than by way of an exemption provided for in this policy.
8. No relief may be granted in respect of the payment of Development Charges to an owner of property or properties on an individual basis unless it is in compliance with a Council approved policy or resolution.

## **11 Administrative process**

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

### **11.1 Information required from the developer to calculate Development Charges**

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

### **11.2 Application procedure**

1. Land development applications (Site Development plan and Landscape development plan) must be submitted to the Town Planning Department. The applicant will be informed at this stage that

Development Charges may have to be paid and will be assisted by the Municipality in understanding what would constitute bulk and link external engineering services in the context of the particular development.

2. The full application must be circulated to internal departments with a direct interest for comment. In general, any land use application that will result in a land use intensification and will have an additional demand in the infrastructure must be circulated to at least the following departments:
  - a) Electricity Generation and Distribution;
  - b) Solid Waste Management;
  - c) Asset Management and Maintenance;
  - d) Transport Planning;
  - e) Water and Sanitation Management.
3. An internal department may put forward reasonable conditions relating to the development and, in particular, conditions relating to Development Charges which must include conditions relating to the time periods within which payment or payments must be made.
4. The limitations to the scale of permitted development, which were used to calculate the Development Charge, must be clearly set out. Where the development is approved in development charges may be imposed in corresponding phases provided that the infrastructure for the full phase is available and functional.
5. Should a developer in future wish to acquire additional development rights over and above those already approved, a new application will be required in terms of the applicable planning legislation and the Development Charges liability must be recalculated.
6. The final Development Charges must be reflected in the calculation and form part of the conditions to be approved.
7. The conditions of the relevant department must be included in the final conditions of approval that are approved in terms of the applicable land use or planning legislation. Where conflicting conditions between departments occur it must be resolved internally prior to the final conditions being formulated.

8. The final approval of the conditions will be applicable to the property. Where an applicant disputes the conditions the relevant appeals process must be followed.

### 11.3 Payment of Development Charge

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

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

1. The conditions of approval appended to a land development application must set out the payment requirements and specifically must prescribe:
  - a) the amount to be paid, including provisions for escalation over time; and
  - b) the date when the Development Charge payment is due, which may include more than one payment date for more than one payment in the case of phased developments.
2. The Development Charge will be payable by the developer in full by a BANK GUARENTEE CHEQUE or electronic funds transfer.
3. Subject to 12.3.1 above, the developer will make one payment in response to a detailed invoice, provided by the Municipality to the developer and no payments by instalments will be permitted.
4. The Municipality will allocate the funds into the correct Asset-Financing Funds of each of the relevant services.
5. Payment shall be made as follows:
  - a) in the case of subdivision of land, prior to the issuing of a subdivision clearance certificate which would allow transfer of first unit, or registration of a CRT, unless the conditions of approval indicate otherwise;
  - b) in the case of an application where no subdivision is required and where the intended development requires approval of a building plan, prior to approval of building plans unless the conditions of approval indicate otherwise;



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- c) in the case of any application where no subdivision clearance or subsequent building plan approval is required, prior to commencement of any activity on site pursuant to the application.
6. The Municipality may withhold any approval or clearance in terms of planning or building control legislation where a developer has not complied with his or her imposed Development Charge liability.
7. Where the development entails subdivision of land, no transfer or registration of a CRT may be concluded of any portion of land until the Development Charge has been paid.
8. Where there is no transfer, the Municipality must withhold building plan approval until the Development Charge has been paid. No occupation may take place until the development is fully serviced and all conditions were met by the developer. No occupation certificate can be issued until the development is fully functional and conditions relating to functional services provision were met by the developer.
9. In the event that a developer proceeds with exercising his or her rights without paying the Development Charge in accordance with the applicable conditions of approval no subsequent transfer of that erf, or registration of a CRT, may be processed or approved until the applicable Development Charge has been paid.
10. In all cases where a Development Charge arises the Municipality must impose a condition that confirms that the land use becomes unlawful on account of non-payment of the Development Charge, thereby enabling the Municipality to invoke its enforcement measures appropriate to an unlawful land use.
11. In large and/or complex projects the Municipality may approve a development in phases thereby allowing Development Charges to be paid on commencement of each approved phase.
12. Where external engineering services are provided *in lieu* of Development Charges by the developer, the Municipality may agree to delayed payment of a Development Charge, provided that a Services Agreement between the Municipality and the developer is signed and a written guarantee from a registered financial services provider is provided by the developer to cover any risk to the Municipality that this arrangement may entail.
13. The detailed roles and responsibilities for the provision of infrastructure in lieu of Development Charges must be set out in a separate Services Agreement, but the key aspects related to timing of payments as well as the amount(s) to be paid must be reflected clearly in the conditions of approval.

#### 11.4 Infrastructure *in lieu* of Development Charge

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

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

- xii. the Municipality may impose other appropriate safeguards on a case-by-case basis depending on the circumstances.
  - A. The infrastructure installed and the land on which it is situated are either formally transferred to-, and received by the Municipality or the required agreements are made to ensure that the Municipality has access to the infrastructure if it does not fall on municipal land, which may include the registration of a servitude in favour of the Municipality.
- 3. The final value of the assets transferred, as reflected in payment certificates, must be reconciled with the original Development Charges liability and any balance due by the developer must be paid in full.
- 4. Where the developer installs external infrastructure of a higher value than the Development Charge liability, as provided for above in **Section 7**, the developer may offset the additional amount against his or her liability for Development Charges incurred under subsequent phases of the same development. The Municipality must verify that the additional infrastructure is necessary for the integrated and efficient development of the infrastructure network.

### 11.5 Use of Development Charges Funds

- 1. Development Charges may only be used for capital works, i.e. the full and actual costs of construction of new municipal infrastructure or the upgrading of the capacity of existing municipal infrastructure, taking into account the components of actual cost as set out in this policy. Development Charges may not be used to reduce or eliminate existing infrastructure backlogs, for operations or maintenance costs, or as a general revenue source for the Municipality.
- 2. All funds collected are to be retained in dedicated Asset-financing Funds, per service and per municipal district, to be applied in the districts concerned, and toward the services against which payment was made, provided that:
  - i. in the case of cross-boundary services where the infrastructure network serving the proposed development are not confined to any one municipal district it will be permissible to pool Development Charges for use across areas and to implement inter-district transfers.

3. Funds must be spent according to the project priorities of the Municipality for that municipal district and service, as illustrated in the infrastructure master plans and detailed in the capital budget or integrated development plan.
4. Once a Development Charge has been paid in full for a specific piece of infrastructure, the Municipality must include that infrastructure development project on the capital budget in the subsequent budget cycle.

### **11.6 Transitional Arrangements**

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

## **12 Monitoring, Evaluation and Review**

### **12.1 Monitoring**

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

### **12.2 Evaluation and review**

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

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

## 12.3 Review

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

## 13 First Review

### 13.1 General

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

### 13.2 MSDF

The new Municipal Spatial Development Framework (MSDF) follows a strategic and facilitated process to create a desired spatial form concentrating critical mass around transport corridors and specific transport

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

### 13.3 MTIIF

The Medium-Term Infrastructure Investment Framework (MTIIF) assesses the current infrastructure capacity, costing and sequencing of future infrastructure provision. It furthermore articulates the operating and capital 'cost surfaces' of land use developments in relation to space to illustrate the differentiated costs to the Municipality, investors, households and the other public sectors. In principle the MTIIF aims to guide the Municipality's budget allocation on infrastructure to ensure maximum return on investment. DC's do not constitute the major funding source for new infrastructure stemming from developments or backlogs it merely compliments the funding source for new economic infrastructure. Whilst it is important to synchronise capital investment in specific areas of priority, developments may take place in different areas. This then often poses the challenge that bulk services may not be available for developments in certain areas at a given time and developers are required to either wait or fund the necessary bulk infrastructure themselves. Council prioritises its capital budget through the IDP process and then allocates capital budget for infrastructure-based availability and sustainability in line with the MTIIF.

Where Council priorities differ from developer's need and programmes, developers will have to fund bulk services through the DC availability or align their developments with the capital implementation programme of the Municipality. It is not always possible to synchronise market demand with private and public investment,

and the current DC policy enables developers to a large extent to provide the required infrastructure through DC offsets. The DC policy currently compliments the MTIIF to a large extent by providing a mechanism for new users to fund their infrastructure based on the user pay principle.

### **13.4 Housing Development**

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

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

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

As part of the overall housing program informal settlements and other typologies needed a different approach. As services are often provided at a reduced ratio to informal settlements the actual reduction in demand has to be reflected in the development contribution. Shared services are normally provided in a 1:25 and 1:5 ratio



and households share the services on a proportional basis. Thus where shared services are provided the DC amount is reduced to 50% of a subsidized unit which equates to approximately 15 % of the liability of an economical residential unit.

This apportionment is seen as a representative recovery of the actual demand housing developments place on the infrastructure and provides a fair recovery of the cost to provide sustainable infrastructure in the long term.

### 13.5 Planning Legislation

The 2010 policy were developed whilst there were a number of legislative amendments looming. The policy document anticipated most changes and was drafted taking current and possible future legislative changes into account. Subsequently SPLUMA was enacted which became the basis for the planning by-law and in this case the DC policy.

As municipalities face a growing need to finance infrastructure, it is imperative that all possible sources of finance are accessed. Development charges (DCs) are an important source of such finance.

This is important to enable the municipality to provide economic infrastructure in a sustainable manner to facilitate land development.

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

#### Policy Principles

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

It is based on the following principles:

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

in excess of the impact the land use change will have, hence the new township does not have to subsidize existing communities.

3. **Full Cost Recovery.** In line with the above two principles, the policy is based on full cost recovery. The impact of the additional demand is calculated, and the full cost of supply to meet the demand is the contribution thus required.

- **Consistent.** The application of the policy is uniform and standardized throughout the Municipality of Mogale and has been aligned with National Standards
- **Equity.** All developers are treated equally. The impact is determined based on a fixed set of factors which are predetermined and set for each particular land use and size.
- **Certainty.** Applicants know beforehand what the ESC will be and can build that cost into their viability calculations before making the application.
- **Defendable.** The policy is based on sound engineering principles, has been the subject of extensive research and consultation, is valid in law, is aligned with national standards and is therefore defendable.
- **Efficiency.** The policy is transparent, easily checked and easily applied. There are no extra or hidden costs involved in implementing the policy, to either the applicant or the Council.

#### **Applicability**

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

### **13.6 Roads and Stormwater**

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

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

### 13.6.1 Change within policy and additional guidelines

### 13.6.2 Determination of the Contribution

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

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

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

In applying the formula, the following is relevant:

- i. **Trips:** The number of trips is determined by multiplying the proposed development size and type by the trip generation rate, less any existing land use rights on the site, multiplied by that trip generation rate. The trip generation rates are based on Average Annual Daily Traffic converted back to an equivalent hourly rate to account for the total impact on the road network and not merely the impact during peak hours. The trip generation rates are provided in **TMH17 South African Trip Data Manual**, September 2012
2. (a copy of which is attached to the Implementation Manual). These are the latest and most accurate trip generation rates available. This policy is based on these national rates, which have been adjusted to local circumstances as provided for in the policy. The Municipality will review these rates from time to time.
3. **Distance** is the distance travelled on Municipality of Mogale, owned mobility roads (Class 1, 2 and 3). The distance excludes travel on access streets (Class 4 and 5) as these streets are provided as internal

streets at no cost to the Municipality. The distance also excludes national and provincial roads, as these are provided by other authorities at no cost to the Municipality. The distance on mobility roads is divided by two to account for the fact that the origin of the trip will pay for half the trip and the destination for the other half. The distance is provided in **TMH17 South African Trip Data Manual**, September 2012.

- i. **Lane capacity** is the service flow rate (veh/hr/lane). This figure is provided in **TMH17 South African Trip Data Manual**, September 2012.
- ii. **Cost per lane** is the cost of providing the land and constructing one lane kilometre of Municipality of Mogale mobility arterial road. The cost is comprehensive providing for all the road services defined in above. Again these figures are provided in **TMH17 South African Trip Data Manual**, September 2012.

### 13.7 Applying the Engineering Services Contribution

- 1) The municipality is responsible for providing a master plan to applicants indicating the development framework and the arterial road network required to serve the region or area. If the municipality is not able to provide a master plan for the area, the applicant can offer to pay for the master plan and any modelling required. This master plan is to be prepared under the direction and to the satisfaction of the municipality;
- 2) The following process must be followed by applicants:
  - As part of the application, the applicant must indicate all new roads and road upgrading required, whether they comply with the master plan for the area, which roads are internal, boundary or external and the road authority (municipal, provincial, national or private), to the satisfaction of the municipality;
  - The applicant will be given the opportunity to provide the external and boundary road upgrading indicated at his/her cost that fall within Municipality of Mogale responsibility. Improvements on bordering municipal, provincial or national roads, should be agreed by those authorities. This cost can include land, professional fees, and doing the construction itself;
  - The Municipality can, in its sole discretion, accept the offer(s) above and agree to offset the costs incurred by the developer on external services against the ESC. The costs offset must be proven actual costs incurred by the applicant.

- In the event that the applicant offers to construct services on roads not owned by the Municipality of Mogale local municipality, but owned by bordering municipal, provincial or national road authorities and the Municipality of Mogale is in favour of such construction because it is in the interests of the community, then there must be an agreement with the relevant authority in terms of intergovernmental co-operation legislation and may grant the applicant a rebate on the contribution required up to the value of the construction undertaken, but not exceeding the Engineering Service Contributions for Roads and Stormwater;
- The Municipality will favour applications by the developer to provide the required “external” infrastructure and will not unreasonably withhold permission.

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

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

### 13.8 Utilizing the Engineering Services Contribution (ESC)

The ESC for roads and stormwater will be used for providing roads and stormwater infrastructure as defined in this policy and not for any other purpose. Contributions paid to the Municipality will be transferred into JRA’s *Road and Stormwater Contribution Account* which has been established for this purpose.

**The ESC will be used where the need is greatest, considering:**

- i. The cost to the applicant for undertaking the master plan on behalf of the Municipality, if applicable;
- ii. The cost of land provided by the applicant for external roads and stormwater;
- iii. The cost to the applicant of increasing the size of internal roads and stormwater to serve other developments at the behest of the municipality;
- iv. The cost to the applicant of providing external services.

Funds in the *Contribution Account* will be utilized in the impacted area of the development, considering:

1. contributions received for specific roads, such as boundary roads;
2. the costs of increasing the size of internal services where the Municipality has instructed the applicant to do so;
3. the cost over and above the ESC spent by the applicant on external roads where an Engineering Services Agreement has made provision for this amount to roll over into another associated development;

### 13.9 Open spaces and parks

The Municipal Council hereby, in terms of Section 13 of the Local Government: Municipal Systems Act 32 of 2000 and Section 84(1)(p) of Local Government: Municipal Structures Act, 117 of 1998 publishes the By-Laws set forth hereinafter, which have been approved by the Council in terms of Sections 11 and 12 of the said Act.

#### 13.9.1 Interpretation and Fundamental Principles

##### 13.9.1.1 *Terms and abbreviations:*

In these By-Laws, unless the context otherwise indicates, the terms and abbreviations used will be interpreted as follows:

**Bio-Diversity-** means that the variability among living organisms from all sources including, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part and also includes diversity within species and while between species, and of ecosystems.

**Bio-Diversity Reserve-** Refers to any portion of land that has been set aside by legal process for the management and protection of its Bio-Diversity.

**Environmental Management department-** The relevant department within the Mogale City Local Municipality that is responsible for managing all environmentally related functions in conjunction with relevant departments including Urban Greening.

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Local Economic Development department- The relevant department within the Mogale City Local Municipality that is responsible for managing all town planning, building control and economic development functions in conjunction with other departments.

Environmental Management Framework- Refers to a set of Geographic Information System based data sets that informs decision making about the environmental status and sensitivity of an area with reference to geology, Veld types, ridges, hydrology, bio-diversity etc.

Fee- will mean a fee determined by the Municipality in terms of its Tariff By-Law in respect of any matter dealt with in this By-Law;

Garden/Landscape- In this context will refer to a designated area for the cultivation of lawns, trees, shrubs, perennials and annuals in an organized, functional and aesthetic manner. A garden/landscape may include hard structures and surfaces such as footpaths that are purposefully designed to allow water to penetrate the area in which it is placed and will not sterilize the soils on which it is placed.

GDACE- Gauteng Department of Agriculture, Conservation and Environment that is the relevant authority in terms of Environmental Legislation.

(ISC) Impermeable Surface Coverage- Refers to the total surface area in a development which is covered by material impervious to water, which largely contributes to surface water runoff and storm water generation. This will include but not be limited to roof tiles, corrugated metal sheets, fibreglass sheets, polycarbonate sheets, glass, paving, concrete and tarmac. ISC can also be referred to as the footprint of such development, which for the purposes of this By-Law excludes gardens.

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

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

Municipal Open Space System- Refers to the network of public and private open spaces within the Municipal area captured as a data set in the Municipality's Geographic Information System. Also abbreviated as MOSS.

Municipality- Refers to Mogale City Local Municipality or abbreviated as MCLM.

Natural open space- The remaining undisturbed natural and undeveloped areas within the urban edge. They are the areas that contain the core terrestrial, freshwater, estuarine and marine ecosystems. These ecosystems include land cover types such as grasslands, forests, beaches, estuaries, rivers, wetlands, etc.

Private Open Space- Refers to open space on private land, which is set aside for greening and or conservation and or recreation purposes and is specifically zoned as private open space. Private open space is not generally accessible to the public.

Public Open Space- Refers to erven that functions as open spaces and is specifically zoned as Park, Public Open Space, Agriculture or Undetermined to which the general public have access without restriction. This may include various park system classifications.

Environmental Department- The municipal unit responsible for parks management and urban greening as described in the context of this By-Law.

Sustainability- A desirable level of balance between the environment and human needs where consumption or use is equal or less than replenishment and does not compromise the ability of future generations to meet their own needs.

Tree Ring- Refers to a concrete ring that serves as kerbing around the base of a tree which defines a small root zone space for the tree where water can penetrate and soil gasses can exchange freely.

Urban Greening- Refers to a wide range of urban development actions that aim to facilitate a sustainable relationship between urban dwellers and their environment.

Urban Greening Strategy- Refers to a strategy document developed for Mogale City Local Municipality in which an action plan for the facilitation of urban greening in the Municipality is presented. The Mayoral Committee approved this strategy document on 24 February 2005.

Urban Open Space- Any human made or legally designated places and areas within the Urban Edge that are developed for community use. They include parks, sports fields, agricultural fields, streets, town squares, road reserves, servitudes for services such as electricity transmission lines, dams, private gardens, etc.”

Visual Impact-Refers to the visible impact a development has on the aesthetics of the environment.



Visual Impact Assessment-Refers to the study of the visual impact a development has on the environment and makes recommendations to mitigate such impacts.

Visual Pollution-Refers to developments or components of developments and/or the urban environment that forms clutter and/or visual confusion and/or detracts from the predominant sense of place of the existing environment and/or detracts from the natural beauty of the environment and/or defaces natural features in the environment.

These By-Laws emanate from the Urban Greening Strategy and should therefore be read and interpreted with this strategy document as reference.

#### 13.9.1.2 *Application of By-Laws*

1.2.1 These By-laws apply to every private individual, organization, company or any other legal entity.

1.2.2 These By-laws are binding on the State.

#### 13.9.1.3 *Purpose of By-laws*

The purpose of these By-laws is to provide in the area of Mogale City Local Municipality and in conjunction with other applicable legislation, an effective legal and administrative framework that also complies with national and provincial legislation –

- (a) to create a green environment with instructions to all developers of property
  - (i) to establish green areas;
  - (ii) to create or maintain corridors for the movement of living organisms such as smaller and larger animals, plants and reptiles;
  - (iii) to preserve and protect existing trees and other natural features;
  - (iv) to protect the existing biodiversity;
  - (v) to encourage the rehabilitation of areas to allow the biodiversity in that area to establish itself;
  - (vi) to achieve an acceptable visual result;
  - (vii) to structure the future use of the area being developed to be compatible to the aims set out above;

in each development in a manner that will allow each development to link to similar areas or potential areas in neighbouring developments.

(b) to achieve this aim, natural features such as water courses, existing or degraded wetlands, areas containing clumps of trees, clumps of natural growth, trees, rocky outcrops, ridges, actual or potential areas that will allow or did allow the development or protection of biodiversity and other similar areas should be introduced in Landscape Development Plans as measures so that green areas and corridors are created, so the natural component of the development is protected, and its biodiversity enhanced,

o hard structures and any proposed construction be planned around the natural areas, must complement them, must form an integral part of the development with the green features and be developed in such a manner that the green features are protected, so that projects are fully planned before such a development is undertaken and are included in the draft or final contracts entered into with all contractors and subcontractors on the project and be subjected if not implemented to appropriate penalty clauses, so must ensure that the social, financial, economic and environmental liability of the development is not prejudiced.

(c) to ensure that the way in which the Municipality controls, manages and develops its municipal region is done in an environmentally sustainable way, and is in the long-term upholding the interests of the whole community of Mogale Municipality, including future generations;

(d) to give guidance to all stakeholders involved in the planning, development and management of open spaces and other green infrastructure; and

(e) which clearly defines the rights and obligations of the public in relation to urban greening and sustainable development.

### 13.9.2 Submission of Landscape Development Plans

#### 13.9.2.1 *Targeted property developments*

2.1.1 The submission of Landscape Development Plans to the department of Integrated Environmental Management will be compulsory for any residential and business development whether developed as a single unit or sub-divided portions, except for individual residential erven smaller than 2000 square metres in extent and that the accepted conclusions in the Landscape Development Plan form part of and is integrated into the final development plans submitted to the Municipality for approval.

2.1.2 The Department of Integrated Environmental Management may exempt an applicant from submission of a Landscape Development Plan if it is in the opinion of the Department is not feasible,

or if a written motivation for exemption is submitted. The decision of the Department will be final in this regard.

2.1.3 A fee will be payable by the applicant for the submission and consideration of Landscape Development Plans, as determined in the Municipality's Tariff By-Law.

### 13.9.2.2 *Scope of Landscape Development Plans*

The Landscape Development Plans will reflect the following information:

#### Basic Information:

- 2.2.1 Scale (1:100, 1:200, 1:250; 1:500 as norms)
- 2.2.2 North point indicated.
- 2.2.3 Erf Number of site, suburb and street names clearly indicated.
- 2.2.4 Project Name
- 2.2.5 Site Boundaries and their dimensions
- 2.2.6 The name of the Architect, Engineer, Surveyor or company where plan/base was obtained.
- 2.2.7 Entrance and windows of the ground floor of the development.
- 2.2.8 Contours at 1-meter intervals for plans less than 1:250 scale and 5-meter intervals for plans larger than 1:250 scale.
- 2.2.9 The 1:50 and 1:100-year flood lines where identified by an engineer.

#### Hard Structures and Infrastructure Information:

- 2.2.10 Boundary treatment indicating material, finish, height, and elevation.
- 2.2.11 Building lines
- 2.2.12 Servitudes including road reserves.
- 2.2.13 Existing buildings and other structures that are being conserved if applicable
- 2.2.14 Show phasing and proposed subdivision if applicable.
- 2.2.15 Hard Structures and surfaces area coverage, properties and layout.
- 2.2.16 Vehicular and pedestrian access to the site.
- 2.2.17 Provision of electricity HT/LT chamber, water connection, storm water pipes, and sewer lines and pumping stations.
- 2.2.18 Refuse area indicating whether it is covered or not and measures preventing spillage and drainage from the refuse area.
- 2.2.19 Surface water runoff direction, channelling, calming, discharging and seepage /retention areas and infrastructure.

2.2.20 Type of developments on surrounding areas indicated (Indicated as either open space, business, residential)

2.2.21 Details of retaining walls locality, elevation and finish.

2.2.22 Elevations including vegetation and boundary treatment

**Landscaping Information:**

2.2.23 Location of existing trees and large shrubs, presented in a site plan, indicating whether they will be retained or removed.

2.2.24 Location and size of natural rock outcrops, ridges and any other geological feature.

2.2.25 Location and size of any natural or manmade water body which will include but not be limited to wetlands, rivers dams, ponds or pools whether permanent seasonal or temporary

2.2.26 Plant selection indicating species, quantities and sizes in the planting plan. This will constitute a planting plan, which will be provided as an addendum to the landscape development plan.

2.2.27 Planting method and soil preparation as technical specification.

2.2.28 Irrigation system design, water source and volume distribution, if applicable and measures to reduce water consumption.

**13.9.2.3      *Reviewing of Landscape Development Plans:***

The Department of Parks Management will review submitted Landscape Development Plans based on the following criteria:

2.3.1 Plant species selection with reference to Conservation of Agricultural Resources Act, Act 43 of 1983, bio-diversity preservation (National Bio-Diversity Act, Act 10 of 2004) and suitability of location.

2.3.2 Effective use of existing natural resources and other material for optimum impact and functionality.

2.3.3      Soil retaining and preservation measures to prevent erosion.

2.3.4 Surface water runoff management to reduce impact on engineering infrastructure, and river systems in consultation with the Department of Roads and Storm Water.

2.3.5      Irrigation water requirements of design.

2.3.6 Compliance of landscape development plans to the requirements of the Record of Decision of GDACE and Environmental Management Plans for the development in question.

2.3.7 Extent to which the landscape development addresses visual pollution and visual impacts the property development has. The Municipality may request a specific Visual Impact Assessment as addendum to the Landscape Development Plans if it is of the opinion that the landscape development plan does not optimally address the areas of visual pollution or if the nature of such property

development has significant visual impacts on the surrounding areas and does not adhere to the general sense of place of the environment.

2.3.8 The Department of Local Economic Development will review submitted Landscape Development Plans based on the following criteria:

(i) Compliance to National Building Regulations.

2.3.9 The Department of Infrastructure Management will review submitted Landscape Development Plans based on the following criteria:

(i) Compliance to Engineering Standards and conditions set by the Municipality for on-site storm water infrastructure and surface water runoff management.

#### 13.9.2.4 *Additional Requirements*

i) Plans will only be drafted and signed off by Professional Landscape Architects registered with the South African Council for Landscape Architectural Professions (SACLAP) in terms of the South

African Council of Landscape Architect Professions Act (Act 45 of 2000) ii) The Landscape Architect will provide his registration details on submission of the plans. iii) The Landscape

Architect will provide a summary document of his brief, which will include the design concept, outlining technical specifications, construction work and materials, and design criteria.

iv) The plans will be submitted in duplicate and folded to A4 size, comprising one colour and one monochrome of the landscape development plan, planting plan and other relevant supporting documentation.

v) Specialized engineering infrastructure must be designed in consultation with a registered Civil Engineer. vi) Approval of the landscape development plan does not constitute final approval of the services infrastructure, and a final approval is still required from the Municipality's Department of Infrastructure.

## 2.4 Systems & Procedures

2.4.1 The Department Integrated Environmental Management will determine whether an applicant needs to submit a Landscape Development Plan during review of any consent use application and or rezoning and or sub-division and or township establishment and or removal of restrictive conditions

application/s. The Landscape Development Plans are due with the submission of the site development plans.

2.4.2 The Department of Local Economic Development will inform any property developer where consent use application and or rezoning and or sub-division and or township establishment and or removal of restrictive conditions has already been approved but no building plans or site development plans has been submitted yet, of the Municipality's requirement for the submission of Landscape Development Plans in terms of section 1.1. The Landscape Development Plans are due with the submission of the site development plans.

2.4.3 A letter will be issued to the applicant stating the Municipality's requirements for Landscape Development Plans in terms of this By-Law.

2.4.4 The Landscape Development Plans, folded to A4 size, will be submitted with the building plans and/or site development plans to the Department of Local Economic Development.

2.4.5 The Department of Local Economic Development will, once it has determined that the hard infrastructure complies with National Building Regulations, forward the Landscape Development Plans to the Department of Integrated Environmental Management within twenty working days of receipt thereof. The Director's office will then forward such landscape development plans to the department of Parks Management.

2.4.6 The Department of Parks Management will review the Landscape Development Plans within 30 working days and inform the landscape architect of any amendments required. The landscape architect will in turn inform his client of the required changes. The Department of Parks Management will in the 30-day review period consult with the Department of Roads & Storm Water with regard to the compliance of the design to engineering standards and conditions with specific reference to storm water infrastructure and surface water management.

2.4.7 The Landscape Development Plans will be approved once the necessary amendments have been made and the Department of Parks Management is satisfied that all the requirements of the Department Integrated Environmental Management, Department Local Economic Development, Department Infrastructure Management and of the By-Law are met.

2.4.8 The approved plans will be forwarded back to the Department of Local Economic Development that will in turn inform the applicant.

2.4.9 The Department of Local Economic development will withhold the approval of building plans and or site development plans if the applicant has failed to submit Landscape Development Plans in terms of section 1.1.

2.4.10 The Municipality will withhold the issuing of occupation certificates or the signing of a Section 101 certificate; whichever is applicable, if the applicant has failed to adhere to the requirements of the Municipality in terms of this By-Law.

### 13.9.3 Provision & Preservation of trees on Private Property Developments

#### 13.9.3.1 *Provision of trees on parking lots and pedestrian walkways*

- i) Any property developer providing more than four parking bays per property, will plant trees at a density of one tree for every four parking bays. ii) Trees will be no smaller than 2 meters in height from at least a 50ℓ container.
- iii) Trees in lawn and paved areas will be provided with a concrete tree ring of no less than 1 meter in diameter and will be covered with a grid if such tree is closer than three meters from a pedestrian walkway.
- iv) The Municipality may specify the tree species if it is of the opinion that the property developer's selection is not suitable in terms of the provisions of the Conservation of Agricultural Resources Act, Act 43 of 1983 and the National Bio-Diversity Act, Act 10 of 2004.
- v) Property owners within private residential estates will only plant suitable indigenous tree species on their sidewalks, which will be determined by the Department of Parks Management. The estate manager will distribute a list of such suitable trees species to every new property owner within such residential estate. The estate manager will instruct property owners to remove tree species other than those specified on the prescribed list and upon failure to do so remove such trees at the cost of the property owner.

#### 13.9.3.2 *Provision of trees on private roads*

Trees will be planted at an interval of 15 meters on both sides of any private road longer than 30 meters of a property development, unless otherwise indicated by an approved Landscape Development Plan.

#### 13.9.3.3 *Preservation of existing trees and other significant flora on properties prior to, during and after development:*

3.3.1 Any applicant contemplated under section 1.1 will submit as an addendum to a Landscape Development Plan a site/base plan indicating:

- i) All existing trees and shrubs or groups of trees and shrubs.
- ii) Their location in relation to the proposed development.
- iii) If and how the trees and shrubs will be preserved.
- iv) How this natural features will be integrated into the proposed development plan

3.3.2 The Department of Parks Management may enforce the preservation of certain trees on the site if it is of the opinion that such tree/s are unique and has become a distinct landmark. In such a case the onus will be on the developer to propose alternative site development plans to accommodate such trees.

3.3.3 The developer may lodge an objection to the Director of Integrated Environmental Management regarding the decision to protect certain trees on site if he can provide sufficient substantiation that it would not be feasible to preserve the tree/s. If no alternative to removal of the tree/s can be found, a penalty fee payable to the Municipality will apply for each tree, (otherwise destined for preservation) which needs to be removed. Such charge is based on the standard tree valuation method used by the Municipality. A fine of up to R5000 per tree plus the valuation of the tree/s removed is payable by developers who remove trees without the due authorization of the Municipality.

3.3.4 The Department of Parks Management may, in consultation with the landscape architect, determine the most suitable methods for preservation of the trees and shrubs on site prior to, during and after construction, which must be adhered to by the developer.

#### 13.9.4 Allocation of Private Open Space

4.1 All residential property developments or townships in excess of 1 ha in extent will show in their plans submitted for approval the use of natural areas in order to add value to the development and to the area, which area will be a minimum of 15% of the property in order to be zoned and used as private open space. Such zoned private open spaces will individually not be less than 1500 square metres in extent. Developments smaller than 1 ha in extent, if it cannot contribute a partial or complete beneficial use up to 15% of natural resources, shall pay a park contribution fee as determined by the Municipality.

4.2 All business estates including office parks and industrial parks in excess of 1 ha in extent will show in their plans submitted for approval the use of natural areas in order to add value to the development and to the area, which area will be a minimum of 10% of the property which will be zoned and used as private open space. Such zoned private open spaces will individually not be less than 1000 square metres in extent. Developments smaller than 1 ha in extent, if it cannot contribute 10% of its property for the use of natural areas, shall pay a park contribution fee as determined by the Municipality.

4.3 A minimum of 75% of the allocated private open spaces will be interconnected, forming a functional network of green spaces. Such open space connectivity may only be intersected by road infrastructure.

4.4 This private open space will exclusively be used for greening and/or conservation and recreation purposes, dependant on the provisions of the Record of Decision of the Gauteng



Department of Agriculture, Conservation and Environment, the Environmental Management Plan and any other binding conditions of establishment laid down.

4.5 Private Open Spaces within any development will be registered as ecological servitudes as part of the conditions of establishment of the township and relevant title deeds to preserve such open spaces and natural areas from any future development. Any amendment to an ecological servitude will require authorization from the Provincial Department of Agriculture, Conservation and Environment.

### 13.9.5 Allocation of Public Open Space

5.1 The Municipality will ensure, through its Department of Local Economic Development and in consultation with the Department of Integrated Environmental Management, that in the planning of all new Municipal Townships, natural areas must be used in a way that will add value to the development and to the area, which area will be a minimum of 20% of the property set aside for public open space.

5.2 The Department of Integrated Environmental Management will, in consultation with the Department of Local Economic Development, determine the location, layout and extent of such open space systems. The Municipality's Environmental Management Framework, MOSS, and any other relevant and applicable environmental policy and legislative framework will inform the identification of suitable open spaces areas.

5.3 The Department of Integrated Environmental Management will determine which open space erven will be reserved for developed parks and recreation facilities, natural open spaces and BioDiversity Reserve.

5.4 A minimum of 75% of the allocated public open spaces will be interconnected, forming a functional network of green spaces. Such open space connectivity may only be intersected by road infrastructure.

5.5 The Municipality will, as far as is reasonably possible, ensure that additional land that can add to the biodiversity protection of the area, can enhance the upgrading of natural features, can create corridors for wild life, can be beneficially used by the people and can maximise the value of natural features is purchased for public open space systems.

5.6 The Department of Local Economic Development will ensure that the allocation of public open spaces is captured in its Precinct Plans and any other relevant town planning processes, as directed by this By-Law.

### 13.9.6 Greening within Low-Cost Housing Projects

6.1 All contractors appointed for the development of low-cost housing will plant one tree per house, which will be for the account of the contractor. This requirement will be a standard clause in tender specifications for low cost housing projects, whether the Municipality, the Provincial or National Department responsible for housing or its duly appointed representative administrates such tender process.

6.2 During the planning phase for low cost housing projects the following must be ensured:

i) The house will be placed in such a manner to ensure that sufficient outdoor space is available

for gardening purposes, which may often include household food gardens ii) Households must be able to access grey water effluent for gardening purposes. iii) Sidewalks must be a minimum width of 3 meters to allow for the planting of street trees. iv) Landscape development plans will be submitted for each low-cost housing project and its implementation will form part of the total project cost for such project.

### 13.9.7 Erosion & Flood Control

7.1 In order to minimize the impact of storm water generated within urban areas on the environment, the Department of Integrated Environmental Management will regulate, in consultation with the Department of Local Economic Development and Department of Infrastructure the following parameters:

- i) The density of residential developments measured and limited to the number of residential units per Ha.
- ii) The maximum percentage of the property to be covered by impermeable surfaces, otherwise referred to as the development footprint.
- iii) The surface water runoff channelling, retaining, dissipating, seepage and discharging measures to be implemented on the development, with reference to the landscape development plans for such developments.

7.2 The Department of Integrated Environmental Management will determine these parameters for each township using the following environmental variables: i) Presence of ridges and its protection status.

ii) Status, capacity and location of rivers, wetlands, dams, open spaces and water catchments likely to be affected by surface water runoff from the property. This will be verified by specialist

studies where required by the Municipality. iii) Gradient of property affecting surface water runoff velocity and volume.

- 
- iv) Presence or absence of engineering infrastructure to receive and channel surface water runoff.
- v) Current developed state and density of the surrounding areas the proposed development is situated in and its current cumulative impact on the environment. vi) Geology and soil conditions of the area. vii) State and presence of ecological reserve for primary water catchment and riverine systems.

7.3 The Department of Integrated Environmental Management will annually submit these parameters to the Mayoral Committee for approval, which will serve as an addendum to the Environmental Management Framework of the Municipality.

7.4 These parameters will be binding on all residential, business and industrial property developments.

### 13.9.8 Wetlands & Bio-diversity Preservation

#### 8.1 Wetland preservation

8.1.1 Infilling, excavation, drainage and hardened surfaces (including buildings and asphalt) will not be located in any of the wetland zones (i.e. permanent, seasonal or temporary).

8.1.2 Hardened surfaces will be located at least 50 m outside of the outer boundary of the seasonal/permanent wetland zone (Note: if the width of the outer temporary zone is greater than 50 m and section 8.1.1 above is met then this requirement would automatically be met).

8.1.3 Extension to the buffer in localized areas will also be included to minimize the impact of concentrated storm water run-off into the wetland. Storm water outflows will not enter directly into the wetland. A predominantly vegetated buffer area at least 20 m wide will be included between the storm water outflow and the outer boundary of the wetland, with mechanisms for dissipating water energy and spreading and slowing water flow and preventing erosion. This buffer is particularly important when the catchment feeding the storm water drain comprises predominantly hardened surfaces.

8.1.4 Where the wetland has a particularly high biodiversity value, further buffering and linkages to other natural areas will be required, the width of which will depend on the specific requirements of the biota. In such cases, an environmental specialist will be appointed to determine the appropriate buffer and linkages

8.1.5 Roads will not be allowed to traverse a wetland. Thus, an alternative route will be sought if a wetland falls within the planned path of a road. If no viable alternative route exists, then it will be ensured that the road has minimal effect on the flow of water through the wetland (e.g. by using a bridge or box culverts rather than pipes). No excavation of the wetland or any stream passing through the wetland (i.e. lowering of the base level) will be permitted. The developer will ensure that an adequate buffer is present to deal with run-off from the road (see section 8.1.3 above). Disturbance of the wetland will be minimal at, and adjacent to, the road-crossing site (see section 8.1.8).

8.1.6 Where a road runs alongside a wetland and it intercepts natural hill slope runoff into the wetland, the road will be set back from the boundary of the wetland by at least 20 m and feed-off points will be included at frequent intervals along the road (at least every 100 m) and the outflows of these should conform to the requirements of the storm water outflows (given in section 8.1.2 above).

8.1.7 Where development (e.g. hardened surfaces, infilling and drainage) in a wetland is unavoidable then the resulting impacts must be mitigated. In many cases, off-site mitigation may be the only means of achieving satisfactory mitigation.

8.1.8 Stringent controls will be put in place to prevent any unnecessary disturbance or compaction of wetland soils. Where any disturbance of the soil takes place in a wetland, these areas must be stabilized and any alien plants which establishes itself should be cleared and follow up control undertaken for at least 3 years thereafter. Where compaction results, remedial measures must be taken (e.g. "ripping" the affected area).

8.1.9 Where the infiltration rate of a wetland's catchment is naturally high and the wetland is maintained predominantly by groundwater input, adequate surface for infiltration will be ensured. In such cases, specialist input will be obtained to determine this. Where the level of development is very high, reduced surface runoff will be enforced through mechanisms such as porous pavements (see section 6). (The inclusion of these mechanisms in areas dominated by hardened surfaces is generally sound catchment management practice, and will be encouraged widely as per section 7).

8.1.10 The Municipality will identify and delineate wetlands contained in its area of jurisdiction (according to the wetland inventory guidelines developed by National Department of Environmental Affairs and Tourism). Mapping will be undertaken at a minimum scale of 1: 50 000. All mapped wetlands will be protected and will be managed as per the provisions of this By-Law.

8.1.11 The developer will in addition to the provision of section 8.1.10, identify and delineate all wetlands in the project area at scale of 1:10 000 or smaller, depending on the proposed development. All wetlands in a development site must to be mapped as part of the Site Development Plan and Landscape Development Plan or Scoping Report and EIA procedures, and the impacts of a development on any wetlands present must be assessed.

8.1.12 Any development must comply with the requirements of the National Water Act. Through the concept of the “ecological reserve”, this act makes provision for ensuring water of acceptable quantity and quality for maintaining the ecological functioning of wetlands and river systems.

## 8.2 Bio-Diversity Preservation

8.2.1 The Municipality may in consultation with the Gauteng Department of Agriculture, Conservation and Environment, National Department of Environmental Affairs and Tourism and relevant legislation, declare any portion of land as a Bio-Diversity Reserve, subject to section 8.2.2, if its unique natural status will contribute to bio-diversity preservation. Such declaration will be subject to the provisions of the National Bio-Diversity Act, Act 10 of 2004 and the National Forests Act, Act 84 of 1998 and the National Environmental Management: Protected Areas Act, Act 57 of 2003.

8.2.2 The Municipality will announce its intention to declare such portion of land as a Bio-Diversity Reserve through an advertisement in any local newspaper. It will also place visible notice/s on the proposed site of the reserve for at least thirty days. The Municipality will allow a window period of sixty days from the date of placement of the notices for public comments and objections towards the establishment of the proposed reserve. The Gauteng Provincial Department of Agriculture, Conservation and Environment will hear any objections to the establishment of such reserve and make an appropriate ruling in this regard as per its own defined systems and procedures.

8.2.3 If no objections have been received and if all objections have been resolved according to section 8.2.2, the Municipality will, in addition to the regulations of relevant legislation, declare the portion of land as a Bio-Diversity Reserve through a Council Resolution and publish such notice in the Government Gazette.

8.2.4 The Municipality may fence such reserve off and restrict access to ensure the preservation of the reserve’s bio-diversity. The reserve may be used for controlled recreation and leisure activities within the guidelines determined by the Department of Integrated Environmental Management.

8.2.5 Development of recreational facilities and infrastructure in a Bio-Diversity Reserve will be subject to approval from GDACE.

8.2.6 The Municipality may furthermore institute a buffer zone, which will be determined through a research and consultative process, around such reserve in which certain restrictions in terms of type and density of developments are established. Such restrictions will be published as addendum to the Council Resolution and Government Gazette Notice contemplated under section 8.2.3.

8.2.7 The Municipality may place such reserve under private management through a Public Private Partnership subject to the provisions of the Municipal Finance Management Act. Act 56 of 2003, in order to optimise its resources.

### 13.9.9 Garden/Landscape Advertising

9.1 The Municipality may offer its traffic islands and gardens for the placement of semipermanent advertisements for the purposes of funding Urban Greening Initiatives and maintenance thereof.

9.2 These advertisements will:

- i) Not obstruct traffic view ii) Not obstruct movement of pedestrians iii) Not cause visual pollution or appear to be unsightly iv) Will be tastefully low key, as will be defined by the Municipality.
- v) Will not unrightfully interfere with other existing advertising rights.

9.3 These advertisements will also conform to the Municipality's Outdoor Advertising Policy.

9.4 Advertising space will be allocated on a first come first serve basis at a tariff determined in the Municipality's Tariff By-Law.

9.5 Applicants will submit a graphic design of the proposed advertisement, which will be subject to the approval of the Department of Integrated Environmental Management, Department of Marketing, Department of Local Economic Development, and Department of Public Safety.

9.6 The applicant will erect his advertisement on the allocated position once the application has been approved.

9.7 The lease will be valid for a period of 12 months after which the applicant can request for renewal.

9.8 Should a leaseholder prefer not to renew his lease; the advertising location will become available to the next applicant.

9.9 A penalty, as determined in the Municipality's Tariff By-Law will be payable to any leaseholder who wishes to exit such lease prior to its expiry date.

9.10 No other advertisement may be placed on such traffic island or garden except for temporary lamp pole advertisements. Offenders may be liable to a fine.

9.11 The Municipality may waive the mentioned tariff partly or in full should the applicant upgrade and develop the area and maintains such garden/landscape at its own cost to the satisfaction of the Department of Integrated Environmental Management.

#### 13.9.10 Penalties

Any person who contravenes any of the provisions of these By-Laws will be guilty of an offence and on conviction liable to a fine calculated with the formula provided for parks and open space or in default of payment. This fine is not applicable to the fine contemplated under 3.3.3 of this By-Law.

## 14 Costing models policy

### 14.1 Roads and Stormwater

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

**ESC roads = (new – existing) Trips \* Distance / Lane Capacity \* Cost of a lane.**

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

In applying the formula, the following is relevant:

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



trip and the destination for the other half. The distance is provided in TMH17 South African Trip Data Manual, September 2012.

i. **Lane capacity is the service flow rate (veh/hr/lane).** This figure is provided in TMH17 South African Trip Data Manual, September 2012. ii. **Cost per lane is the cost of providing the land and constructing one lane kilometre of Municipality of Mogale mobility arterial road.** The cost is comprehensive providing for all the road services defined in above. Again, these figures are provided in TMH17 South African Trip Data Manual, September 2012. Applying the Engineering Services Contribution

- 1) The municipality is responsible for providing a master plan to applicants indicating the development framework and the arterial road network required to serve the region or area. If the municipality is not able to provide a master plan for the area, the applicant can offer to pay for the master plan and any modelling required. This master plan is to be prepared under the direction and to the satisfaction of the municipality;
- 2) The following process must be followed by applicants:
  - As part of the application, the applicant must indicate all new roads and road upgrading required, whether they comply with the master plan for the area, which roads are internal, boundary or external and the road authority (municipal, provincial, national or private), to the satisfaction of the municipality;
  - The applicant will be given the opportunity to provide the external and boundary road upgrading indicated at his/her cost that fall within Municipality of Mogale responsibility. Improvements on bordering municipal, provincial or national roads, should be agreed by those authorities. This cost can include land, professional fees, and doing the construction itself;
  - The Municipality can, in its sole discretion, accept the offer(s) above and agree to offset the costs incurred by the developer on external services against the ESC. The costs offset must be proven actual costs incurred by the applicant.
  - In the event that the applicant offers to construct services on roads not owned by the Mogale city local municipality, but owned by bordering municipal, provincial or national road authorities and

the Municipality of Mogale is in favour of such construction because it is in the interests of the community, then there must be an agreement with the relevant authority in terms of intergovernmental co-operation legislation and may grant the applicant a rebate on the contribution required up to the value of the construction undertaken, but not exceeding the Engineering Service Contributions for Roads and Stormwater;

- The Municipality will favour applications by the developer to provide the required “external” infrastructure and will not unreasonably withhold permission.

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

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

The ESC for roads and stormwater will be used for providing roads and stormwater infrastructure as defined in this policy and not for any other purpose. Contributions paid to the Municipality will be transferred into JRA’s Road and Stormwater Contribution Account which has been established for this purpose.

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

- i. The cost to the applicant for undertaking the master plan on behalf of the Municipality, if applicable;
- ii. The cost of land provided by the applicant for external roads and stormwater; iii. The cost to the applicant of increasing the size of internal roads and stormwater to serve other

developments at the behest of the municipality; iv. The cost to the applicant of providing external services.

Funds in the Contribution Account will be utilized in the impacted area of the development, considering:

1. contributions received for specific roads, such as boundary roads;
2. the costs of increasing the size of internal services where the Municipality has instructed the applicant to do so;
3. the cost over and above the ESC spent by the applicant on external roads where an Engineering Services Agreement has made provision for this amount to roll over into another associated development;

## 14.2 Water and Sanitation

Development contribution for engineering services in respect of water supply shall be determined by means of estimating the cost of providing capacity for the supply, storage, lifting and conveyance of an additional annual average daily flow of 1 kℓ/d of water in the water supply system. The distinction between internal and external engineering services in respect of pipework in the existing and future water supply

system is generally not clear. Internal engineering services generally have pipes of diameters equal to or less than 200 mm diameter. Pipes of 250 mm diameter could be required in larger development sites and for link engineering services. Nevertheless, such water mains could also be external engineering services. Water mains with diameters greater than 160 mm are generally external engineering services. Due to the uncertainty with respect to 160 mm diameter water mains, the benefit of the doubt is given to applicants. In this policy all water mains with diameters of 160 mm diameter and less are classified as internal engineering services for the purpose of calculating development contribution for engineering services. All water mains with diameters greater than 160 mm are classified as external engineering services for the purpose of calculating development contribution for engineering services.

**With regards to the payments towards Bulk contribution of the below water and sewer infrastructure, the following applies:**

To all developers intending on using bulk service contributions provided by the municipality, which may not comply to various circumstances of a physical link to the bulk infrastructure, but also refers to package plants. Whereby any built-in septic tank in rural and urban areas, which could not link to a bulk infrastructure link or chose to install the package plant, will comply to bulk contribution payments. This involves the payment of external services to drain the septic tank and would use municipal infrastructure to dispose of the waste. This constitutes to the below principals:

- A. The developer will pay for the external service used to dispose of waste from is implemented package plant, whereby considered to be “link infrastructure”
- B. Link infrastructure larger than the above parameters with diameter pipeline are still considered to be “link” whereas should be paid for by the developer.
- C. The developer is liable for bulk contributions services regardless if using municipal infrastructure.
- D. If bulk infrastructure is provided with future development, the developer could choose to link to the available infrastructure, if all bulk contributions was paid prior to the implementation of infrastructure.
  - I. The developer is responsible for providing his/her own link infrastructure if connecting to the system, referring to the above statement
  - II. This does not apply to any developer that has not paid bulk contributions.

### 14.2.1 Water

Water mains with diameters greater than 160 mm are generally external engineering services. Due to the uncertainty with respect to 160 mm diameter water mains, the benefit of the doubt is given to applicants. In this policy all water mains with diameters of 160 mm diameter and less are classified as internal engineering services for the purpose of calculating development contribution for engineering services. All water mains with diameters greater than 160 mm are classified as external engineering services for the purpose of calculating development contribution for engineering services.

**Formula Development contribution = (cost per kℓ/d of system capacity) x (capacity in kℓ/d) (Required by the change in capacity requirement)** Explanation Term Description cost per kℓ/d of system capacity cost per kℓ/d of capacity of supply/treatment + cost per kℓ/d of capacity of water storage + cost per kℓ/d of capacity of pump stations + cost per kℓ/d of capacity of mains larger than 160 mm diameter + cost per kℓ/d of capacity of mains 160 mm diameter and smaller + cost of land per kℓ/d of capacity for external water supply services

**Note: for township applications -**

cost per kℓ/d of capacity of mains 160 mm diameter and smaller is 0 (zero) as those mains represent internal engineering services

capacity in kℓ/d required by the change in capacity requirement

potential building floor area in m<sup>2</sup> and/or the number of potential dwelling units applicable to the change in land use or development rights x

capacity in kℓ/d required by each m<sup>2</sup> and/or dwelling unit or

the actual capacity required for a premise less the capacity previously agreed to by the municipality or for which an applicant paid a development contribution to the municipality

### 14.2.2 Sanitation

With regards to sewer systems, sewerage mains with diameters greater than 250 mm are generally external engineering services. Due to the uncertainty with respect to 250 mm diameter sewerage mains, the benefit of the doubt is given to applicants. In this policy all water mains with diameters of 250 mm diameter and less are classified as internal engineering services for the purpose of calculating development contribution for engineering services. All water mains with diameters greater than 250 mm are classified as external engineering services for the purpose of calculating development contribution for engineering services.

Regarding the use of Package plants:

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

1. How package plants should be dealt with regards to Bulk Contribution Charges:
  - i. The applicant is responsible to pay a fee pre-determined by the Municipality with regards to the use of cities bulk infrastructure.
  - ii. The applicant is responsible for the cost of any external and internal service regarding the treatment and maintenance of her/his package plant.
  - iii. The applicant is responsible for any external service used to collect and discharge waste into municipal infrastructure.
2. If Bulk infrastructure is provided after the package plant is installed:
  - i. The applicant is responsible to pay for the provide bulk contribution infrastructure.
  - ii. The applicant is responsible to provide and pay for his own link as well as internal infrastructure.
  - iii. The municipality is not responsible to provide the following stated infrastructure (i) and (ii).

**Formula Development contribution** = (cost per kℓ/d of system capacity) x (capacity in kℓ/d required by the change in capacity requirement) + (additional capital cost of wastewater treatment works due to COD loading)

**Explanation Term Description** cost per kℓ/d of system capacity cost per kℓ/d of capacity of pump stations + cost per kℓ/d of capacity of sewers larger than 250 mm diameter + cost per kℓ/d of capacity of sewers 250 mm diameter and smaller + cost per kℓ/d of capacity of wastewater treatment works + cost of land per kℓ/d of capacity for external sewerage services

**Note: for township applications -**

cost per kℓ/d of capacity of mains 250 mm diameter and smaller is 0 (zero) as those mains represent internal engineering services

capacity in kℓ/d required by the change in capacity requirement

potential building floor area in m<sup>2</sup> and/or the number of potential dwelling units applicable to the change in land use or development rights x

capacity in kℓ/d required by each m<sup>2</sup> and/or dwelling unit or

the actual capacity required for a premise less the capacity previously agreed to by the municipality or for which an applicant paid a development contribution to the municipality

### 14.3 Electricity

Electricity Regulation Act, 4 of 2006 and the Electricity Regulation Amendment Act, 28 of 2007

A licence condition determined under section 15 relating to the setting or approval of prices, charges and tariffs and the regulation of revenues –

- (a) must enable an efficient licensee to recover the full cost of its licensed activities, including a reasonable margin or return;

- (b) must provide for or prescribe incentives for continued improvement of the technical and economic efficiency with which services are to be provided;

in respect of electricity- NRS 034 Parts 1 to 3: Guidelines for the Provision of Electricity Distribution Networks in Residential Areas or the successor to NRS 034.

BASIS OF THE CALCULATION OF DEVELOPMENT CONTRIBUTION FOR ELECTRICITY WHEN CONNECTING AT DIFFERENT LEVELS IN THE NETWORK				
NETWORK COMPONENT	CAPACITY OF COMPONENT IS BASED ON:	COST OF COMPONENT IS BASED ON CURRENT REPLACEMENT VALUE OF:	KVA LOADING ON NETWORK COMPONENT FOR AGREED MAX. DEMAND OF 1kVA FOR A CONSUMER SUPPLIED AT 33 kV 6,6 or 11 kV 400/231V	
1. Eskom supply	Smaller of the firm capacity of: Eskom's feeders into point of supply; or Eskom's firm transformer capacity	Eskom's installations used in supplying the municipality		
2. 33 kV switching installations	Sum of the firm capacities of each set of feeders outgoing from Condale or Teddy Neil substations only	Sum of all 33 kV and 33 kV/MV substations, excluding the cost of transformers, but including land acquisition costs		
3. 33kV lines and cables	Sum of the firm capacities of each set of feeders outgoing from Condale or Teddy Neil substations	Sum of values of all 33 kV lines and cable installations in the network, including servitude acquisition costs		
4. 33 kV/medium voltage transformation	Sum of the firm capacities at each medium voltage at all 33 kV/MV substations	Sum of the value of all 33 kV/MV transformers installed on the network including land acquisition costs		
5. Medium voltage feeders	Sum of the firm capacities of each set of feeders outgoing from 33 kV/MV substations only	Sum of values of all 11 kV and 6,6 kV lines and cable installations in the network including servitude acquisition costs		
6. Medium/low voltage transformation	Sum of the capacity of all MV/LV transformers in the network, including minisubs	Sum of the value of all MV/LV transformers in the network, including minisubs and switchgear		
	and switchgear associated with other distribution transformers	associated with other distribution transformers		
7. Low voltage installations	Sum of the capacity of all MV/LV transformers in the network, including minisubs and switchgear associated with other distribution transformers	Total value of the low voltage installations in the network, including service connections and connections for streetlights and traffic lights		
<b>TOTAL</b>				
<b>NOTES FOR THE APPLICATION OF THE MATRIX</b>				
1. Network capacities and replacement values are intended to be recalculated annually.				
2. The diversity factors as reflected in the loading at each level in the network are intended to be reviewed annually and be apportioned based on the highest recorded system demand over the preceding 12 months, the type of development or type of usage and the contribution from each voltage level to the overall demand at each point. Where recordings are not available at every point, available recorded values shall be scaled up to reflect the total demand. The highest recorded system demand may differ from the highest recorded maximum demand for Eskom billing purposes.				
3. Where the expected demand cannot be more accurately determined in advance on the basis of the nature of the development and/or known usage by the potential occupiers of each site the demand for each type of connection, as per Annexure B, Section B.2 of NRS 069:2004 may be used as a guide for design and for the delimitation of development contribution. Where the NRS 069:2004 does not provide a specific value, a value as determined by the municipality shall be applied.				
4. The Matrix excludes any costs directly associated with a specific consumer, such as service connection fees or feeders or transformers for the exclusive use of an applicant.				
5. An applicant may be required to provide such network components as may be required to meet the land use changes or development rights arising from the application. Network components shall be sized and rated as per the municipality's standard sizes and ratings.				
6. All supplies at HV or MV shall be of a firm (N-1) nature and any new networks or strengthening of existing networks shall ensure that this requirement is met.				



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## Formula

**Development Contribution** = (cost per kVA of system capacity at the point of connection) X  
(capacity in kVA required by the change in capacity requirement)

Explanation Term Description cost per kVA of system capacity cost per kVA of Eskom supply + capacity in kVA required by the change in capacity requirement cost per kVA of 33 kV switching infrastructure + cost per kVA of 33 kV lines and cables + cost per kVA of 33 kV/medium voltage transformation + cost per kVA of medium voltage feeders + cost per kVA of medium/low voltage transformation + cost per kVA of low voltage infrastructure

**Note:** for township applications the cost per kVA of capacity per network component payable for connection at 400/240 volt is 0 (zero) as that component represents internal services the maximum capacity in kVA that can be supplied through the supply breaker for which the application makes provision - the maximum capacity in kVA that can be supplied through the supply breaker provided for the premises before the change for which the application makes provision

Land use Maximum FAR / Maximum Number of Dwelling Units (Units)	Unit of Measure	Guideline Capacity Requirement	Land use Maximum FAR / Maximum Number of Dwelling Units (Units)	Unit of Measure	Guideline Capacity Requirement
Residential 1 FAR: 1 unit/ort kVA/ort 3.0 (20A supply breaker) to 15.0 (80A supply breaker)			Business 2 FAR: 1.5 kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Residential 2 20 units/ ha kVA/unit		3.0 (20A supply breaker) to 15.0 (80A supply breaker)	Business 2 FAR: 2.0 kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Residential 3 FAR: 0.6 44 units/ ha kVA/unit 3.0 (20A supply breaker) to 15.0 (80A supply breaker)			Business 3 FAR: 0.8 kVA/ 100m	of floor area permitted by the FAR	6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Residential 4 FAR: 1.8 64 units/ ha kVA/unit 3.0 (20A supply breaker) to 15.0 (80A supply breaker)			Schools Churches Government Municipal Institutions	kVA/ 100m	of floor area permitted by the FAR 6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Business 1 FAR: 2.0 kVA/ 100m		6.0 (40A supply breaker) to 15.0 (80A supply breaker)	Old aged homes Hospitals (medical facilities) Residences Hostels	kVA/ 100m	of floor area permitted by the FAR 6.0 (40A supply breaker) to 15.0 (80A supply breaker)
Business 1 FAR: 5.0 kVA/ 100m		6.0 (40A supply breaker) to 15.0 (80A supply breaker)	Industrial Commercial (storage and warehousing)	kVA/ 100m	of floor area permitted by the FAR 6.0 (40A supply breaker) to 15.0 (80A supply breaker)

### CALCULATION METHOD OF THE DEVELOPMENT ELECTRICAL NETWORK CONTRIBUTIONS PER UNIT KVA

In general, the estimated capital cost for the distribution network assets shall be calculated per kVA unit, in accordance with the principles of the rationalized user specification, NRS 069:2017.

This method is currently used and included in Council policy VT of 15 February 2010 of which a extracted copy is attached as annexure A.

The kVA units cost calculated for 1xkVA unit, includes all cost of assets for a typical Municipal HV/MV/LV network, starting from the Eskom point of supply up to the end of line consumer being a residential or business premises consumer.

The kVA unit cost calculator sheet attached as annexure B-1 allow for the above costs, based on actual contract amounts, for the same typical sections of the network and includes a diversity factor based on SABS 10142-2017, given per typical number of consumers per group.

The unit kVA cost can be calculated at any point of of the typical network between the Eskom Point of Supply, and the boundary of the land Development area.

By using the estimated cost tables the proportional cost per kVA of the total network required to supply the proposed Land Development area power demand can be determined.

This proportional cost is proposed to be charged by Council as the development contribution amount. Contribution costs can be adjusted with the actual feeding distances between substations and switch rooms on a specific supply network, based on the demand in kVA of the connection applied for, alternatively, the feeding distances can be set on average distances to standardize the contributions.

The following typical sections of the network is estimated in separated sections and cost converted to a per unit kVA basis, summarized in annexure B-2 per section of the network, all excluding VAT.

**Note:** The following paragraph numbers correspond with the network sections indicated in the attached tables.

#### **A. Eskom Supply Point.**

The cost of required switchgear in a typical Eskom supply substation, including the required gantries circuit breakers and related equipment to provide 2 x 33kV supply bays, based on actual tenders received for similar work is, divided by the supply capacity in kVA and then used to calculate a kVA unit cost for this specific section of the HV network.

kVA Unit cost is derived from total installation cost of R12,463,200.00, to provide a 350MVA connection at R35.61/kVA in the Eskom HT. yard.

#### **A1/A2. 33kV MV reticulation cost from Eskom supply to substation**

Unit costs are calculated for overhead distribution feeders and as an alternative underground cable distribution up to a 33/11/6.6 kV substation. The cost of feeders are set on an average distribution distance of 5km, in the kVA unit cost calculator, but can be adjusted in the calculator to any distance if required.

**A1.** The kVA unit costs for overhead transmission lines is derived from a dual overhead line consisting of 2 x ZEBRA conductor circuits on concrete poles that supplied 110MVA for 5,8km, at a cost of R 3,600,000.00. The unit cost is there for R163.64/kVA/km.

A2. The kVA unit costs derived from an underground dual cable system to supply 150MVA over an 8km distance at a cost of R 131,583,264.00, therefor came to R548.26/kV/km for the cabling.

#### **B. 33kV/11/6,6 kV Substation**

The unit costs are extracted and calculated on a substation installation provided with a fully equipped single transformer bay with a 30MVA transformer, including a 30% spare capacity, to allow for spare transformer capacity. kVA unit costs derived from 30MVA capacity installed at R 18,480,000.00 calculate to R400.40 per kVA installed.

**Note:** Up to this point for items A, A1, A2 & B, a 50% diversity is applied due to the high number consumers supplied by these network sections.

#### **B1. 11/6,6 kV underground cabling installed as bulk supply to a Switching Station**

From the substation a typical bulk supply system is taken to an 11/6,6kV switching station and the unit cost were calculated on 4 x 185 Cu cables for a 20MVA total capacity at 11kV. 4 x Bulk supply cables are used of which 1 x cable to be installed as a spare feeder for the remaining 3.

The kVA unit costs are there for calculated on a rate of R4800.00 for 4 x cables as R720/kVA/km.

#### **C. 11/6,6 kV Switching Station**

A typical switching station, required to provide 11/6,6kV ring feeds to smaller consumers constructed at a total cost of R 4,380,000.00 to distribute 20MVA to a Development area, was used as typical section.

Based on the above the kVA unit costs calculates to R146.00/kVA.

**Note:** For items B1 and C a diversity factor of 60% is applied due to an assumed smaller number of consumers downstream from the substation at this point of supply.

#### **C1. 11/6,6kV underground Cu reticulation ring feeders**

Per kVA Unit costs of 11/6,6kV ring supply feeders are calculated on typical 185mmsq Cu cables, on an average distance of 5km ring supply cable length to distribute 7MVA at R1200/m installed.

The kVA unit cost calculates to R600.00/kVA/km.

**Note:** A diversity factor of 70% are applied to ring feeder cables, due to typical number of consumers per feeder.

#### **D. Miniature Substations cut into the MV supply ring**

Per kVA Unit cost are calculated using a 500kVA Minisub with SF6 Ring Main Unit at a cost of R490,000.00.

The kVA unit cost of the minisub amounts to R882.00/kVA.

**Note:** A diversity of 90% are applied to the transformer capacity.

#### **D1. Low voltage (400V) Cu supply cables**

Per kVA Unit cost of LV Cu cables to reticulate LV from the minisubs to the consumer boundry box or metering kiosk are calculated on Cu cables used in a 250kVA Township reticulation network installed with a total cable cost of R 217,000.00. A 100% diversity factor is applied to these LV cables.

The kVA unit cost therefor R868/kVA.






#### **E. LV metering kiosk/boundry box sections**

Per kVA Unit cost for typical metering kiosks with protective structures were costed using the total cost of kiosks for a network distribution of 1900kVA, installed at a cost of R1,137,400.00 and a diversity of 100%.

The kVA unit cost therefor calculates to R598/kVA.

Using the above typical network configuration and calculated kVA unit cost the proportional cost of the supply network to the boundry of a new Land Development area can be determined, which amount will represent the development contributions to be charged by Council.

Table: B-2

SUMMARY of NETWORK COST per kVA for LAND DEVELOPMENT DEMAND for PERIOD 2018/2019 COST OF MV/LV NETWORK per SECTION, FROM ESKOM POD TO POINT OF SUPPLY REFER TO ELECTRICAL ESTIMATED COST CALCULATION SHEET FOR DETAILS		DATE: 19 Nov/19	
		CPE REV: REV H - ANNEX B-2	
		CPE PROJECT No.: 2019023	
		USING COPPER CABLING	
SECTION OF NETWORK	NETWORK DESCRIPTION	ESTIMATED COST PER SECTION	ACCUMULATIVE COST PER SECTION
	ESKOM POD - (2X33kV Supply Circuit Breakers)	R 35.81/kVA	R 35.81/kVA (Cu)
[A1]	33kV OVERHEAD LINE ( 2 Circuits on Concrete Poles)	R/kVA/km (Cu)	R199/kVA/km (AL)
[A2] AL	33kV UNDERGROUND CABLES ( 2 x Al Cables)	R 540.26/kVA/km (Cu)	R 563.87/kVA/km (AL)
	33/11/6.6kV SUBSTATION - 1 x 30MVA Bay - 30% spare capacity	R 400.4kVA	R 884.27/kVA (Cu)
[B1] Cu	11/6.6kV Cu CABLE TO SWITCHING STATION - 4 x Cables + Fibre	R 720.4kVA/km (Cu)	R 1,704.27/kVA/km (Cu)
	11/6.6kV SWITCHING STATION COMPLETE	R 87.6kVA	R 1,791.87/kVA (Cu)
[C1] Cu	11/6.6kV Cu CABLE TO SWITCHING STATION - 2 x (Cu) Cable Ring	R 600.4kVA/km (Cu)	R 2,391.87/kVA/km (Cu)
	MINIATURE SUBSTATION COMPLETE	R 882.4kVA	R 3,273.97/kVA (Cu)
[D1] Cu	LV DISTRIBUTION CABLE TO METERING KIOSKS (Cu)	R 388.4kVA (Cu)	R 4,141.87/kVA (Cu)
	LV METERING KIOSK WITH PROTECTIVE STRUCTURE	R 598.63/kVA	R 4,740.5kVA (Cu)

## 14.4 Parks and Open spaces

### 14.4.1 PROBLEM STATEMENT

Although the request for open space contribution is legislated, the implementation of this matter is not consistently applied in the absence of a dedicated policy. No formal policy on open space contributions is readily available as confirmed by the Town Planning Division; Internal Audit and the Legal Division. The Department: Infrastructure Services, however confirmed that an Engineering Bulk Services Policy – recently updated and amended in 2011 – exists, but that it does not include Open Space Bulk Contributions.

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The main aspects that tend to differ in consistently applying calculations for open space contributions are:

- In which cases contribution is required and,
- On which value/s contributions are calculated.

#### **14.4.2 PURPOSE**

The purpose of the policy is to develop a uniform approach to the calculation of open space contribution within the Mogale City Local Municipality (MCLM), which will be the responsibility of the Department: Integrated Environmental Management (Parks Division) and with dedicated inputs from the Town Planning Division and the Valuation Division.

#### **14.4.3 DEFINITIONS**

All definitions as included in the legislation mentioned hereunder are of importance. Reference to open space shall mean private and public open space.

#### **14.4.4 MAIN CONSIDERATIONS**

- Provision of open space in developing areas as provided for in Regulation 44 of the Town Planning and Townships Ordinance, 15 of 1986, open space shall be provided for each residential township that is established. The developer has the choice to:
  - provide all open space within the township;
  - provide some open space in the township and pay contribution for the rest, or ○ to pay contribution to the full amount

- Uniformity in requesting open space contribution: Contribution should be requested in the same manner in the whole of MCLM. According to the Town Planning and Townships Ordinance, open space contribution can only be requested for residential developments. Developments for any other uses do not need to make provision for open spaces.
- Uniformity in calculation of contributions: Regulation 43(e) of the Town Planning and Townships Ordinance provide for either the Municipal valuation as reflected in the Valuation roll to be used or a supplementary valuation to be done when determining the site value of the land. This aspect also needs to be uniform.
- Use of funds paid for open space contributions: Developers have often requested explanations on where and how funds paid in as open space contributions are used by the municipality. Proposals for ring fencing of these funds for exclusive use of providing open space were received. Due to the nature of the contributions the Finance Department commented that the Chief Financial Officer must ensure that the net contributions received are ring fenced for the exclusive use of providing open space.

#### **14.4.5 Policy**

##### **14.4.5.1 *Spatial Planning & Land Use Management By-Law, 2018 (SPLUMA)***

SPLUMA is a framework law, which means that the law provides broad principles for a set of provincial laws that will regulate planning. SPLUMA also provides clarity on how planning law interacts with other laws and policies. The act makes provision for Local Government to promulgate their own by-laws. Mogale City Local Municipality already has an approved SPLUMA By-Law (2018). The following extracts are of importance:

**49. Contributions to be paid in respect of external engineering services and open spaces or parks (1)**  
*Where an amendment scheme which is an approved scheme came into operation in terms of section*



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46(7) above, the Municipality may by registered letter, by hand or by any other means available direct the applicant to which the scheme relates to pay a contribution to it in respect of the provision of:

(b) open spaces or parks where the commencement of the amendment scheme will bring about a higher residential density.

(8) No site development plans and building plans in respect of the approved scheme shall be approved in terms of the National Building Regulations and Building Standards Act unless the contribution levied under subsection (1) above has been settled in full.

#### **51. Township establishment application**

(2) A township must be established on any farm portion or agricultural holding where the land concerned is to be used, developed or subdivided mainly for residential, business, commercial, industrial, institutional, educational or other similar purposes as defined in the applicable land use scheme, excluding agricultural, open space or nature conservation purposes.

#### **53. Decision and post-decision procedures**

(16) Any external engineering services, open spaces and parks contributions (if applicable) required to be paid in respect of the approved township as envisaged in section 72(1), 73(5) and 73(7) below, shall be paid within 12 months from date of the notice envisaged in subsection (15) above, failing which, it shall be subject to arrear interest as well as escalation.

#### **54. Prohibition of registration of certain deeds of transfer or endorsement on certain title deeds (1)**

The Registrar shall not register a deed of transfer by which ownership of an erf in a township is transferred unless the Municipality certifies that –

(e) subject to section 53(16) above, all outstanding external engineering services contributions and all amounts in lieu of open spaces or parks as envisaged in sections 72(1), 73(5) and 73(7) below in respect of the township has been paid in full.

**58. Subdivision and/or consolidation of an erf/erven in an approved township**

(7) With a subdivision application, such condition may include a condition that the owner shall pay to the Municipality an amount of money in respect of the provision of –

(b) open spaces or parks and such amount shall be determined by the Municipality in terms of this Bylaw or approved policy.

**62. Prohibition of registration of certain deeds of transfer**

(1) The Registrar shall not register a deed of transfer of any portion of land where an application for the division of land was approved by the Municipality as envisaged in section 60(3) above unless the Municipality certifies –

(c) subject to section 60(15), all outstanding external engineering services contributions and all amounts relating to open spaces or parks in respect of the land have been paid in full.

(2) No building plans shall be approved, and no occupancy certificate shall be issued in terms of the provisions of the National Building Regulations and Building Standards Act unless the certificate contemplated in subsection (1) above has been issued.

**73. Provision of land for open space, parks and payment in lieu of providing open spaces and parks contribution**

(1) The approval of a township application as envisaged in section 51(1) and a division of land application envisaged in section 56(1) and 58(1) above, which provides for the use of land for residential purposes is subject to the provision of land for parks or open space by the applicant.

(2) The land required for parks or open space must be provided within the land area to which the development application refers or may be provided elsewhere within the Municipality's jurisdiction, at the discretion of the Municipality.

- (3) *The extent of land required for parks or public open spaces shall be determined by the Municipality in accordance with the formula as set out in Schedule 11 to this By-law.*
- (4) *Any area of land in a proposed township or in a division of land application, which is subject to flooding by a 1:50 and 1:100 year flood, shall be shown on the plan of the township as an open space or park, if so required by the Municipality.*
- (5) *When a township or a division of land application is approved without the required provision of land for parks or open spaces within the land area of the development, the applicant may be required to pay an amount of money to the Municipality in lieu of the provision of land and when it does so, the Municipality shall inform the owner of land in writing of the amount payable with the necessary supporting documentation on how the amount was calculated and the conditions it might be subject to.*
- (6) *The amount of money envisaged in subsection (5) above shall be calculated in accordance with the formula as set out in Schedule 11 to this By-law and it shall be calculated in terms of a valuation relevant at the time of the notice envisaged in section 53(15) above.*
- (7) *The amount of money calculated in terms of subsection (6) above shall be subject to escalation until it has been settled in full.*

***Schedule 11: Contributions payable and provision of land for open spaces and parks in terms of this By-law.***

- 1. Determination of amount or contribution payable in respect of provision of open spaces (private open space or public open space) or parks.*

***14.4.5.2 Where, by virtue of or in terms of the provisions of this By-law, an owner of land on which a land development application is approved (excluding a township establishment in terms of section 51) is required to pay an amount of money or a contribution to the Municipality in respect of the provision of open spaces or parks, such amount or contribution shall be determined***

***substantially, in the opinion of the Municipality, in accordance with the formula –***

$\frac{(a - b) \times c \times e}{d}$  in which formula

*“a” represents the number of residential units which may be erected on the land to which the application relates in terms of the approved application;*

*“b” represents the number of residential units which could have been erected on the land contemplated in paragraph (a) prior to the approval of the application; “c” represents:*

*(i) 24 m<sup>2</sup> where, in terms of the approved application, the land contemplated in paragraph (a) may be used for Residential 1 or 2 purposes or for purposes as may be determined by the Municipality from time to time, as the case may be;*

*(ii) 18 m<sup>2</sup> where, in terms of the approved application, the land contemplated in paragraph (a) may be used for Residential 3 or 4 for purposes as may be determined by the Municipality from time to time or as the case may be (e.g. retirement village).*

*“d” represents the area of the land contemplated in paragraph (a) in m<sup>2</sup>; “e” represents the site value of the land contemplated in paragraph 1:*

*(i) As reflected in the valuation roll or the supplementary valuation roll of the Municipality; or (ii) If the land is not reflected in the valuation roll or supplementary valuation roll of the Municipality, as determined by a valuer:*

*(a) Who is a member of the South African Institute of Valuers; or*

*(b) As defined in the Local Government Property Rates Act, 2004.*

*3. Provision of land for open spaces (private open space or public open space) or parks including where a division of township application;*

*(a) Where, in terms of section 51 of an application to establish a township, the Municipality imposes a condition requiring the applicant to provide land for open spaces or parks, the area of that land shall be determined substantially, in the opinion of the Municipality, in accordance with the formula:*

*$a \times 24 \text{ m}^2 + b \times 18 \text{ m}^2$ , in which formula*

*“a” represents the number of residential units which may be erected on land in the township which, in terms of the land use scheme concerned, is to be zoned “Residential 1” or “Residential 2” or as may be determined by the Municipality from time to time;*

*“b” represents the number of residential units which may be erected on land in the township which, in terms of the town planning scheme concerned, is to be zoned “Residential 3” or “Residential 4” or “Residential 5” or as may be determined by the Municipality from time to time.*

*(b) Any area of land in a proposed township which is subject to flooding by a 1:100 year flood shall be shown on the plan of the township as an open space or park if so required by the Municipality concerned and such area may, at the request of the Municipality, be protected by means of a servitude and shall be indicated in terms of a zoning for the purpose for which it is set aside; (c) If, in a proposed township, part of any area of land subject to flooding by a flood contemplated in paragraph (2) is less than 32 metres measured from the centre of a water course, the area of land shown as an open space or park on the plan of the township shall be extended to measure 32 metres from the centre of the water course;*

*(d) The area of land to be provided for open spaces or parks in terms of paragraph (1), may not be reduced by the area of land to be shown as open spaces or parks in terms of paragraph (2) and (3); provided that the Municipality may give consent to reduce this requirement.*

The following notes are of relevance:

- All references to the 1:100-year flood lines must be read as follows: *“1:100 year flood lines, or the 32 m buffer zone from the edge of the riparian zone or wetland zone, whichever is the furthest away from the watercourse”;*

- The reference of 32 meters (Section 3 (c)) must be interpreted as “32 m buffer zone from the edge of the riparian zone or wetland zone”.

**14.4.5.3 Town Planning and Townships Ordinance, 15 of 1986 - the following extracts are of importance:**

**Section 20 Provisions which may be contained in town planning scheme**

*“(2) Where consent is granted by virtue of subsection (1) (a), the conditions on which the consent is granted may include a condition that (c) the person to whom the consent is granted shall pay to the local authority an amount of money in respect of the provision of (ii) open spaces or parks where the granting of the consent will bring about a higher residential density.”*

**Section 63 Contribution in respect of engineering services, open spaces or parks**

*“(1) Where an amendment scheme which is an approved scheme came into operation in terms of section 58 (1), the authorized local authority may, within a period of 30 days from the date of the commencement of the scheme, by registered letter direct the owner of land to which the scheme relates to pay a contribution to it in respect of the provision of*

*(b) open spaces or parks where the commencement of the amendment scheme will bring about a higher residential density, and it shall state in that letter*

*(i) the amount of the contribution;*

*(ii) particulars of the way the amount of the contribution was determined; and (iii) the purpose for which the contribution is required:*

*Provided that*

*(aa) the amount of the contribution required in respect of open spaces or parks, where applicable, shall be determined by the local authority in the manner prescribed;*

*(bb) in calculating the contribution an amount paid, payable or becoming payable in terms of section 20 (c) shall be considered.”*

**Section 92 Subdivision or consolidation of erven in approved township**

*“(3) Where a local authority approves an application in terms of subsection (2), it may impose any condition it may deem expedient, including a condition, in the case of an application for a subdivision, that the owner shall pay to it an amount of money in respect of the provision of*

*(b) open spaces or parks, and such amount shall be determined by the local authority in the manner prescribed: Provided that in calculating the amount, a contribution paid, payable or becoming payable in terms of section 48 or 63 shall be taken into account.”*

**Section 98 Decision on application for establishment of township**

*“(2) Where an authorized local authority approves an application in terms of subsection (1) it may impose any condition it may deem expedient, including a condition requiring the payment of an endowment in cash or the provision of an endowment in kind or both.”*

**14.4.5.4 Urban Greening & Biodiversity Preservation By-law**

The most relevant by-law that addresses matters related to Private and Public Open Space is the Urban Greening & Biodiversity Preservation By-law. The following extracts are of importance:

***“4. Allocation of Private Open Space***

*4.1 All residential property developments or townships in excess of 1Ha in extent, will allocate a minimum of 15% of the property towards zoned private open space. Such zoned private open spaces will individually not be less than 1,500m<sup>2</sup> in extent.*

*4.2 All business estates including office parks and industrial parks in excess of 1Ha in extent, will allocate a minimum of 10% of the property towards private open space. Such private open spaces will individually not be less than 1,000m<sup>2</sup> in extent.*

*4.3 A minimum of 75% of the allocated private open spaces will be interconnected, forming a functional network of green spaces. Such open space connectivity may only be intersected by road infrastructure.*

*4.4 This private open space will exclusively be used for greening and/or conservation and recreation purposes, dependant on the provisions of the Record of Decision of the Gauteng*

*Department of Agriculture, Conservation and Environment, the Environmental Management Plan and any other binding conditions of establishment laid down.*

*4.5 Private Open Spaces within any development will be registered as ecological servitudes as part of the conditions of establishment of the township and relevant title deeds to preserve such open spaces and natural areas from any future development. Any amendment to an ecological servitude will require authorization from the Provincial Department of Agriculture, Conservation and Environment.*

### **5. Allocation of Public Open Space**

*5.1 The Municipality will ensure, through its Department of Local Economic Development and in consultation with the Department of Integrated Environmental Management, that at least 20% of all new Municipal Townships is set aside for public open spaces.*

*5.2 The Department of Integrated Environmental Management will, in consultation with the Department of Local Economic Development, determine the location, layout and extent of such open space systems. The Municipality's Environmental Management Framework, MOSS, and any other relevant and applicable environmental policy and legislative framework will inform the identification of suitable open spaces areas.*

*5.3 The Department of Integrated Environmental Management will determine which open space erven will be reserved for developed parks and recreation facilities, natural open spaces and BioDiversity Reserve.*

*5.4 A minimum of 75% of the allocated public open spaces will be interconnected, forming a functional network of green spaces. Such open space connectivity may only be intersected by road infrastructure.*

*5.5 The Municipality will, as far as reasonably possible, ensure that additional land is purchased for public open space systems where such areas are predominantly privately owned, to ensure the ongoing preservation and provision of parks as a service to the broader community, and to ensure that the provisions of section 5.1 is met within all areas of the Municipality.*



5.6 *The Local Economic Development will ensure that the allocation of public open spaces is captured in its Precinct Plans and any other relevant town planning processes, as directed by this ByLaw.*”

#### **14.4.5.5 Considerations for the calculation of Open Space Contributions and approval of Landscape Development Plans**

- The provision of either Private (i.e. 15% of property for Residential Townships; 10% for Business Estates) or Public Open Space (i.e. 20% of property for all Townships) may exceed the allocated size as calculated in terms of Regulations 43(c) and 44 of the Town Planning and Townships Ordinance, read with Schedule 11 of the SPLUMA By-law of MCLM;
- The allocation of Public/Private Open Spaces, Critical Biodiversity Areas and Ecological Support Areas and all Protected Areas, including its associated buffer zones, will be captured by the Department: Economic Services (DES) in its Precinct Plans and any other relevant town planning processes, as directed by the Urban Greening & Biodiversity Preservation By-law;
- The determination of Open Space Contributions and what the intended end uses are proposed on such Open Spaces are interconnected and hence it is important to note that the submissions of Landscape Development Plans (LDPs) to the Biodiversity Management is compulsory;
- With reference to the submission of LDPs and the calculation of Open Space Contributions, the following conditions will apply:
  - The Applicant must present proof through the submission of a LDP that provision is made for onsite storm water retention and water conservation initiatives in line with the Integrated Water Resource Management Strategy and the Climate Change Action Plan of MCLM.
  - The layout must accommodate Green Infrastructure and Sustainable Urban Drainage (SUD) principles that must ensure the following (as a minimum):
    - Runoff for all new developments must be attenuated and the difference between the 1:25 year post and 1:10 year pre-development is to be stored on site as a minimum;
    - All surfacing for driveways and parking areas must be permeable on slopes less than 5%;

- All sheet flow must be directed into onsite infiltration trenches, filter drains, filter strips and/or artificial wetlands rather than gulleys and pipes;
- Ensure that all outlet structures are adequately designed to prevent erosion. ○ Any area of land in a proposed township which is subject to a water course (as defined by the National Water Act, 1998 (Act 36 of 1998)), shall indicate on the LDP the following:
  - 1:100-year flood line;
  - Outer edge of riparian or wetland zone based on a delineation that was conducted in compliance with Department of Human Settlements, Water & Sanitation's latest approved Riparian/Wetland Delineation Protocol and the latest Biodiversity Guidelines issued by Gauteng Department of Agriculture and Rural Development;
    - The 32 m Buffer Zone from the edge of the riparian or wetland zone.
- All areas affected the 1:100-year flood line and/or wetland or riparian delineated buffers are excluded from the calculations as set out above, since the land is considered natural open space with interconnected functional ecosystems that are governed by various statutory requirements;
- No surface stormwater generated as a result of any development may be directed directly into any natural drainage system or wetland;
- The Biodiversity Management Division reserves the right to request the Applicant to compile and submit a comprehensive surface runoff and stormwater management plan, indicating the management of all surface runoff generated as a result of the development (during both the construction and operational phases) prior to entering any natural drainage system or wetland, must be submitted (e.g. stormwater and flood retention ponds) for approval by the Biodiversity Management Division.
- This surface stormwater management plan must indicate how surface runoff will be retained outside of the demarcated buffer/flood zone, and how the natural release of

retained surface runoff will be simulated so as not to impact on the natural hydrology and morphology of the river and the riparian zone.

- All areas designated as sensitive on the LDP must be appropriately zoned and incorporated into an open space system and registered against the title deeds as a conservation servitude. Development must be located on the areas of lowest sensitivity;
- The Biodiversity Management Division reserves the right to request the Applicant to compile and submit an ecological management plan for the open space system by a suitably qualified specialist for implementation by the landowner.
- This ecological management may:
  - ✦ include a fire management programme to ensure persistence of grassland o include an ongoing monitoring and eradication programme for all non-indigenous species, with specific emphasis on invasive and weedy species
  - ✦ ensure the persistence of all Red and Orange List species o include a monitoring programme for all Red and Orange List species
  - ✦ facilitate/augment natural ecological processes
  - ✦ provide for the habitat and life history needs of important pollinators
  - ✦ minimize artificial edge effects (e.g. water runoff from developed areas & application of chemicals)
  - ✦ result in a report back to the Biodiversity Management Division on an as and when required basis.
- The LDP must be submitted and approved by the Biodiversity Management Division before final approval of the Site Development Plan (SDP) by DES;
- The rationale for this condition is that in terms of Section 2.2.1 of the Urban Greening & Biodiversity Preservation By-Law of MCLM, the submission of LDPs to the Biodiversity Management Division is compulsory for any residential and business development whether developed as a single unit or sub-divided portions, except for individual residential erven smaller than 2,000 square metres in extent and that the accepted

conclusions in the LDPs form part of and is integrated into the final development plans submitted to the Municipality for approval.

#### **14.4.6 TOWN PLANNING PROCEDURE**

The following is proposed as a uniform policy for the contribution to be paid for open space:

##### **14.4.6.1 *Circumstances under which open space contributions will be payable:***

- Open space contribution will be required in all rezoning and township establishment applications where approval of the application will result into the possibility that more residential units can be erected on the property than prior to the application. This would be applicable to any use zone where residential units will be erected.
- The contribution will be based on the density envisaged and the regulations in the Town Planning and Townships Ordinance. For densities lower than 20 units per hectare, 24m<sup>2</sup> of open space should be provided and for densities higher than 20 units per hectare, 18 m<sup>2</sup> of open space should be provided.
- Open space contribution will be applicable where the developer cannot provide the prescribed open space area within the township area in the case of a township establishment. Where the developer decides to develop the township in phase, the prescribed open space must be either included in each phase or form part of the first phase. Where the developer provides such open space, these should be to the satisfaction of the Council. Land like sinkholes, flood lines, buffer zones of wetlands/riparian zones is not considered as usable open space and is excluded from the allocated open spaces.
- Open space contribution will be applicable in the case of a rezoning where the application implies an increase in density.
- No open space contribution will be required for subdivision applications only, as these contributions will be calculated as part of the rezoning application to increase the density, or as part of the original township establishment.

- In cases where a rezoning is applied for and the number of units are not known (no density is stipulated, but only height, coverage and Floor Area Ratio), contributions will be requested as part of the Site Development Plan procedure.

#### **14.4.6.2 Calculation of open space contribution**

- Formulas in Regulations 43 and 44 of the Town Planning and Townships Ordinance (No. 15 of 1986), read with Schedule 11 of MCLM's SPLUMA By-laws, will be used for the calculation of open space to be provided and contribution to be paid.
- The Valuation Division or appointed Valuation Firm will be requested to provide the current land value and determine the contribution as per the format attached at the time of compiling the Service Level Agreement. This will only be requested as soon as there is certainty regarding the recommendation and proposed condition of an application and this value will be considered a supplementary valuation.
- The calculations for contribution for open space will be done by the appointed official at the Biodiversity Management Division. The Biodiversity Management Division will submit the findings of the Open Space Contribution to both the Legal Division and the Local Economic Division, who in turn will inform the developer accordingly.
- All open space contribution money must be paid into the following Vote: 1220-24053 (Biodiversity: Developer Contribution), which will be ring-fenced and allocated for upgrade and development of parks in MCLM's area of jurisdiction.

**LOCAL AUTHORITY NOTICE 1327 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND-USE MANAGEMENT BY-LAW, 2016****IRENE EXTENSION 209**

I, Jan Willem Lotz, being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto,

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **13 October 2021**, until **10 November 2021**.

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 / Star and Beeld Newspapers.

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

**Closing date for any objections and/or comments:** 10 November 2020

**Address of Applicant:** 11 Byls Bridge Boulevard, Building No 14, Block C, 2<sup>nd</sup> Floor, Centurion or PO Box 39727, Faerie Glen, 0043.

**Telephone No:** 012 676-8529

**Dates on which the notice will be published:** 13 and 20 October 2021

**ANNEXURE**

**Name of township:** Irene Extension 209

**Full name of the applicant:** Jan Willem Lotz

**Number of erven, proposed zoning and development control measures:**

2 Erven: "Commercial" with the following uses permitted: Distribution Centres, Wholesale Trade, Storage, Warehouses, Telecom Centres, Laboratories and Computer Centres, Subservient offices, Cafeteria, Vehicle Sales Showroom and Showrooms.  
Floor Area Ratio: 0.4, Height, 3 storeys (30 meters), Coverage: 60%.

**The intention of the applicant in this matter is to** develop a commercial / business park adjacent to the R21 Freeway.

**Locality and description of property on which township is to be established:**

The proposed township stands to be established on part of the Remainder of Portion 906 of the farm Doornkloof 391 JR.

The site of application is located directly west of the Albertina Sisulu (R21) Freeway, south-east of Saltus Road, east of Van Ryneveld Road and north of the Irene Village Mall. Access will be obtained from Saltus Road.

**The proposed township is situated in Saltus Road, Irene and falls within Ward 79, Region 4.**

**Reference:** CPD9/2/4/2/6119T

**Item no:** 33977  
13-20

**PLAASLIKE OWERHEID KENNISGEWING 1327 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD TSHWANE GRONDGEBRUIK BESTUUR BYWETTE, 2016****IRENE EXTENSION 209**

Ek, Jan Willem Lotz, die applikant gee hiermee kennis in terme van artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Bywette, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van die dorp ingevolge artikel 16(4) van die Stad Tshwane Grondgebruikbestuur Bywette, 2016, soos verwys in die Bylaag hieraan.

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 skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **13 Oktober 2021**, tot en met **10 November 2021**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die munisipale kantoor soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Provinsiale Gazette / Star en Beeld koerant.

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

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 10 November 2021

**Adres van Agent:** Byls Bridge Boulevard No 11, Gebou No 14, Blok C, 2<sup>de</sup> Vloer, Centurion, Posadres: Posbus 39727, Faerie Glen, 0043.

**Telefoon No:** 012 676-8529

**Datums wat die kennisgewing geplaas sal word:** 13 en 20 Oktober 2021

**BYLAAG**

**Naam van dorp:** Irene Uitbreiding 209

**Volle naam van applikant:** Jan Willem Lotz

**Hoeveelheid erwe, voorgestelde zonerings en ontwikkelingsvoorwaardes:**

2 Erwe: "Kommersieël" met die volgende toegelate gebruike: Verspreidingsentrums, Groothandel, Stoorruimte, Pakhuise, Telekommunikasiesentrums, Laboratorium en Rekenaarsentrums, Aanverwante Kantore, Kafeteria, Motorvertoonlokaal, en Vertoonlokaal, VOV 0.4, Hoogte 3 verdiepings (30 Meter), Dekking 60%.

**Die voorneme van die applikant in hierdie geval is om** 'n kommersieële / besigheidspark te ontwikkel direk aangrensend to the R21 Hoofweg.

**Ligging en omskrywing van die eiendom waarop die dorp gestig sal word:**

Die voorgestelde dorp sal gestig word op 'n deel van die Restant van Gedeelte 906 van die plaas Doornkloof 391 JR.

Die ligging van die dorp is direk wes van die Albertina Sisulu (R21) Hoofweg, suid-oos van Saltus Straat, oos van Van Ryneveld Weg en noord van die Irene Village Mall. Toegang tot die dorp sal verkry word vanaf Saltus Straat.

**Die voorgestelde dorp is geleë** te Saltus Straat, Irene en verder binne Wyk 79, Streek 4.

**Verwysing:** CPD9/2/4/2/6119T

**Item no:** 33977  
13-20

**LOCAL AUTHORITY NOTICE 1328 OF 2021**

**NOTICE IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, READ IN CONJUNCTION WITH THE CITY OF JOHANNESBURG SPACIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 APPLICABLE SCHEME:** CITY OF JOHANNESBURG LAND USE SCHEME 2018 Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that I /we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme. **SITE DESCRIPTION:** Erf No: 2206; **Township Name:** Blairgowrie. **Street Address:** 72 Bantam Drive, Blairgowrie **Code:** 2194 **APPLICATION TYPE:** REMOVAL OF RESTRICTIVE CONDITIONS **APPLICATION PURPOSES:** REMOVAL OF RESTRICTIVE CONDITIONS Particulars of this application will be open for inspection from 08:00 to 15:30 at the Registration Counter Department of Development Planning, Room 8100, 8th floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objections or representation with regard to the application must be submitted to the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733 Braamfontein, 2017, or a facsimile sent to [\(011\) 399 4000](tel:0113994000), or an e-mail sent to [benp@joburg.org.za](mailto:benp@joburg.org.za), by not later than 10<sup>th</sup> November 2021. **NAME AND ADDRESS OF OWNER / AUTHORISED AGENT:** Fineline Architectural Designs, 33 Candlewood Street, Weltevreden Park, 1709, Tel: [\(011\) 475-9535](tel:0114759535) (Cell): [\(076\) 9250051](tel:0769250051). E-mail address: [info@finelinearch.co.za](mailto:info@finelinearch.co.za)

**LOCAL AUTHORITY NOTICE 1329 OF 2021****MIDVAAL LOCAL MUNICIPALITY****PORTION 102 (A PORTION OF PORTION 79) OF THE FARM BRONKHORSTFONTEIN 329-IQ**

Notice is hereby given, in terms of Section 63(4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that MIDVAAL LOCAL MUNICIPALITY has **refused** the Removal of Conditions A, B.(i) and B.(ii) and E.3 contained in the Deed of Transfer T34010/2014 and has **approved** the Removal of Conditions E.1 and E.2 contained in the Deed of Transfer T34010/2014 and in terms of Section 39(4) of the Midvaal Spatial Planning and Land Use Management By-Law, approved the amendment of the Midvaal Land Use Scheme, 2017 for Portion 102 (a Portion of Portion 79) of the farm Bronkhorstfontein 329-IQ from "Rural Residential" to a split zoning of "Agriculture" and "Business 2" for a Bakery. This amendment is known as MLUS1 and shall come into operation on the date of publication of this notice.

The Land Use Scheme, scheme clauses and Annexures of this amendment scheme are filed with the Executive Director: Development and Planning, Midvaal Local Municipality, and are open to inspection during normal office hours.

**MR. S.M. MOSIDI**  
**ACTING MUNICIPAL MANAGER**  
Midvaal Local Municipality  
Date: (of publication)



**LOCAL AUTHORITY NOTICE 1330 OF 2021****MIDVAAL LOCAL MUNICIPALITY****PORTION 99 (A PORTION OF PORTION 18) OF THE FARM ALEWYNspoort 145-IR**

Notice is hereby given, in terms of Section 63(4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that MIDVAAL LOCAL MUNICIPALITY has **refused** the Removal of Condition F.5 contained in the Deed of Transfer T74719/2018 and has **approved** the Removal of Conditions F.2., 3. and 4. contained in the Deed of Transfer T74719/2018 and in terms of Section 39(4) of the Midvaal Spatial Planning and Land Use Management By-Law, approved the amendment of the Midvaal Land Use Scheme, 2017 for Portion 99 (a Portion of Portion 18) of the farm Alewynspoort 145-IR from "Rural Residential" to a split zoning of "Agriculture" and "Business 2" for a filling station. This amendment is known as MLUS85 and shall come into operation on the date of publication of this notice.

The Land Use Scheme, scheme clauses and Annexures of this amendment scheme are filed with the Executive Director: Development and Planning, Midvaal Local Municipality, and are open to inspection during normal office hours.

**MR. S.M. MOSIDI**  
**ACTING MUNICIPAL MANAGER**  
**Midvaal Local Municipality**  
**Date: (of publication)**

**LOCAL AUTHORITY NOTICE 1331 OF 2021****MOGALE CITY LOCAL MUNICIPALITY****PUBLIC NOTICE CALLING FOR INSPECTION OF  
SUPPLEMENTARY VALUATION ROLL AND LODGING OF  
OBJECTIONS.**

Notice is hereby given in terms of Section 78(1) of the Local Government: Municipal Property Rates Act, 2004 (Act No.6 of 2004), hereinafter referred to as the "Act", that the supplementary valuation roll for the financial year 1<sup>st</sup> July 2020 to 30<sup>th</sup> June 2021 is open for public inspection at Mogale City Local Municipality from **20<sup>th</sup> September 2021 to 15<sup>th</sup> November 2021**, in addition the supplementary valuation roll and the objection forms are available on the website: [www.mogalecity.gov.za](http://www.mogalecity.gov.za)

An invitation is hereby made in terms of section 49(1)(a)(ii) read together with section 78(2) of the Act that any owner of property or other person who so desires should lodge an objection with the Municipal Manager in respect of any matter reflected in, or omitted from, the supplementary valuation roll within the abovementioned period.

Attention is specifically drawn to the fact that in terms of section 50(2) of the Act an objection must be in relation to a specific individual property and not against the supplementary valuation roll as such. The form for lodging an objection is obtainable at the following addresses:

**Valuation Unit  
IEC Building  
C/O Monument & Ockerse Street  
Krugersdorp**

The completed forms must be handed in at the following address before or on **15<sup>th</sup> November 2021, 16:00.**

**The Municipal Manager  
Mogale City Local Municipality  
Krugersdorp  
Attention: Ms C Kuhn  
Valuation Unit  
IEC Building**

For enquiries please telephone Ms R Lagois on 011-951-2302 / 2332 / 2317 / 2349 / 2301 / 2329 or e-mail: [rina.lagois@mogalecity.gov.za](mailto:rina.lagois@mogalecity.gov.za) / [christel.kuhn@mogalecity.gov.za](mailto:christel.kuhn@mogalecity.gov.za)

  
**P RAEDANI  
MUNICIPAL MANAGER**

Notice No. 1/2021

**LOCAL AUTHORITY NOTICE 1332 OF 2021****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 3461 Irene Extension 70, hereby give notice in terms of section 16(1)(f)(i) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above.

The subject property is located at number 1461 Arctotis Street within the suburb known as Irene to the east of the N1 national freeway.

The rezoning is from: "Residential 2" to: "Residential 2" with the maximum number of dwelling units not exceeding 25 dwelling units, a coverage of 50% and height of 2 storeys (10 meters).

The intension of the applicant in this matter is to amend the approved land use rights for the erf from "Residential 2" to "Residential 2" to a density of twenty-five (25) dwelling units per hectare to allow for the establishment of a residential development of 6 dwelling units in the erf.

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](mailto:CityP_Registration@tshwane.gov.za) from 13 October 2021 until 9 November 2021.

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](mailto: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](mailto: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 8, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments 9 November 2021.

Address of applicant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 or Po Box 39727, Faerie Glen, 0043  
Email: [pieter.heukelman@m-t.co.za](mailto:pieter.heukelman@m-t.co.za)  
Tel: 012 676 8500

Dates on which notice will be published: 13 October 2021 and 20 October 2021.

**Reference:** CPD/9/2/4/2-6217T

**Item No:** 34429

13-20

**PLAASLIKE OWERHEID KENNISGEWING 1332 VAN 2021****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 3461 Irene Uitbreiding 70, 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 Dorpsbeplanningsskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, van die eindomme hierbo beskryf.

Die eiendom is geleë te 1461 Arctotisstraat in die voorstad Irene aan die ooste kant van die N1 nasionale hoofweg.

Die voorgestelde hersonering is vanaf: "Residensieel 2" na "Residentieel 2" met 'n digtheid van 25 eenhede per hektaar, dekking van 50% en 'n hoogte van 2 verdiepings (10m).

Die bedoeling van die aansoeker in hierdie aangeleentheid is om die goedgekeurde regte van die erf te wysig vanaf "Residensieel 2" na "Residentieel 2" wat sal toelaat vir die oprigting van 'n residensieel ontwikkeling van 6 woon eenhede op die erf.

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](mailto:CityP_Registration@tshwane.gov.za) vanaf 13 Oktober 2021 tot 9 November 2021.

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 nuusblaai, by die Munisipale kantore soos hieronder bevestig.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto: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](mailto: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 8, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): 9 November 2021.

Adress van applikant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 of Po Box 39727, FaerieGlen, 0043  
Email: [pieter.heukelman@m-t.co.za](mailto:pieter.heukelman@m-t.co.za)  
Tel: 012 676 8500

Datums van publikasie: 13 Oktober 2021 en 20 Oktober 2021. .

Verwysing: CPD/9/2/4/2-6217T

Item No: 34429

13-20

**LOCAL AUTHORITY NOTICE 1333 OF 2021****AMENDMENT SCHEME 02-19381 AND THE  
REMOVAL OF RESTRICTIVE TITLE CONDITIONS 13/0261/2019**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2018, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Portion 13 of Erf 67 Kelvin:

- (1) The removal of Condition A.(c) A.(g) A.(i) A.(ii) A.(iii) A.(iv) A.(k) from Deed of Transfer T23114/2018;
- (2) The amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-19381, which 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.130/2021

**LOCAL AUTHORITY NOTICE 1334 OF 2021****AMENDMENT SCHEME 01-18663 AND REMOVAL  
OF RESTRICTIVE TITLE CONDITIONS 13/2173/2018**

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 628 Newtown:

- (1) The removal of Condition A.(a) and A.(b) from Deed of Transfer T36722/2016;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Industrial 1" to "Industrial 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18663, which 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. 126/2021

**LOCAL AUTHORITY NOTICE 1335 OF 2021****LOCAL AUTHORITY NOTICE 124 OF 2021**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 68 Bryanston**:

The removal of Conditions 2.7, 2.8, 2.9, 2.10, 2.11, 2.12, 2.14, 2.16, 2.17.1, 2.17.2, 2.18, 2.19 and 2.21 from Deed of Transfer T83262/92.

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.124/2021

**LOCAL AUTHORITY NOTICE 1336 OF 2021****LOCAL AUTHORITY NOTICE 128 OF 2021**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Portion 17 of Erf 16 Atholl**:

The removal of Conditions 4(i) and 4(ii) from Deed of Transfer T48423/17.

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.128/2021



**LOCAL AUTHORITY NOTICE 1337 OF 2021****LOCAL AUTHORITY NOTICE 203 OF 2021**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Portion 4 of Erf 67 Hurlingham**:

The removal of Conditions 2.4 to 2.13 from Deed of Transfer No. T149933/2005.

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. 203/2021

**LOCAL AUTHORITY NOTICE 1338 OF 2021****LOCAL AUTHORITY NOTICE 202 OF 2021**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 1353 Northcliff Extension 6**:

The removal of Conditions 1 (a),1 (c),1 (d),1 (e),1 (f),1 (g),2 (a),2 (b), 2(c) and 2(d) from Deed of Transfer No. T5805/2019.

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. 202/2021

**LOCAL AUTHORITY NOTICE 1339 OF 2021****LOCAL AUTHORITY NOTICE 204 OF 2021**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 946 Greenside Extension**:

The removal of Conditions (d), (g), (h) (i) (j) and (k) from Deed of Transfer T73119/06.

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. 204/2021

**LOCAL AUTHORITY NOTICE 1340 OF 2021**

**WASTE MANAGEMENT BY-LAWS**

**CITY OF JOHANNESBURG METROPOLITAN  
MUNICIPALITY**

The Municipal Manager of the City of Johannesburg Metropolitan Municipality hereby, in terms of Section 13(a) of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), publishes the Waste Management By-laws 2013 for the City of Johannesburg Metropolitan Municipality as amended in 2021 and approved by its Council, as set out hereunder.

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
WASTE MANAGEMENT BY-LAWS**

The Municipal Manager of the City of Johannesburg Metropolitan Municipality hereby, in terms of Section 13(a) of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), publishes the Waste Management By-laws 2021 for the City of Johannesburg Metropolitan Municipality as approved by its Council, as set out hereunder.

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
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## CHAPTER 1

### INTERPRETATION, PRINCIPLES AND OBJECTS

#### 1. Definitions

- (1) In these By-laws, unless the context indicates otherwise –

**“accreditation”** means registering with the Council in terms of Chapter 8 of these By-laws;

**“accredited service provider”** means any person registered with the Council in terms of Chapter 8 of these By-laws;

**“agricultural and farm waste”** means all waste generated on farms as part of agricultural process or through ordinary domestic and business activities and may include different types of waste.

**“approved waste receptacle”** means a disposable or re-usable receptacle approved by the Council from time to time in which waste is placed for the purposes of storing, accumulating, handling, transporting, treating or disposing of that waste, and includes approved bins, bin-liners, wrappers and skips;

**“authorised official”** means any official of the Council who has been authorised or designated by the Council to administer, implement and enforce the provisions of these By-laws, or an employee of a service provider acting within the scope of the powers, functions and duties assigned to that service provider by the Council, if the Council has for the purpose of the By-laws appointed a service provider;

**“basic refuse removal”** means a baseline service level as established under Clause 9.1 the National Policy for Provision of Basic Removal Services to Indigent Households or as amended.

**“building waste”** means all waste produced during the construction, alteration, repair or demolition of any structure, and includes building rubble, earth, vegetation and rock displaced during such construction, alteration, repair or demolition.

**“bulky waste”** means domestic or business waste which by virtue of its mass, shape, size or quantity, cannot easily be accommodated in a standard approved container and cannot be collected through round collection of non-organic waste.

**“business waste”** means waste other than hazardous waste, health care risk waste, building waste, industrial waste, non-compactable garden waste, bulky waste special waste, generated on premises used for non-residential purposes and at residential premises where commercial activities are being conducted.

**“commercial business waste”** means waste generated on premises used for non-residential purposes. For the avoidance of doubt, commercial business waste includes:

- (a) waste stored in static compactors;
- (b) hazardous waste;
- (c) healthcare risk waste;
- (d) building waste;
- (e) industrial waste;
- (f) organic waste;
- (g) un-compactable waste;
- (h) general business waste; and
- (i) recyclable waste,

generated on such premises;

**“commercial service”** means—

- (a) the collection and transportation of commercial business waste and general business waste, but does not include transportation by a generator of its own waste; or
- (b) the conducting or undertaking of a waste management activity within the jurisdiction of the Council which requires a waste management licence; or
- (c) the collection, transportation, sorting, storage, recycling or recovery of waste with the intention of making profit but does not include transportation by a generator of its own domestic waste which is recyclable waste; or any person collecting, sorting, storing or transporting recyclable waste on behalf of a bona fide non-governmental organization;

**“Council”** means—

- (a) the Metropolitan Municipality of the City of Johannesburg established by Provincial Notice No. 6766 of 2000 dated 1 October 2000, as amended, exercising its legislative and executive authority through its Municipal Council; or
- (b) its successor in title; or
- (c) a structure or person exercising a power delegated in these By-laws or carrying out an instruction, which power has been delegated or sub-delegated or which instruction has been given, as contemplated in section 59 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000); or
- (d) except for the purposes of Chapters 8 and 10, a service provider fulfilling a responsibility under these By-laws that is assigned to it in terms of section 81(2) of the Systems Act, 2000, or any other law;

as the case may be;

**“dailies”** means putrescible waste generated from processing,

handling and production of food and food products by non-residential premises which include hotels, restaurants, food shops, hospitals, and canteens that must be collected on a daily basis, to prevent the waste from decomposing and presenting a nuisance or an environmental or health risk;

**“damage to the environment”** means any pollution, degradation or harm to the environment whether visible or not;

**“developer”** means an agent or any other person acting on behalf of a person who owns land, building or any undivided share in such land or building situated within the Council’s jurisdiction;

**“domestic waste”** means waste generated on premises used solely for residential purposes and purposes of public worship, including halls or other buildings used for religious purposes, but does not include commercial business waste or general business waste or organic waste;

**“dump”** means to dispose of waste in any manner other than one permitted by law and includes, without derogating from the generality of the foregoing, to deposit, discharge, spill or release waste, whether or not the waste is in a container, in or at any place whatsoever whether publicly or privately owned including but not limited to vacant land, rivers, waterways, catchments, and sewage and storm water systems but excludes littering;

**“environment”** has the meaning assigned to it in section 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);

**“environmental emergency”** means any unexpected or sudden occurrence resulting from any act or omission relating to waste leading to serious danger to the public or potentially serious pollution of or damage to the environment, whether immediate or delayed;

**“event”** means sporting, entertainment, recreational, religious, cultural, exhibitional, organisational or similar activities hosted at a venue or along a route or within their respective precincts at which more than 2000 people are expected to attend or participate;

**“event waste”** means waste that originates from an event held within the Council’s jurisdiction;

**“formalised recycling group”** means a group of persons whose main objective is the promotion of waste minimisation amongst the group and undertaking of recycling, processing, treating or recovery of waste;

**“garden waste”** means organic waste which generates from domestic gardening activities, including grass cuttings, leaves, plants, flowers, branches, tree stumps, or any waste of botanical nature.

**“general business waste”** means waste generated on premises used for non-residential purposes. For the avoidance of doubt, general business waste does not include:

- (a) waste stored in static compactors;
- (b) hazardous waste;
- (c) healthcare risk waste;
- (d) building waste;
- (e) industrial waste;
- (f) organic waste;
- (g) un-compactable waste; and
- (h) recyclable waste,

generated on such premises;

**“generator of waste”** means any person who generates or produces waste;

**“hazardous waste”** means any waste that contains organic or inorganic elements or compounds that may, owing to the inherent physical, chemical or toxicological characteristics of that waste, have a detrimental impact on health and/or the environment; and includes discarded computers, office electronic equipment, entertainment device electronics, mobile phones, television sets and refrigerators;

**“health care risk waste”** means health care risk waste as defined in the Gauteng Health Care Waste Management Regulations, 2004 published under section 24(c) of the Environment Conservation Act, 1989 (Act No. 73 of 1989) in General Notice 3035 in *Provincial Gazette* on 15 September 2004, as amended;

**“holder of waste”** means any person who imports, generates, stores, accumulates, transports, processes, treats, exports or disposes of waste;

**“industrial waste”** means a liquid, sludge or solid substance, resulting from a manufacturing process, industrial treatment or the pre-treatment for disposal purposes of any industrial or mining liquid waste;

**“integrated waste management plan”** means any waste management plan required to be prepared in terms of these By-laws by specified generators or holders of waste including waste management plan required in section 5(d), 10, 14, 18 and 23 of these By-laws;

**“Johannesburg Metropolitan Police Department”** means the Department established under General Notice No. 1893 published in the *Provincial Gazette* Extraordinary of 26 March 2001;

**“land reclamation”** means the planned and engineered disposal of inert or other appropriate waste for the purpose of constructing

any facility or changing the natural features of any piece of land;

**“litter”** means any object or matter which is discarded by a person in any place except in an approved receptacle provided for that purpose or at a waste handling facility or waste disposal facility;

**“local community”** in relation to the Council means that body of persons comprising:

- (a) the residents within its jurisdiction;
- (b) the ratepayers of the Council;
- (c) any civic organisation and non-governmental, private sector or labour organisation or body which is involved in local affairs within the Council's jurisdiction; and
- (d) visitors and other persons residing outside of the Council's jurisdiction who, because of their presence in that area, make use of services or facilities provided by the Council;

**“minimisation”** when used in relation to waste means efforts to reduce and minimise the amount and toxicity of waste that is generated and, in the event where waste is generated, the reduction of the amount and toxicity of waste that is required to be disposed of;

**“municipal service”** means service relating to the collection, transportation and disposal of waste, including domestic waste, such quantity and type of general business waste and dailies, as the Council may determine, which is provided by the Council in accordance with Chapter 5 of these By-laws;

**“National Appeal Regulations”** means regulations pertaining to the processing, consideration of, and decision on appeals under section 44(1)(a) read with section 43(4) of the National Environmental Management Act, 1998 (Act 107 of 1998) published in Government Notice R993 in Government Gazette 38303 dated 8 December 2014, as amended.

**“National Policy for Provision of Basic Refuse Removal to Indigent Households 2010”** means the national policy for provision of basic refuse removal as published in Government Gazette No 34385 dated 22 June 2011, as amended.

**“nuisance”** means any injury, harm, damage, inconvenience or annoyance to any person which is caused in any way whatsoever by the improper handling or management of waste, including but not limited to, the storage, placement, collection, transport or disposal of waste, or by littering;

**“occupier”** in relation to any premises means any person who is in actual occupation of such premises and if no person is in actual occupation thereof, any person who whether as owner, lessee or otherwise has, for the time being, control of such premises and shall include a street trader who occupies a site for the purpose

of such street trader's business;

**“organic waste”** means waste generated as a result of normal domestic gardening activities, including grass cuttings, leaves, plants, flowers and other similar small and light organic matter, but does not include tree branches with a diameter thicker than 40 mm at any point of its length, un-compactable waste and any waste generated as a result of commercial garden service activities;

**“organic waste handling facility”** means a waste handling facility in or on which organic waste is received and temporarily stored;

**“organiser”** means any person who plans, is in charge of, manages, supervises or holds an event or sponsorship rights to an event or in any manner controls or has a material interest in the hosting of an event;

**“owner”** means the registered owner, lessee or occupier of premises, or the person in charge or control of any premises or part thereof who is over 18 years of age, or any person who obtains a benefit from the premises or who is entitled thereto;

**“person”** means a natural or juristic person;

**“pollution”** means any change in the environment caused by:

- (a) any substance; or
- (b) noise, odour, dust or heat, emitted from any activity, including the storage or treatment of any waste or substance, construction and the provision of any service, whether engaged in by any person or an organ of state,

if that change has an adverse effect on human health or well-being or on the composition, resilience and productivity of a natural or managed ecosystem, or on material useful to persons, or will have such an effect in the future;

**“premises”** means:

- (a) any land without any buildings or other structures on it;
- (b) any building or other structure and the land on which it is situated;
- (c) any land which adjoins land referred to in paragraph (a) or (b) and any building or other structure on the adjoining land, if that land, building or structure is occupied or used in connection with any activity carried out on the premises referred to in paragraph (a) or (b); or

- (d) any vessel, vehicle or movable structure which is used for a scheduled use in terms of the Council's Public Health By-laws published in Notice 830 in Provincial Gazette Extraordinary No. 179 dated 21 May 2004, as amended;

**"prescribed fee"** means a tariff for the services which the Council may set for the provision of municipal service to the local community, and includes a surcharge on such tariff;

**"public place"** includes any public building, public road, overhead bridge, subway, foot pavement, footpath, sidewalk, lane, square, open space, garden, park or enclosed space, in the Council's jurisdiction, and any road, place or thoroughfare however created which is in the undisturbed use of the public or which the public has the right to use or the right to access;

**"public road"** means any road, street or thoroughfare or any other place, whether a thoroughfare or not, which is commonly used by the public or any section thereof or to which the public or any section thereof has a right of access and includes—

- (a) the verge of any such road, street or thoroughfare;
- (b) any bridge or drift traversed by any such road, street or thoroughfare; and
- (c) any other work or object forming part of or connected with or belonging to such road, street or thoroughfare;

**"recovery"** when used in relation to waste, means the controlled extraction of a material or the retrieval of energy from waste to produce a product;

**"recyclable waste"** means waste which has been separated from the waste stream, and set aside for purposes of recycling;

**"recycling"** means a process where waste is reclaimed for further use, which process involves the separation of waste from a waste stream for further use and the processing of that separated material as a product or raw material;

**"re-use"** means to utilise articles from the waste stream again for a similar or different purpose without changing the form or properties of the articles;

**"resident"** in relation to the Council's jurisdiction means a person who is ordinarily resident within that area;

**"route"** means the way or course taken in getting from a starting point to a destination during an event which takes the form of a race or procession;

**"SANS Code"** means the South African National Standard: 10228: The Identification and Classification of Dangerous Goods

for Transport, as amended;

“**scrap dealer**” means any person engaged in purchasing or collecting, storing and recycling of waste, especially metal, but does not include any person engaged solely in recycling metal cans, paper, cardboard or glass;

“**Separation at Source**” refers to the practice of setting aside post-consumer and household waste materials at the point of generation at the household level so as to prevent them from entering the waste stream that is destined for landfilling.

“**special waste**”, means non-hazardous industrial waste, which includes a number of waste types which has physical or chemical characteristics, or both, that requires special handling at a waste disposal facility, such as contaminated soil, raw animal manure, dead animals or any other material determined to be special waste by the Council;

“**stadium**” has the meaning assigned to it in section 1 of the Safety at Sports and Recreational Events Act, 2010 (Act No. 2 of 2010), as amended;

“**storage**” means the accumulation of waste in a manner that does not constitute treatment or disposal of that waste;

“**sustainable development**” means the integration of social, economic and environmental factors into planning, implementation and decision-making so as to ensure that development serves present and future generations;

“**Systems Act**” means the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), as amended;

“**un-compactable waste**” means business waste or domestic waste which by virtue of its mass, shape, size or quantity, is inconvenient to remove in the routine door-to-door municipal service provided by the Council;

“**venue**” means a stadium, or any area or place where an event is hosted; that has a seating or standing spectator capacity of at least 2000 persons as certified by the Council, within which other permanent or temporary structures may be erected and which may be demarcated by an enclosed or semi-enclosed permanent or temporary structure;

“**venue owner**” means a person who owns, manages or is entitled to exercise the rights of an owner or occupier of a venue used for events;

“**verge**” means a verge as defined in section 1 of the National Road Traffic Act, 1996 (Act No. 93 of 1996), as amended;

“**waste**” means any substance, whether or not that substance can be reduced, re-used, recycled and recovered—



- (a) that is surplus, unwanted, rejected, discarded, abandoned or disposed of;
- (b) which the generator has no further use of for the purposes of production;
- (c) that must be treated or disposed of; or
- (d) that is identified as a waste in terms of the Waste Act by the Minister of Environmental Affairs by notice in the *Gazette*;

**“Waste Act”** means the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), as amended;

**“waste disposal facility”** means any site or premises used for the accumulation of waste with the purpose of disposing of that waste at the site or premises;

**“waste handling facility”** means any facility on or in which waste is accepted, accumulated, handled, sorted, prior to its transfer for treatment, recycling, processing and disposal;

**“waste pickers”** means people who “collect, sort and sell reusable and recyclable materials  
The recyclables predominantly include metal, paper, cardboard, plastic and glass;

**“waste management activity”** has the same meaning assigned to it in section 1 of the Waste Act;

**“waste management licence”** has the same meaning assigned to it in section 1 of the Waste Act;

**“Waste management officer”** means a person in the administration of the Council designated in writing to be responsible for co-ordinating matters pertaining to waste management in the Council in accordance with section 10(3) of the National Environmental Management: Waste Act, 2008 (Act 59 of 2008), as amended.

**“waste management services”** means waste collection, treatment, recycling and disposal services;

**“waste stream”** means any type of waste, including domestic waste; general business waste, commercial business waste; and recyclable waste;

**“waste treatment facility”** means any site that is used to accumulate waste for the purposes of storage, recovery, treatment, reprocessing, or recycling of waste, excluding storage by a generator of waste prior to collection;

**“workplace”** means any place within the Council’s jurisdiction on

or in which or in connection with which, a person undertakes a municipal service or a commercial service.

- (2) If any provision in these By-laws vests or imposes any power, function or duty of the Council in or on an employee of the Council and such power, function or duty has in terms of section 81(2) of the Systems Act, or any other law, been assigned to a service provider, the reference in such provision to such employee must be read as a reference to the service provider or, where applicable, an employee of the service provider authorised by it.
- (3) Any reference to any local, provincial or national legislation, or any regulation is a reference to that local, provincial or national legislation, or regulation as amended or re-enacted, from time to time.

## **2. Principles**

- (1) The Council has the responsibility to ensure that all waste generated within its jurisdiction is—
  - (a) collected, transported, treated, disposed of or recycled in accordance with these By-laws; and
  - (b) that such collection, transportation, treatment, disposal or recycling takes account of the waste management hierarchy set out in subsection (2).
- (2) The underlying principle of these By-laws is to establish a waste management hierarchy in the following order of priority:
  - (a) waste avoidance, waste minimisation and waste reduction;
  - (b) re-use;
  - (c) recycling, reprocessing and treatment; and
  - (d) disposal.
- (3) Any authorised official must, as far as reasonably possible, take into account the hierarchy specified in subsection (2).

## **3. Main objects**

- (1) The main objects of these By-laws are to—
  - (a) ensure that waste is avoided, or where it cannot altogether be avoided, minimized, re-used, recycled, recovered and disposed of in an environmentally sound manner;

- (b) promote sustainable development and environmental justice through fair and reasonable measures for the management of waste within the Council's jurisdiction;
  - (c) regulate the collection, transportation, storage, disposal, treatment and recycling of waste within the Council's jurisdiction;
  - (d) regulate and ensure effective delivery of the municipal service and regulate the provision of commercial services through accreditation of service providers; and
  - (e) ensure that all municipal residents and businesses in the Council's jurisdiction participate in the promotion of responsible citizenship by ensuring sound waste management practices within residential and industrial environments.
  - (f) Prohibit illegal dumping and impose appropriate penalties on illegal dumping and other offences
- (2) In pursuing the main objects of these By-laws, the Council may in appropriate circumstances require any generator or holder of waste to take reasonable measures to ensure that the objects in subsection (1) are given effect to.
- (3) The measures referred to in subsection (2) which the Council may require a generator or holder of waste to take include:
- (a) providing information to the Council for the purpose of facilitating effective waste management within its jurisdiction;
  - (b) presenting proof to the Council that any activity which is required to be licensed or authorized in terms of any national or provincial law or these By-laws is so authorised; and
  - (c) investigating, assessing and evaluating the impact that any activity, process or situation within the Council's jurisdiction has on the environment and presenting the findings to the Council.
- (4) Further in pursuance of the main objects of these By-laws, the Council shall, within its financial and administrative capacity-
- (a) Endeavour to ensure local community involvement in local waste planning;
  - (b) Minimise consumption of natural resources;

- (c) Promote recycling and re-use of waste;
- (d) Encourage waste separation at source to facilitate re-use and recycling;
- (e) Promote effective resourcing, planning and delivery of municipal services and commercial services;
- (f) Endeavour to achieve integrated waste management, planning and services in a local context;
- (g) Promote and ensure environmentally responsible municipal services; and
- (h) Endeavour to ensure compliance with these By-laws.

**4. Obligations of generators or holders of waste**

- (1) A generator or holder of waste generated by his or her activities or activities of those persons working under his or her direction must:
  - (a) manage such waste so that it does not endanger health or the environment or create a nuisance; and
  - (b) maintain suitable cleanliness and hygiene standards on their premises as required by the Council's Public Health By-laws.
  - (c) separate waste with the aim of minimising waste and its impacts on the environment and to store the recyclable waste separately from non-recyclable waste provided that industrial waste must be separated into liquids, components and materials that can be treated for recycling or re-use;
  - (d) re-use, recycle and recover waste where possible;
  - (e) dispose of recyclable waste by-
    - (i) contracting with the Council where the waste generator will be charged at the Council's standard charge terms of the Tariff By-law
    - (ii) where the Council does not provide such a service by contracting with an accredited service provider.
    - (iii) delivering waste to a licensed waste disposal facility and ensure that waste is treated or disposed in an environmentally sensitive manner at a licensed waste disposal facility;

- (f) make use of the waste removal services provided by the Council or its service provider, unless the Council does not provide waste removal service for the type of waste to be disposed of, in which case they shall make use of an accredited service provider;
  - (g) conclude a contract with the Council, its service provider or an accredited service provider, as the case may be, for the storage and collection of waste;
  - (h) store waste in the containers or receptacles provided by the Council or an accredited service provider prior to collection or where a container is not provided, store waste in plastic bags, which containers or bags will be collected by the service provider
  - (i) pay tariffs and rates charged by the Council for such waste removal services according to the Council's Tariff Policy, Tariff By-law and this By-law;
  - (j) ensure that the waste they have generated which is not collected by the Council is re-used or recycled, recovered, treated or disposed of –
    - (i) within a reasonable time after its generation as determined by the Council, and
    - (ii) at a waste management facility authorised to accept the type of waste in question.
- (2) The owner or waste generator may apply to the Council for an additional container and shall be liable for additional costs as per the Council's Tariff By-law and Tariff Policy
- (3) The Council may require a waste generator to submit an integrated waste management plan prior to agreeing to supply an additional an additional container.
- (4) The owner and waste generator must comply with the terms and conditions set out by the Council for the generation, minimisation, storage, collection, treatment and disposal of such additional waste.
- (5) Should the waste generated by a waste generator exceed the volume that can be stored in the containers provided or bags, the owner must make arrangements for the collection of the excess waste by an accredited service provider.
- (6) If no arrangement is made for the collection of excess waste, the owner or waste generator must promptly transport that additional waste to and deposit it at a licensed waste disposal facility at his or her own cost.
- (7) Any business or agent disposing of waste on behalf of such

business shall provide a report of the waste disposed of to the Council in a format as determined by the Council from time to time, on or before the 7<sup>th</sup> of each month.

- (8) The owner or waste generator generating industrial waste must contract with an accredited service provider for the collection and disposal of such waste to a licensed waste disposal facility.
- (9) The owner must on demand prove to the waste management officer that he or she entered into a suitable agreement with an accredited service provider for the collection, processing, treatment or disposal of industrial waste at least once per week or as determined by the waste management officer.

#### **5. Provision of information to the Council**

The Council may, by notice published in the *Provincial Gazette* or in writing to any specific holder or generator of waste or any other person who undertakes a waste management activity within the Council's jurisdiction, require the relevant persons to provide information in the prescribed form and within the prescribed period or at the prescribed intervals to the Council to enable it to:

- (a) facilitate effective waste management within its jurisdiction;
- (b) gather information and undertake strategic planning regarding the delivery of the municipal service;
- (c) assess waste minimisation within the Council's jurisdiction;
- (d) prepare its integrated waste management plan;
- (e) fulfil the Council's internal and external waste management reporting requirements;
- (f) furnish information as required by the Waste Act to the provincial or national government;
- (g) identify specific data collection methods and equipment to be used for purposes of collecting waste management information; and
- (h) for such other purpose as the Council may specify.

## **CHAPTER 2 INTEGRATED WASTE MANAGEMENT**

### **6. Designation of waste management officer**

- (1) The Council must designate in writing a waste management officer from its administration to be responsible for co-ordinating matters pertaining to waste management in the area of jurisdiction of the Council.
- (2) A power or duty delegated in terms of sub-section (1) may be delegated or further assigned by that officer to another official of the Council, subject to such limitations or conditions as determined by the Council.
- (3) A waste management officer must coordinate his or her activities with other waste management activities in a manner as set out in the national waste management strategy established in terms of section 6 of the Waste Act or determined by the Minister by notice in the gazette, and any applicable provincial waste management strategy.

### **7. Preparation and reporting on the implementation of integrated waste management plan by Council.**

- (1) The Council shall-
  - (a) establish, review and revise its integrated waste management plan in accordance with the prescripts of national legislation;
  - (b) annually report on the implementation of its integrated waste management plan; and
  - (c) follow prescribed processes of community consultation in terms of subsections (1)(a) and (b);

### **8. Contents of integrated waste management plans of the Council.**

- (1) An integrated waste management plan of the Council must at least-
  - (a) contain a situation analysis that includes-
    - (i) a description of the population and development profiles of the area of the Council to which the plan relates;
    - (ii) an assessment of the quantities and types of waste that are generated in the area;
    - (iii) a description of the services that are provided, or that are available, for collection, minimisation, re-use, recycling and recovery, treatment and disposal of

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

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

This gazette is also available free online at [www.gpwnline.co.za](http://www.gpwnline.co.za)



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# Provincial Gazette Provinsiale Koerant

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

Vol: 27

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ISSN 1682-4520



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- waste;
- (iv) the number of persons in the area who are not receiving waste collection services;
- (b) within the domain of the Council, set out how the Council intends-
- (i) to give effect, in respect of waste management, to Chapter 3 of the National Environmental Management Act 1998, as amended;
  - (ii) to give effect to the Waste Act;
  - (iii) to identify and address the negative impact of poor waste management practices on health and environment; ‘
  - (iv) to provide for the implementation of waste minimisation, recycling and recovery targets and initiatives;
  - (v) to address the delivery of waste management services to residential premises;
  - (vi) to implement the obligations of the Republic of South Africa in respect of any relevant international agreements;
  - (vii) to give effect to the best environmental practice in respect of waste management
- (c) set out the priorities and objectives of the Council in respect of waste management;
- (d) establish targets for the collection, minimisation, re-use and recycling of waste;
- (e) set out the approach of the Council to the planning of any new facilities for disposal and decommissioning of existing waste disposal facilities;
- (f) indicate the financial resources that are required to give effect to the plan;
- (g) describe how the Council intends to give effect to its integrated waste management plan; and
- (h) comply with the requirements prescribed by the Minister responsible for Environmental Affairs

### **9. Annual progress reporting by Council**

- (1) The annual performance report prepared in terms of section 46 of the Municipal Systems Act must contain information on

the implementation of the integrated waste management plan including information on-

- (a) the extent to which the plan has been implemented during the period;
- (b) the waste management initiatives that have been undertaken during the reporting period;
- (c) the delivery of waste management services and measures taken to ensure the efficient delivery of waste management services, if applicable;
- (d) measures taken to ensure compliance with the waste management standards;
- (e) the waste management monitoring activities;
- (f) the actual budget expended on implementing the plan;
- (g) the measures that have been taken to make the necessary amendments to the plan; and
- (h) any other requirements as may be prescribed by the Minister of Environmental Affairs

**10. Preparation and reporting on the implementation of integrated waste management plans by certain generators or holders of waste**

- (1) In addition to any other provisions in the By-laws regarding the preparation of integrated waste management plans, the Council may, by notice published in the *Provincial Gazette*, require present or future generators or holders of specified waste streams to prepare integrated waste management plans.
- (2) A notice referred to in subsection (1) shall specify the prescribed form required for the integrated waste management plan and submission date for it.
- (3) Any person who is required by the Council to prepare an integrated waste management plan may be required to review and update the plan and to submit an amended plan at intervals specified by the Council.

**11. Contents of integrated waste management plans by certain generators or holders of waste.**

- (1) Any integrated waste management plan, required in terms of these By-laws, must include at least—
  - (a) an assessment of the quantity and type of waste that is or will be generated;

- (b) a description of the waste management services the generator will require;
  - (c) the full details of the site/s or area/s where waste will be generated, stored, treated or disposed of;
  - (d) a description of how the generator of the waste separates or intends to separate recyclable and non-recyclable material;
  - (e) the waste minimisation and pollution prevention practices and plans of such waste generator;
  - (f) the methods of disposal or treating such waste;
  - (g) a reporting plan on the implementation of the integrated waste management plan;
  - (h) details of the person responsible for the implementation of the integrated waste management plan; and
  - (i) any further information that the Council may in writing require.
- (2) The Council shall require a holder of waste involved in the waste management activity listed in terms of section 19 of the NEM: Waste Act, as amended, to submit its integrated waste management plan within a specified time and thereafter at intervals coinciding with the requirements of national and provincial legislation or standards.
- (3) The Council may require from any other holder of waste, excluding domestic waste, to submit within a reasonable time and thereafter at intervals determined by the Council an integrated waste management plan containing such information as the Council deems necessary or, if applicable, a copy of its industry waste management plan as required by national legislation.
- (4) If an integrated waste management plan as referred to in subsections (2) or (3) is in any way changed or amended, the holder must submit such changed or amended plan within thirty (30) days of the amendment or change.
- (5) The Council may, on notice, instruct any waste generator to supply a new or amended integrated waste management plan in order to comply with this By-law and any other legislation.
- (6) When instructed to submit an integrated waste management plan or a new or amended integrated waste

management plan in terms of terms of this By-law, a waste generator shall do so within the time stipulated in the instruction.

- (7) The Council must consider the waste management plan and-
  - (a) Approve it subject to any conditions;
  - (b) Request that additional information be furnished within a specified time frame;
  - (c) Require amendments to be made within a time frame so specified; or
  - (d) Reject the plan and provide reasons therefor.
- (8) If an integrated waste management plan is rejected or not submitted at all, the Council shall give directives as to what waste management measures must be taken by the owner or waste generator and should the waste generator fail to take such measures within the time frame specified by the Council, the Council may implement such measures and the owner or waste generator will be liable for the cost thereof.
- (9) The Council may by written notice require any person to provide such information as he or she requires when considering an integrated waste management plan.
- (10) Should a person fail to provide the information referred to in this section, the Council may appoint a service provider to obtain information and prepare a plan at the cost of the generator.

## **12. Waste information system**

- (1) The Council shall establish and maintain a waste information system including information on the levels and extent of the waste management services provided by it and enter such information in the waste information system as and when required
- (2) The objective of the waste information system is to-
  - (a) Store, verify, evaluate and provide data and information for the protection of the environment and the management of waste;
  - (b) Provide information for the development and implementation of the integrated waste management plan; and

- (c) Provide information to other organs of state and the public-
- (i) for education, awareness raising, research and development purposes;
  - (ii) for planning, including prioritisation of regulatory minimisation and other initiatives;
  - (iii) for obligations to report in terms of any legislation;
  - (iv) for public safety management;
  - (v) on the status of the generation, collection, reduction, re-use, recycling, recovery, transportation, treatment and disposal of waste; and
  - (vi) the impact of waste on health and the environment.

### CHAPTER 3

#### HANDLING OF DIFFERENT WASTE TYPES

##### *Part 1: Event waste*

#### **13. Use of accredited service provider**

A venue owner or organiser of an event is required to contract with an accredited service provider for the provision of waste management services to the event.

#### **14. Obligation to prepare an event waste management plan and the minimum content of the plan**

- (1) The venue owner or the organiser of any event held within the Council's jurisdiction must submit an event waste management plan to the Council or authorised official.
- (2) An event waste management plan for a particular event should be submitted for approval to the Council or authorised official at least 30 days prior to the proposed event. The Council may grant exemption depending on the size, nature and duration of the event;
- (3) It is an offence to host or organise an event without an approved event waste management plan but if no comments are received on the event waste management plan within 30 of days from the date of submission to the Council then the event waste management plan shall be deemed to be approved.

**15. Refundable deposit**

- (1) The venue owner or organiser of an event will be required to pay a refundable deposit of an amount determined by the Council or authorised official, in terms of a formula that will be set from time to time, and which amount would be sufficient to cover the costs of cleaning-up after the event and disposing of all waste generated by the event.
- (2) Such deposit must be paid at least five days before the event commences.
- (3) Where a deposit is paid, it shall be refunded by the Council to the venue owner or organizer upon the provision of proof of full compliance with the approved event waste management plan, including proof of the use of accredited service providers for carrying out the collection and disposal of all event waste.
- (4) If the refundable deposit is not claimed within 90 days after the event it shall be forfeited to the Council.
- (5) No interest will be payable by the Council on the amount of a deposit held by it in terms of this section.
- (6) It is an offence to host or organise an event without paying the refundable deposit, where this is required.

**16. Recovery of clean-up costs**

If inadequate steps are taken after an event to manage waste generated by the event and to clean up all waste generated during the event—

- (a) the venue owner or organiser is liable for the full cost of the cost of the collection, clean-up, recycling and disposal of the waste generated by the event.
- (b) the Council may take such steps as may be necessary to manage the waste generated by the event including arranging for the collection, clean-up, recycling and disposal of the waste generated by the event.
- (c) Any costs which the Council may incur pursuant to (b) above may in the first place be recovered from the deposit paid by the venue owner or organiser and thereafter the Council may recover these costs from the venue owner or organiser through other legal measures at its disposal.

*Part 2: Building waste – New and demolished buildings*

**17. Preparation and approval of a building waste management plan**

- (1) When any site development plan is submitted to the Council for its approval, the person making the submission must simultaneously submit:
  - (a) a building waste management plan setting out the manner in which all building waste and other waste to be generated in the course of construction will be managed, treated, collected, transported and disposed of; and
  - (b) proof that all necessary waste management services for the construction activities will be provided by an accredited service provider.
- (2) The building waste management plan referred to in subsection (1)(a) must be referred to the Council for approval.
- (3) No site development plan may be approved before the building waste management plan has been approved by the Council.
- (4) The owner or developer shall, if no comment from the Council is received by the 15<sup>th</sup> day after submission of the integrated building waste management plan, approach the relevant office of the Council for a directive.

**18. Deposit and demonstrating compliance with the building waste management plan**

- (1) When submitting a building waste management plan for approval, the owner of the land or the developer must pay a refundable deposit of an amount determined by the Council or authorised official in terms of a formula that will be set from time to time, and which amount would be sufficient to cover the costs of cleaning-up or managing building waste if the building waste management plan is not complied with.
- (2) A deposit paid in terms of subsection (1) may only be refunded by the Council if the Council or an authorised official is satisfied that the building waste management plan has been complied with and the owner of the land or the developer has requested the refund.
- (3) The request for a refund should be made to the Council in writing and be accompanied by documentation proving compliance with the building waste management plan.
- (4) The deposit paid in terms of subsection (1) will be forfeited



to the Council if it has not been claimed by the owner of the land or the developer within 24 months of payment or such extended period as the depositor may request on application.

- (5) No interest will be payable by the Council on the amount of any deposit held by it in terms of this section.

#### **19. Generation and management of building waste**

All generators of building waste must ensure that—

- (a) no additions or alteration of any structure should be done without making provision for waste that will be generated from the site;
- (b) recyclable and non-recyclable waste is separated;
- (c) non-recyclable waste is treated or disposed of in an environmentally sound manner;
- (d) until disposal, all building waste, together with the containers used for the storage, collection or disposal thereof, is kept on the premises on which the waste was generated;
- (e) the premises on which the building waste is generated, do not become unsightly and no nuisance is caused by accumulated building waste;
- (f) any building waste which is blown off or washed away from the premises is promptly retrieved, stored in receptacles or containers;
- (g) any structure necessary to contain the building waste is constructed; and
- (h) any instruction from the Council regarding the management and storage of building waste, including any structures to be constructed is adhered to.

#### **20. Storage of building waste**

- (1) No person may place building waste on a pavement or sidewalk unless such waste is placed in a skip.
- (2) The prohibition in subsection (1) does not apply to the storage of building material which one will utilise in the construction of the building.
- (3) Every receptacle used for the storage and removal of building waste must—

- (a) have clearly marked on it the name, address and telephone number of the person in control of that receptacle;
  - (b) be fitted with reflecting chevrons or reflectors which must completely outline the front and the back thereof; and
  - (c) be properly closed at all times other than when actually receiving or being emptied of waste so that no displacement of its contents can occur.
- (4) An owner or occupier or any person responsible for the new development, renovations or alterations to a building and new private dwellings must submit to the Council an integrated waste management plan including such information as Council requires prior to the start of the development and also during the development, if so requested by the Council.
- (5) Once a container or receptacle is full, it must be disposed of within seven days.

## **21. Collection and disposal of building waste**

- (1) The owner or occupier of premises on which building waste is generated or the developer must ensure that the waste is collected and transported by an accredited service provider.
- (2) All building waste must be disposed of at an appropriately licensed waste disposal facility, unless—
- (a) the Council has given written consent for the building waste to be used for the purpose of land reclamation and all other authorisations required for this have been obtained; or
  - (b) the building waste will be re-used or recycled by an accredited service provider; or
  - (c) the building waste will be treated at a licensed waste treatment facility.
- (3) Any consent given in terms of subsection (2)(a) must be subject to such conditions as the Council may deem necessary: Provided that in giving or refusing its consent or in laying down conditions, the Council must have regard to-
- (a) the safety of the public;
  - (b) the sustainability of the area including the drainage thereof;

- (c) the expected manner and times of depositing the waste at the site;
  - (d) the levelling of the site;
  - (e) the control of dust; and
  - (f) any other relevant factors
- (4) Every waste generator, building contractor or waste removal contractor is obliged, when depositing waste at a waste disposal site, to obtain and retain for a period of 12 months a weigh bill from the authorised official at the waste disposal site confirming the nature and weight of building waste collected.
- (5) It shall be presumed, until the contrary has been proven, that building waste has been disposed contrary to the provisions of this section if the waste generator, building contractor or waste removal contractor is unable to produce a weigh bridge certificate or certificates confirming that-
- (a) the building waste was disposed of at an approved waste disposal site; or
  - (b) an amount of building waste was disposed of at a waste disposal site which could be reasonably expected to be generated from the building operations concerned as determined by the designated representative of the Council.
- (6) Any person who directly or indirectly generates building waste or the owner of the property on which such waste is generated shall not store such waste in containers provided by the Council for residential waste and shall remove and dispose of it at a licensed crushing plant or landfill site or any other licensed building waste disposal facility.
- (7) When plans are submitted to the Council for its approval in terms of the National Building Regulations and Building Standards Act, 1977 (Act No. 107 of 1977), the person submitting same must submit simultaneously therewith-
- (a) an integrated waste management plan setting out what provision is made for collection and disposal of the building and other waste;
  - (b) what provisions are made to store the waste on their property; or
  - (c) provide a permit to store the waste on the Council's property.

- (8) Contaminated building or other waste where the contamination agent is hazardous or dangerous must be deposited at a licensed waste disposal facility for the treatment and disposal of hazardous waste.
- (9) The owner of the facility where the building rubble is disposed of shall provide a monthly report to the waste management officer of the mass of such waste deposited at such facility.
- (10) The waste generator or the owner of the property on which waste is generated who deposits or stores waste on the property of the Council may be fined for failure to have or produce a permit for such deposit or storage.
- (11) When the building control officer or authorised official inspects the property where the building works have been undertaken to check that it has been built in accordance with the approved plans, he or she shall also check if all the building waste has been disposed of.
- (12) The owner of the property referred to in subsection (11) will be required to provide the building control officer or authorised official with proof of a weighbridge certificate that he or she has disposed of the full mass of the building rubble at a licensed waste disposal facility for that category of waste prior to an occupancy certificate or any final approvals being granted.

*Part 3: Hazardous and health care risk waste*

**22. Generation of hazardous or health care risk waste**

- (1) Any person who carries on an activity which will generate hazardous or health care risk waste (other than the generator of minimum quantities of such waste within a household pursuant to the normal operation of a household) must before carrying on that activity:
  - (a) prepare an integrated waste management plan setting out what provision is made for managing, storing, treating, collecting, transporting and disposing of hazardous or health care risk waste generated from such activities;
  - (b) provide proof that all waste management service will be provided by an accredited service provider; and
  - (c) provide a copy of a valid public health permit if the activity that will generate hazardous or health care

risk waste is listed in Schedule 1 to the Council's Public Health By-Laws.

- (2) The integrated waste management plan referred to in this section should be submitted to the Council or authorised official for approval before the activities which will generate waste identified in subsection (1) are carried out and the plan must include:
- (a) the information set out in section 11(a) – (i);
  - (b) an analysis of the composition of the waste concerned;
  - (c) certification of the analysis of the composition of the waste by an appropriately qualified chemist if required by the Council.
  - (d) the proposed duration of storage of the waste;
  - (e) the manner in which waste will be removed.
  - (f) The identity of the contractor who will remove the waste
  - (g) The date of removal of the waste
  - (h) The quantity of the waste to be removed and
  - (i) The exact place and address where the waste will be disposed of and provide confirmation from the disposal facility that such waste will be accepted for disposal.
- (3) If waste identified in subsection (1) is being generated as a result of activities which commenced prior to the commencement of these By-laws, the generator must prepare an integrated waste management plan and submit it to the Council or authorised official for approval within 180 days of the commencement of these By-laws.
- (4) The integrated waste management plan must be renewed and updated regularly as determined by the Council.
- (5) It is an offence to carry on an activity which generates hazardous or health care risk waste without an approved integrated waste management plan.

### **23. Storage of hazardous or health care risk waste**

- (1) Any person carrying on an activity which generates hazardous or health care risk waste, must ensure that such waste generated on the premises is kept and stored thereon until it is collected by an accredited service

provider from the premises.

- (2) Hazardous or health care risk waste stored on any premises must be stored in such a manner that it does not become a nuisance or cause harm to human health or damage to the environment, and in accordance with the requirements of any applicable legislation relating to buildings.
- (3) Any person who stores hazardous or health care risk waste must at least take steps to ensure that—
  - (a) the containers in which this waste is stored, are intact and not corroded or in any other way rendered unfit for the safe storage of this waste;
  - (b) adequate measures are taken to prevent accidental spillage or leaking;
  - (c) the waste cannot be blown off or washed away;
  - (d) nuisances such as odour, visual impacts and breeding of vectors do not arise;
  - (e) pollution of the environment and harm to health are prevented; and
  - (f) the waste is collected by an accredited service provider within a reasonable time after the generation thereof but at least within 30 days;

**24. Collection and disposal of hazardous or health care risk waste**

- (1) Only an accredited service provider may transport hazardous and health care risk waste and must do so in accordance with the conditions of an accreditation permit issued to him or her under Chapter 8 as well as the requirements of any relevant SANS codes, in respect of the type of vehicle, the markings and manner of construction of such vehicle, procedures for safety and cleanliness, and documentation relating to the source, transportation and disposal of such waste, and subject to the requirements of any other legislation.
- (2) A person accredited to collect and dispose of hazardous or health care risk waste, must inform the Council at intervals stipulated in the accreditation permit issued under Chapter 8, of each removal of hazardous or health care risk waste, the date of such removal, the quantity of the waste removed, the composition of the waste removed and the waste disposal facility at which the waste has been disposed of.

- (3) Any person carrying on an activity which generates hazardous or health care risk waste must ensure that such waste is disposed of or treated at an appropriately licensed waste disposal facility or waste treatment facility.

*Part 4: Garden Waste*

## **25. Composting**

The owner or occupier of premises on which garden waste is generated may compost garden waste on the premises, provided that such composting does not cause a nuisance nor has a detrimental impact on human and environmental health and adheres to any relevant legal requirements including obtaining any authorisations from a competent authority should such be required.

## **26. Removal and disposal of garden waste**

- (1) Where the owner of the premises on which garden waste is generated must remove and dispose of it within seven days or a reasonable time prescribed by the Council after the generation of the waste at a waste handling and/or waste disposal facility determined by the Council.
- (2) The waste generator or the owner may be called upon by the waste management officer or authorised official to produce a weighbridge ticket as proof of proper disposal of garden waste over a certain mass, as determined by the Council in terms of its guidelines and conditions imposed from time to time.

*Part 5: Bulky waste*

## **27. Removal and disposal**

- (1) The owner or occupier of premises on which bulky waste is generated must ensure that such waste removed or disposed of in terms of this By-law within fourteen days after generation thereof at a waste handling facility determined by the Council unless Council determines otherwise.
- (2) At the request of the owner or occupier of any premises, the Council may remove bulky waste from the premises concerned, provided that the Council shall be able to do so with the refuse removal equipment available and that the costs involved are paid by the owner or occupier of the premises concerned

*Part 6: Industrial waste and special waste*

## **28. Storage**

The owner or occupier of premises on which industrial or

special waste is generated must ensure that until such time as the waste is collected by an accredited service provider from the premises on which it is generated or removed-

- (a) the waste is stored in accordance with applicable legislation, national standards and the latest edition of SANS Code of Practice in approved containers which are not kept in a public place; and
- (b) no nuisance, health risk or environmental damage is caused by the waste in the course of its generation or storage.

### **29. Collection and disposal**

- (1) Only an accredited service provider may collect industrial or special waste from premises where it is stored, transport and dispose of it at a waste disposal facility designated by the Council to receive such waste.
- (2) An accredited service provider must, collect, transport and dispose of the waste referred to in subsection (1) in accordance with its accreditation terms and conditions and subject to the requirements of any applicable legislation, national standards and the latest edition of the relevant SANS Code of Practice, as amended.
- (3) The Council may determine specific times for acceptance of special waste at the site referred to in subsection (1).
- (4) A waste generator generating industrial waste shall submit an integrated waste management plan to the Council.

#### *Part 7: Tyres, disused vehicles or machinery and scrap metal*

### **30. Storage and disposal**

- (1) No owner or occupier of premises with an operational area in excess of the statutory determined limit may temporarily accumulate, store or stockpile waste tyres, disused, scrapped, dismantled or recovered vehicles or machinery or scrap metal unless the waste management activity is managed in accordance with the national standards or licensed in terms of national legislation, whichever is applicable.
- (2) Waste tyres, disused, scrapped or dismantled vehicles or machinery and scrap metal are not accepted at the Council's own waste handling or waste disposal



facilities and any person having to dispose of any of these materials must dispose thereof at a waste disposal facility as directed by the Council and in terms of the conditions as determined for such waste disposal facility.

- (3) The Council may enter the premises of any person involved in the storage and stockpiling of waste tyres, disused vehicles or machinery or scrap metal and request proof of any plans including its integrated waste management plan, licences or other applicable documents to verify compliance with applicable legislation.

*Part 8: Recyclable waste*

**31. Storage, collection and disposal**

- (1) No owner or occupier of premises or any other person may temporarily accumulate, sort, store or stockpile recyclable waste on any premises within the area of jurisdiction of the Council unless acting in accordance with subsection (2).
- (2) An owner or occupier of premises or any other person must prior to commencing an activity involving the re-use, reclamation or recycling of waste, comply with national and provincial legislation and standards and the latest edition of the relevant SANS Code of Practice for such activity and provide the Council with a copy of his or her integrated waste management plan and such other information as the Council may require.
- (3) Only an accredited service provider may collect recyclable waste from the premises where it is generated and/or separated from other waste and transport and dispose of it at a waste handling facility designated by the Council to receive such waste.

*Part 9: Agricultural and farm waste*

**32. Disposal**

- (1) An owner or occupier of farm or farmland may subject to subsection (2) and (3) use on-site disposal of waste but the burning of waste is strictly prohibited.
- (2) An owner or occupier of farmland may not dispose of any quantity of hazardous waste, which may be present in agricultural waste to the land unless in possession of the applicable waste management license in terms of national legislation, and if applicable, provincial legislation.
- (3) The general agricultural and farm waste generated on a farm unit and being disposed of by the owner or occupier

may not exceed the allowable volume of such waste for disposal in terms of statutory provisions, unless authorised thereto by a waste management authorisation.

- (4) An authorised official of the Council may request an owner or occupier of land who he/she suspects is disposing hazardous waste and/or general waste exceeding the quantity allowed for disposal to provide proof of the licences referred to in subsections (2) and/or (3) and, irrespective of the composition and/or quantity of the waste disposed of to land by the owner or occupier, the Council may request the owner or occupier to submit an integrated waste management plan to the Council within a time frame determined by the Council.
- (5) An owner or occupier of farmland may dispose of domestic waste excluding hazardous and health care waste at waste handling or waste disposal facilities as directed by the Council.

#### CHAPTER 4

##### WASTE MINIMISATION AND RECYCLING

**33. Reduction, re-use, recycling and recovery of waste should result in less environmental harm than disposing of waste**

- (1) All generators and holders of waste must within their power, take all reasonable steps to-
  - (a) avoid the generation of waste and where such generation cannot be avoided, to minimise the toxicity and amount of waste that are generated;
  - (b) reduce, re-use, recycle and recover waste;
  - (c) where waste must be disposed of, ensure that is treated and disposed of in an environmentally sound manner;
  - (d) manage the waste in such a manner that it does not endanger health and the environment or cause a nuisance through noise, odour or visual impacts;
  - (e) prevent any employee or person under his or her supervision from contravening the Waste Act; and
  - (f) prevent waste from being used for any unauthorised

purpose.

- (2) The measures contemplated in this section include to-
  - (a) investigate, assess and evaluate the impact of the waste in question on health or the environment;
  - (b) cease, modify or control any act or process causing the pollution or environmental degradation;
  - (c) comply with any norm or standard or prescribed management practice;
  - (d) eliminate any source of pollution or environmental degradation; and
  - (e) remedy the effects of pollution or environmental degradation.
- (3) Any person who is undertaking reduction, re-use, recycling or recovery of waste including scrap dealers, waste treatment facilities and formalised recycling groups must, before undertaking that activity, make sure that the activity is less harmful to the environment than the disposal of such waste.

**34. Registering with the Council and compliance with national and provincial laws**

- (1) Re-use, recycling or recovery of waste must be undertaken in a manner which complies with the Waste Act and any other applicable law.
- (2) No person may undertake to collect, transport, sort, store, re-use, recycle or recover waste with the intention of making profit including scrap dealers, waste treatment facilities and formalised recycling groups unless the person is accredited in terms of Chapter 8 of these By-laws.
- (3) Subsection (2) does not apply to transportation or collection of own recyclable waste; persons engaged in fundraising ventures or bona fide non-governmental organisations if the collection, transportation, sorting, storing, re-using or recycling of waste is not for profit.

**35. Obligation to separate waste into recyclables and non-recyclables**

- (1) The Council may prescribe by a notice published in the *Provincial Gazette* that, from a prescribed date, areas, specified generators or holders of particular categories of waste must for the purpose of recycling, separate those categories of waste at source and must, store, dispose of or treat the separated waste in the manner

prescribed in the notice.

- (2) Failure to comply with a notice published pursuant to subsection (1) is an offence.

**36. Storage, collection, treatment, transportation and disposal of recyclable waste**

- (1) The owner or occupier of premises on which recyclable waste is generated and separately stored, must ensure that—
- (a) until such time as such waste is collected by an accredited service provider from the premises on which it was generated or stored, the waste is placed in an approved waste receptacle, and in a secure location;
  - (b) the approved waste receptacle in which the waste is stored, is not kept in a public place except when so required for collection;
  - (c) the approved waste receptacle placed for collection is not damaged and is properly closed so as to prevent the dispersal of its contents;
  - (d) every approved waste receptacle on the premises is kept closed, save when waste is being deposited in it or discharged from it, and every approved receptacle is kept in a clean and hygienic condition;
  - (e) nuisances such as odour, visual impacts and breeding of vectors do not arise; and
  - (f) the waste is collected by an accredited service provider within a reasonable time after the generation thereof, but at least once per month.
  - (g) the waste cannot be blown away;
  - (h) any waste items or substances are safe for handling, collection or disposal and are not harmful to persons when accessed by unauthorized persons or members of the public;
- (2) An accredited service provider must handle, treat or dispose of recyclable waste at a permitted waste handling, treatment or disposal facility.

**37. Establishment of waste picker associations**

- (1) Waste pickers must establish waste picker association(s) for the purpose of waste picking in the area of jurisdiction

of the Council for the purpose dealing with matters affecting the waste pickers in that jurisdiction.

- (2) No person may pick waste in the area of jurisdiction of the Council unless he or she is registered with a waste picker association and accredited by the Council.

### **38. Application for accreditation**

- (1) An application for accreditation as a waste picker must be-
  - (a) made in writing on a form prescribed by the Council and accompanied by documentation specified in that form; and
  - (b) accompanied by a prescribed fee
- (2) Before considering an application made in terms of subsection (1), the Council may require the applicant to furnish such information as it may require.
- (3) After considering the application in terms of subsection 2, the Council must either-
  - (a) approve the application by issuing an accreditation permit subject to any condition that it may impose; or
  - (b) reject the application
- (4) If the Council fails to consider and grant or reject an application for accreditation permit within 60 days of its receipt of the application, it must inform the applicant of the date by which a decision will be made.

### **39. Suspension and revocation of the accreditation permit**

- (1) An accreditation permit issued in terms of this Chapter may be suspended or revoked by the Council on the grounds that the waste picker-
  - (a) is in breach of its accreditation;
  - (b) has failed to comply with any provision of these By-laws;
  - (c) has failed to comply with any accreditation condition; or
  - (d) on any other ground which the Council considers relevant, which is fair and reasonable in the circumstances.
- (2) An accreditation permit may only be suspended or revoked after-

- (a) The permit holder has been given written notice that the Council is considering the suspension or revocation of the permit; and
  - (b) The permit holder has been given a period of thirty (30) days after the service of the notice to make representations to the Council as to why the permit should not be suspended or revoked.
- (3) The Council must-
- (a) make a decision within fourteen (14) days of receipt of the representations in subsection (2)(b), if any, or within fourteen (14) days after the permit holder has informed the Council that he or she does not wish to make representations, or if no representations are received, within the expiry of the period referred to in subsection (2)(b); and
  - (b) inform the permit holder of its decision in writing within seven days of making it.
- (4) Subject to the provisions of the Promotion of Access to Information Act, 2000 (Act No 2 of 2000), the Council may not disclose any confidential information submitted as part of the accreditation permit application procedure to any person other than a Council official requiring such information to perform his or her functions for the purposes of these By-laws.

#### **40. Terms and conditions of accreditation**

- (1) When issuing an accreditation permit in terms of this Chapter, the Council may, subject to the provisions of subsection (2), impose any condition reasonably necessary in furthering the Council's waste management policy.
- (2) An accreditation permit issued in terms of this Chapter must;
  - (a) Specify the period for which the permit is valid and the procedure for renewing the permit;
  - (b) Contain a requirement that a permit holder must comply with, and ensure compliance by his or her employees, agents and sub-contractors, with these By-laws and applicable legislation.
  - (c) Specify the area within the jurisdiction of the Council approved for waste picking;
  - (d) Specify that a waste picker shall at all relevant times comply with the National Domestic Waste Collection Standards 2011, as amended, and other applicable

health and safety legislations, regulations and policies, as amended from time to time.

#### **41. Renewal of accreditation permits**

- (1) A waste picker who wishes to renew his or her accreditation must at least ninety (90) days prior to the expiry of the permit:
  - (a) Apply on the prescribed form to renew the permit concerned; and
  - (b) Pay the prescribed renewal fee.
- (2) Before considering an application made in terms of subsection (1), the Council may require the applicant to furnish such information as it may require.
- (3) The Council must consider and grant or reject an accreditation permit renewal application within sixty (60) days of receipt of the application.
- (4) If the Council fails to consider and grant or reject an accreditation renewal application within sixty (60) days, it must inform the applicant in writing that the period for consideration is extended and must inform the applicant of the date by which a decision will be made.
- (5) An accreditation permit in respect of which an application for renewal has been made in terms of subsection (1), remains valid until a final decision in respect of that renewal application has been made.

#### **42. Display of an accreditation permit**

- (1) Upon issuing an accreditation permit in terms of this Chapter, the Council must issue to the applicant with an identification card bearing-
  - (a) the full names and identity of the waste picker,
  - (b) The area designated for waste picking;
  - (c) The period of validity of the accreditation; and
  - (d) Such other information as the Council may deem necessary.
- (2) An accredited waste picker must at all relevant times have the identification card referred to in subsection (2) above on his or her person.

**43. Prohibited conduct**

- (1) No waste picker may-
- (a) intentionally or negligently operate in contravention of any condition of the accreditation permit;
  - (b) intentionally or negligently fail or refuse to give information to an authorised official, when required to do so in terms of these By-laws, or give false or misleading information;
  - (c) intentionally or negligently fail to take all reasonable steps to prevent a contravention of these By-laws, by any act or omission of his or her employee acting the course and scope of his or her duties; or
  - (d) collect or transport any waste in contravention of these By-laws, the National Road Traffic Act, 1996 (Act No. 93 of 1996), as amended and any other applicable legislation.

**CHAPTER 5****MUNICIPAL SERVICE***Part 1: Providing access to the municipal service***44. Duty to provide access to the municipal service**

- (1) The Council has a duty to the local community to progressively ensure efficient, affordable, economical and sustainable access to the municipal service.
- (2) The duty referred to in subsection (1) is subject to—
- (a) the obligation of the members of the local community to pay the prescribed fee, for the provision of the municipal service, which must be in accordance with any nationally prescribed norms and standards for rates and tariffs; and
  - (b) the right of the Council to differentiate between categories of users and geographical areas when setting service standards and levels of service for the provision of the municipal service.
- (3) The Council must take the following factors into account in ensuring access to the municipal service:
- (a) the waste management hierarchy set out in section 2(2);



- (b) the need to use resources efficiently;
- (c) the need for affordability;
- (d) the requirements of operational efficiency;
- (e) the requirements of equity; and
- (f) the need to protect human health and the environment.

#### **45. The provision of the municipal service**

- (1) The Council must, as far as reasonably possible and subject to the provisions of these By-laws, provide for the collection of domestic waste, and such quantity of general business waste and dailies as the Council may determine from time to time, on a regular basis and at a cost to end users determined in accordance with the prescribed fee.
- (2) The Council shall be the exclusive provider of the municipal service for the collection, transportation and disposal of domestic waste, within the Council's jurisdiction and may appoint one or more service providers to carry out this function on its behalf.

#### **46. Levels of service**

- (1) The levels of refuse collection may differ between areas based on the practicality and cost efficiency of delivering the service. The service levels in areas may vary between:
  - (a) on-site appropriate and regularly supervised or monitored disposal;
  - (b) community transfer to a central collection point;
  - (c) organised transfer to a central collection point and kerbside collection;
  - (d) a combination or hybrid of (b) and (c).
- (2) Before effecting changes to the existing refuse removal system the Council will consult the affected communities or areas and give adequate notice of new arrangements.

#### **47. Frequency and volume**

- (3) In relation to the municipal service, the Council may determine:
  - (a) the quantities of waste that will be collected;
  - (b) which residential or commercial premises require an increased frequency of the municipal service for

- reasons of health, safety or environmental protection;
- (c) the maximum amount of waste that may be placed for collection without the provision of an additional service or payment of an additional prescribed fee; and
  - (d) requirements for the provision of waste storage areas and access to such areas in respect of premises which are constructed or reconstructed after the commencement of these By-laws.
- (4) The Council may provide, or instruct a generator of waste to provide, an approved receptacle for the storage of domestic waste, general business waste and dailies pending collection, or the Council may provide such receptacle which remains the property of the Council.
- (5) In providing the municipal service, the Council may determine or designate:
- (a) collection schedules;
  - (b) locations for placing approved receptacles for collection; and
  - (c) waste items that are unsuitable for collection and if certain waste is determined to be unsuitable for collection, a process for collection or disposal of such waste should be recommended to the generator or holder of the waste.
- (6) The Council may require a generator of domestic waste, general business waste and municipal dailies to compact that portion of the waste that is compactable, if the quantity of relevant waste generated on premises requires daily removal of more than the equivalent of eight 240-litre bins and if, in the opinion of the Council, the major portion of such waste is compactable.
- (7) A holder or generator of domestic waste, general business waste and dailies or an occupier of premises where such waste is stored may elect to compact any volume of waste referred to in subsection (6), and place it into an approved waste receptacle or wrapper, provided—
- (a) the capacity of the wrapper does not exceed 85 litres and the mass of the wrapper and contents does not exceed 35 kilograms; and
  - (b) after the waste has been compacted and put into an approved waste receptacle or wrapper, the receptacle or wrapper must be stored in a manner

which prevents damage to the receptacle or wrapper or any nuisance arising until it is collected.

- (8) The Council may at any time review any decision taken by it in terms of subsection (6).
- (9) The Council must in writing notify every generator of domestic waste, general business waste and dairies of any decision taken in terms of subsection (4) or (5) relating to his or her premises.
- (10) Non-receipt of a notice contemplated in subsection (9), does not affect the application of any provision of these By-laws nor the liability to pay any prescribed fee provided for in these By-laws.

#### **48. Communal collection**

- (1) The Council shall in high density areas where a sustainable, formalised domestic waste collection service can be rendered, collect the refuse of individual households on a weekly basis.
- (2) The Council shall place appropriate bulk receptacles at central communal collection points determined by the Council as suitable for communal collection.
- (3) Communal collection points will be clearly demarcated areas.
- (4) The bulk receptacles will be in accordance with the Council's specifications and its location will as far as possible-
  - (a) Allow secure and easy access to the community;
  - (b) Prevent windblown litter;
  - (c) Allow easy access for the Council's waste collection vehicles
- (5) The waste will as far as reasonably possible be collected once per week or within twenty four hours of the bulk receptacle being reported full to the Council.
- (6) Waste separation at source will be encouraged in respect of communal collection by providing separate bulk receptacles for non-recyclable and recyclable waste at the communal collection points should the Council determine it to be viable.

**49. Receptacles**

- (1) Receptacles for storage of non-reusable and non-recyclable waste must be easily distinguishable from those for storage of recyclable waste
- (2) Receptacles for storage of non-recyclable waste at households must be:
  - (i) fit for the storage of waste;
  - (ii) such that pollution of the environment and harm to health are prevented;
  - (iii) rigid and durable to within reason prevent accidental tipping, accidental spillage and leaking;
  - (iv) intact and not corroded or worn out;
  - (v) covered to ensure that animals and insects cannot enter and that the waste cannot be blown away
  - (vi) not bigger than 240l

**50. Agreement of service and Liability to pay for municipal service**

- (1) The Council shall render a service for the collection of business and domestic refuse from premises at a prescribed fee and the owner or occupier premises shall make use of the refuse collection service provided by the Council.
- (2) The occupier of premises or, in the case premises being occupied by more than one occupier, the owner of such premises on which business or domestic waste is generated, shall where a collection service is available, within seven days after such occupation or where there are changes in such occupation notify the Council in writing-
  - (a) that the premises is occupied by one or more occupiers; and
  - (b) whether the collection service is for business or domestic purposes.
- (3) If the applicant for services in terms of subsection (2) is not the owner, the Council shall require any owner to be bound jointly and severally as surety and co-principal debtor with the consumer, for payment of any prescribed fees payable to the Council in terms of this bylaw.

- (4) The refuse collection service rendered in terms of subsection (1) shall be in accordance with the agreement for services concluded with the Council; which agreement shall, subject to terms, conditions and prescribed fees determined by the Council, be amended in writing to make provision for an increase in the frequency and/or volume of the refuse removal service rendered should it be required by the Council in giving effect to this bylaw or in response to a request by the owner or occupier of residential or business premises.
- (5) An owner or occupier of premises may contract with an accredited service provider to collect its refuse but shall not be entitled to exemption from or a reduction in the prescribed fee determined by the Council merely on the grounds that no or limited use is made of the service rendered by the Council.
- (6) An owner or occupier of premises is liable to pay the Council the prescribed fee for the provision of refuse collection services on the due date for payment stipulated in the account and is not entitled to exemption from, or reduction of the amount of such fee by reason of not making use or of making partial or limited use of the service, failing which the Council will deal with the matter in accordance with its Credit Control and Debt Collection Bylaws.
- (7) Non-receipt of an account does not relieve the person concerned of the liability to pay a prescribed fee before or on the due date.
- (8) Availability tariffs may be charged on vacant plots, as determined by the Council from time to time.
- (9) The Council will determine which waste items are unsuitable for collection because they do not constitute domestic waste or business waste or could be classified as bulky waste, and waste is determined to be unsuitable for collection, a process for removal and disposal of such waste shall be recommended by the Council to the owner of the waste or occupier of the premises.
- (10) If the Council's scheduled refuse collection services are interrupted for whatever reasons, the Council will resume the service as soon as reasonably possible and address backlogs as a matter of priority.
- (11) Complaints about the refuse collection service will be dealt with in accordance with the Council's Customer Care Policy.

- (12) The owner or occupier of the premises must notify the Council in writing when the removal of refuse is no longer required in which case the prescribed fees shall be payable until the end of the calendar month following after the month in which the notice is received unless subsection (5) applies.

*Part 2: Using the municipal service*

**51. Obligations of generators of domestic waste, municipal service business waste and municipal service dailies**

- (1) Any person generating domestic waste, general business waste and dailies must place such waste, in an approved waste receptacle.
- (2) From the date of the notice contemplated in section 35, generators or holders of the categories of waste prescribed in the aforementioned notice must dispose of or treat the stipulated categories of recyclable waste in the manner prescribed in the notice.
- (3) No person may allow an animal in his or her control to interfere with, overturn or damage a receptacle, which has been placed for collection.
- (4) The occupier of premises must ensure that—
- (a) no hot ash, unwrapped glass or other domestic waste, general business waste or dailies, which may cause damage to approved waste receptacles or which may cause injury to the Council's employees while carrying out their duties in terms of these By-laws, is placed in an approved receptacle before suitable steps have been taken to avoid such damage or injury;
  - (b) no material, including any liquid, which by reason of its mass or other characteristics is likely to render an approved waste receptacle unreasonably difficult for employees of the Council to handle or carry, is placed in an approved receptacle;
  - (c) every approved waste receptacle on the premises is kept closed save when waste is being deposited in it or discharged from it, and every approved receptacle is kept in a clean and hygienic condition;
  - (d) no approved waste receptacle delivered by the Council is used for any purpose other than the storage of domestic waste, general business

- waste or dailies and, in particular, that no fire is lit in such approved waste receptacle;
- (e) an approved waste receptacle is placed outside the entrance to the premises before a time and on a day of the week specified by the Council by written notice to the owner or occupier of the premises, except where, on written application to the Council, the Council has indicated in writing that it is satisfied that a person is physically infirm or otherwise incapable of complying with the notice;
  - (f) an approved waste receptacle, placed in accordance with paragraph (e) is not damaged and is properly closed so as to prevent the dispersal of its contents; and
  - (g) dailies are not placed in a receptacle or compactor where they are able to contaminate another waste stream.
- (5) The owner or occupier of premises must provide space and any other facility considered necessary by the Council on the premises for the storage of approved waste receptacles.
- (6) The space provided to store an approved waste receptacle, must—
- (a) be in a position on the premises which will allow the storage of any approved waste receptacle without it being visible from a public road or public place;
  - (b) if dailies are generated on premises—
    - (i) be in a position which will allow the collection and removal of that waste by the Council's employees without hindrance; and
    - (ii) not be more than 20 metres from the entrance to the premises used for the collection of waste by the Council;
  - (c) be so located as to permit convenient access to and egress from such space for the Council's waste collection vehicles;
  - (d) comply with any further requirements imposed by the Council by written notice to the owner or occupier of the premises; and
  - (e) be constructed in accordance with the

requirements of any applicable legislation relating to buildings.

- (7) The occupier of premises must place or cause any approved waste receptacle to be placed in the space provided in terms of subsection (5) and must at all times keep them there.
- (8) Notwithstanding the provisions of subsection (6)—
  - (a) in the case of a building erected, or the building plans of which have been approved, prior to the commencement of these By-laws; or
  - (b) in the event of the Council being unable to collect and remove waste from the space provided in terms of subsection (5),

the Council may, having regard to the avoidance of a nuisance and the convenience of collection of waste, indicate a position within or outside the premises concerned where approved waste receptacles must be placed for the collection and removal of waste and such receptacles must then be placed in that position at such times and for such period as the Council may require.

## **52. Determination of tariffs and charges**

- (1) The waste management service tariffs and charges will be determined in terms of the Tariff Policy and Tariff By-law of the Council in compliance with Section 74 of the Local Government: Municipal Systems Act (Act 32 of 2000) and National Environmental Management: Waste Act (Act 59 of 2008): National Pricing Strategy, as amended.
- (2) The applicable tariff in respect of service rendered by the Council may be adjusted by the Council from time to time in accordance with applicable legislation and policy.

## **53. Indigent households.**

- (1) The Council will differentiate between households based on indigence but not service level in accordance with the National Policy for Provision of Basic Refuse Removal for Indigent Households 2010 and other applicable policies and legislation.
- (2) The Council will provide basic refuse removal services within the bounds of its financial stability and capability.
- (3) The Council must review and amend the qualification



criteria for indigent support for basic refuse removal services on a regular basis as provided and when necessary.

- (4) Indigent households must formally apply using the municipal system as specified and will qualify for such support according to the specified criteria or principles as laid down by the Council.
- (5) Furnishing false information in the application referred to in subsection (4) above is an offence liable on conviction to a penalty as provided for in this by-law.
- (6) Indigent households registered for the free basic refuse removal services must be re-evaluated after a given period of time as specified by the Council.

#### **54. Communication, education, awareness creation and complaints.**

- (1) The waste management officer will be designated to deal with general communications, education, creating awareness and complaints regarding waste.
- (2) The Council must put in place effective and efficient education and awareness raising programmes on matters including basic refuse removal services, proper waste handling practices and waste minimisation.

## **CHAPTER 6**

### **COMMERCIAL SERVICES**

#### *Part 1: Provision of commercial services by accredited service providers and flow control*

#### **55. Provision of commercial services by accredited service providers**

- (1) Only an accredited service provider may provide a commercial service.
- (2) Any person requiring a commercial service, as defined in section 1 of these By-laws, must satisfy himself or herself or itself that the service provider is accredited by the Council to provide the commercial service and is licensed by the national or provincial authority if a waste management licence is required for the service it provides.

#### **56. Provision for Council co-ordination of waste disposal**

- (1) The Council may by a notice published in the Provincial *Gazette* direct that a category of waste be disposed of at

a particular waste disposal facility or waste handling facility.

- (2) Where the Council has directed that a particular category of waste be disposed of at a specified waste disposal facility, no person may dispose of such waste at a waste disposal facility which is not designated to receive the category of waste specified in the notice referred to in subsection (1).

*Part 2: General business waste and industrial waste*

**57. Storage, collection and disposal of commercial business waste and industrial waste**

The owner or occupier of premises on which commercial business or industrial waste is generated or stored, must ensure that:

- (a) until such time as such waste is collected by an accredited service provider from the premises on which it was generated or stored, the waste is stored in a bulk container or other approved waste receptacle;
- (b) the container or receptacle in which the waste is stored, is not kept in a public place except when so required for collection;
- (c) adequate measures are taken to prevent accidental spillage, leaking or waste being blown away;
- (d) nuisances such as odour, visual impacts and breeding of vectors do not arise;
- (e) pollution of the environment and harm to health are prevented; and
- (f) the waste is collected and disposed of or recycled by an accredited service provider within a reasonable time after the generation thereof but at least within 30 days;

*Part 3: Organic waste and un-compactable waste***58. Storage, collection and disposal of organic waste and un-compactable waste**

- (1) The owner or occupier of premises on which organic waste is generated may compost organic waste on the property, provided such composting does not cause a nuisance or health risk.
- (2) The occupier of the premises on which organic waste is generated and not composted or on which un-compactable waste is generated must ensure that such waste is collected and disposed of within a reasonable time after the generation thereof.
- (3) Any person or an accredited service provider may remove organic waste and un-compactable waste, provided that once such waste has been collected from the premises on which it was generated, it is deposited at an organic waste handling facility in accordance with the provisions of section 60.
- (4) (a) At the written request of the occupier of premises, the Council may deliver an approved receptacle to the premises for the purpose of storing organic waste in addition to any approved receptacle delivered to the premises for the storage of domestic waste.  
  
(b) The provisions of section 51(4), read with the necessary changes, apply to an approved receptacle delivered in terms of paragraph (a).
- (5) If, in the course of providing the municipal service, the Council is of the opinion that it would cause inconvenience to members of the public if it were not, at the same time, to remove garden and un-compactable waste, the Council may remove such waste if such waste has been placed in an approved receptacle in the space designated for domestic waste, in which event the prescribed fee for domestic waste, read with the necessary changes, applies.

**CHAPTER 7****TRANSPORTATION, TREATMENT AND DISPOSAL OF WASTE****59. Transportation of waste**

- (1) No person may—
  - (a) operate a vehicle for the conveyance of waste upon a public road unless the vehicle has a body of adequate size and construction for the type of

waste being transported;

- (b) fail to maintain a vehicle used for the conveyance of waste in a clean, sanitary and roadworthy condition at all times;
  - (c) fail to cover loose waste on an open vehicle with a tarpaulin or suitable net;
  - (d) cause or permit any waste being transported in or through the Council's jurisdiction to become detached, leak or fall from a vehicle transporting it, except at a waste disposal facility; or
  - (e) transport waste in a manner that would cause nuisance or environmental pollution.
- (2) Subject to the provisions of subsection (1), all transportation of waste must comply with the National Road Traffic Act, 1996 (Act No. 93 of 1996).
- (3) Any person engaged in the transportation of waste must take all reasonable measures to prevent any spillage of waste or littering from a vehicle used to transport waste, and where waste is spilled, immediately clean-up the spilled waste.

#### **60. Disposal of waste**

- (1) (a) Waste generated in the Council's jurisdiction must be disposed of at a waste disposal facility licensed to accept such waste or recycled or treated at a licensed or permitted waste treatment facility.
- (b) In disposing of waste, an accredited service provider must comply with the provisions of section 56 (2) and with the provisions of any other law regulating the disposal of waste.
- (2) No person may burn waste either in a public or private place, for the purpose of disposing of that waste.
- (3) No person may incinerate waste either in a public or private place, except in an incinerator at a place where the relevant national or provincial authorities permit such incineration, or at a place designated by the Council for that purpose.
- (4) Notwithstanding the provisions of subsection (1), a person may dispose of those forms of recyclable waste specified by the Council in a notice in terms of section 56 (2) at a designated organic waste handling facility, but may do so only if all such waste is brought to the facility in a vehicle able to carry a maximum load of one tonne or less.

- (5) The disposal of waste at any waste disposal facility is, in addition to any condition imposed by the National Departments of Environmental or Water Affairs, subject to such conditions as the Council may impose, including the hours of opening and closing, the nature of the waste which may be disposed of, the position in any such waste disposal facility in which the waste may be placed and any other matter which the Council considers necessary to ensure the environmentally sound management of waste.
- (6) Every person who enters a waste disposal facility must—
- (a) enter a waste disposal facility at an access point determined by the person in charge of the waste disposal facility;
  - (b) at the request of the person in charge of a waste disposal facility, provide the Council or that person with any information regarding the composition of the waste disposed of or to be disposed of; and
  - (c) comply with any instruction by the person in charge of the waste disposal facility in respect of access to the actual place where, and the manner in which, waste must be deposited.
- (7) No person may—
- (a) bring any liquor or intoxicating or narcotic substance onto a waste disposal facility or enter such facility under the influence of liquor or such substance;
  - (b) enter a waste disposal facility for any purpose other than the disposal of waste in terms of these By-laws, unless authorised to do so by the person in charge of the waste disposal facility or the Council and then only at such times and subject to such conditions as the Council or such person may impose;
  - (c) dispose of waste at a waste disposal facility where the disposal of the waste concerned is not permitted; or
  - (d) light a fire on a waste disposal facility without the prior written consent of the person in charge of that facility.
- (8) Any person who contravenes subsection (6)(c) is liable for all costs reasonably incurred by the Council in removing or otherwise dealing with the waste concerned.

- (9) The person in charge of a waste disposal facility may at any time require a vehicle or a container on a vehicle brought into the waste disposal facility for the purposes of disposing of waste, to be weighed at a weighbridge.
- (10) The person in charge of a waste disposal facility or an authorised official may, at a waste disposal facility, inspect the content and nature of waste to be disposed of or processed and may take samples and test any waste found on any vehicle to ascertain its composition.
- (11) Any person contravening any preceding provision of this section, may be refused entry or instructed by the person in charge to leave a waste disposal facility and if such person fails or refuses to comply with such instruction, he or she may be removed from such facility by an authorised official.
- (12) No person may store waste in a manner which may cause pollution or a nuisance.

## **CHAPTER 8**

### **ACCREDITATION OF SERVICE PROVIDERS**

#### **61. Accreditation permit requirements**

- (1) Subject to the provisions of section 70, no person may provide a commercial service, as defined in section 1 of these By-laws, without obtaining an accreditation permit from the Council and obtaining a relevant waste management licence from the national or provincial authorities where one is required.
- (2) An accreditation permit issued under this Chapter—
  - (a) is incapable of cession or assignment without the prior written consent of the Council;
  - (b) is valid only for the service and category of waste specified therein; and
  - (c) is valid for the period set out in the permit.

#### **62. Applications for accreditation**

- (1) An application for an accreditation permit to provide a commercial service must be—
  - (a) made in writing on a form prescribed by the Council and accompanied by the documentation specified in that form; and
  - (b) accompanied by the prescribed fee.

- (2) The Council must consider each application, having regard to the following:
  - (a) the applicant's compliance, where relevant, with the Waste Act;
  - (b) the applicant's compliance, where relevant, with the National Road Traffic Act, 1996 (Act No. 93 of 1996), and with these By-laws;
  - (c) the environmental, health and safety record of the applicant; and
  - (d) the nature of the commercial service to be provided.
- (3) Before considering an application made in terms of subsection (1), the Council may require the applicant to furnish such information as it may require.
- (4) After considering the application in terms of subsection (2), the Council must either—
  - (a) approve the application by issuing an accreditation permit subject to any condition it may impose pursuant to section 64 of these By-laws; or
  - (b) reject the application.
- (5) Notwithstanding subsections (2) and (4), an accreditation application by a service provider who holds a waste management licence issued by the national or provincial authorities to undertake or conduct a waste management activity will, upon the applicant providing a copy of a valid waste management licence and any information reasonably required by the Council, be granted.
- (6) If the Council fails to consider and grant or reject an application for an accreditation permit within 60 days of its receipt of the application, it must inform the applicant in writing that the period for consideration is extended and must inform the applicant of the date by which a decision will be made.

### **63. Suspension and revocation of accreditation permit**

- (1) An accreditation permit issued under this Chapter may be suspended or revoked by the Council on the grounds that the service provider—
  - (a) is in breach of its waste management licence and the national or provincial authorities have suspended or revoked the waste management licence;

- (b) has failed to comply with any provision of these By-laws;
  - (c) has failed to comply with any provision of any national or provincial legislation which regulates the collection, transportation or disposal of waste;
  - (d) has failed to comply with any accreditation condition contemplated in section 62(4)(a); or
  - (e) on any other ground which the Council considers relevant, which is fair and reasonable in the circumstances.
- (2) An accreditation permit may only be suspended or revoked after—
- (a) the permit holder has been given written notice that the Council is considering the suspension or revocation of the permit; and
  - (b) the permit holder has been given a period of 30 days after service of the notice to make representations to the Council as to why the permit should not be suspended or revoked.
- (3) The Council must—
- (a) make a decision within 14 days of receipt of the representations contemplated in subsection (2)(b), if any, or within 14 days after the permit holder informed the Council that he or she does not wish to make representations, or if no representations are received, within 14 days of the expiry of the period referred to in subsection (2)(b); and
  - (b) inform the permit holder of its decision in writing within seven days of making it.
- (4) Subject to the provisions of the Promotion of Access to Information Act, 2000 (Act No. 2 of 2000), the Council may not disclose any confidential commercial information submitted as part of an accreditation permit application procedure to any person other than a Council official requiring such information to perform his or her functions for the purposes of these By-laws.

#### **64. Terms and conditions for accreditation**

- (1) When issuing an accreditation permit under this Chapter, the Council may, subject to the provisions of subsection (2), impose any reasonably necessary condition in furthering the Council's waste management policy.



- (2) An accreditation permit issued under this Chapter must—
- (a) specify the permit period for which the permit is valid and the procedure for renewing the permit;
  - (b) specify the nature of the commercial service the permit holder may provide;
  - (c) specify every category of waste in respect of which the permit holder may provide a waste management service;
  - (d) contain a requirement that the permit holder must comply with, and ensure compliance by his or her employees, agents and sub-contractors, with these By-laws and applicable national and provincial legislation; and
  - (e) require the permit holder to keep monthly written records on a form prescribed by the Council of the quantities of each category of waste stored, collected, transported, treated or processed during the permit period.

#### **65. Renewal of accreditation permits**

- (1) An accreditation permit holder who wishes to renew his or her accreditation must at least 90 days prior to the expiry of the existing permit:
- (a) apply on the prescribed form to renew the permit concerned; and
  - (b) pay the prescribed renewal fee.
- (2) Before considering an application made in terms of subsection (1), the Council may require the applicant to furnish such information as it may require.
- (3) The Council must consider and grant or reject an accreditation permit renewal application within 60 days of the receipt of the application subject to the provisions of section 62(6).
- (4) If the Council fails to consider and grant or reject an accreditation permit renewal application within 60 days, it must inform the service provider in writing that the period for consideration is extended and must inform the service provider of the date by which a decision will be made.
- (5) An accreditation permit in respect of which an application for renewal has been made in terms of subsection (1), remains valid until a final decision has been made in respect of that renewal application.

**66. Display of an accreditation permit**

- (1) Upon issuing an accreditation permit under this Chapter, the Council must issue to the applicant a permit sticker for each waste transporting vehicle or each waste treatment facility used for a commercial service.
- (2) The permit stickers must vary in colour for each category of waste and commercial service, as defined in section 1 of these By-laws, provided.
- (3) An accreditation permit holder must affix such permit sticker to each vehicle to be utilised to collect and transport waste and prominently display the permit sticker or permit at all premises utilized for providing the commercial service.

**67. Prohibited conduct**

- (1) No permit holder may—
  - (a) intentionally or negligently operate in contravention of any condition of the accreditation permit;
  - (b) intentionally or negligently fail or refuse to give information to an authorised official, when required to do so in terms of these By-laws, or give false or misleading information;
  - (c) intentionally or negligently fail to take all reasonable steps to prevent a contravention of these By-laws, by any act or an omission of his or her employee acting in the course and scope of his or her duties, or
  - (d) collect or transport any waste except in a properly constructed, watertight vehicle or in a suitable container that prevents spillage of waste, the suitability of the vehicle to be dependent on the waste stream, to be collected or transported, as specified in the National Road Traffic Act, 1996 (Act No. 93 of 1996).
- (2) No waste removal contractor may contravene any condition any condition imposed on him or her permit.
- (3) No person must hold himself or herself out to be, or act as, a waste removal contractor if-
  - (a) he or she has not been so authorised; or
  - (b) his or her approval has expired or been withdrawn.

- (4) No person may employ a waste removal contractor who has not been authorised in writing by the Council in terms of this Chapter.

#### **68. Exemptions**

The Council may, having regard to the main objects of these By-laws contemplated in section 3(1), and its integrated waste management plan, by notice in the Provincial *Gazette*, exempt any type of commercial service from any provision of this Chapter to the extent and subject to the terms specified in such notice.

#### **69. Transitional provisions**

- (1) Any person who is at the commencement of these By-laws lawfully providing a commercial service, as defined in section 1 of these By-laws, for which an accreditation permit is required under this Chapter, may continue providing such service provided that within 90 days of such commencement, or such extended period as Council may prescribe, such person makes application for an accreditation permit in terms of section 62, failing which such person's right to provide such service lapses.
- (2) If an application is submitted in terms of subsection (1), the applicant may continue to provide the commercial service in respect of which the application has been made until a final decision has been taken in respect of that application.

### **CHAPTER 9**

#### **ACCUMULATING WASTE, LITTERING, DUMPING AND ABANDONED ARTICLES**

#### **70. Accumulating waste**

- (1) Every owner and occupier of premises must keep those premises clean and free from any waste which is likely to cause a nuisance, harm to human health or damage to the environment.
- (2) If waste accumulates on premises so as to constitute a nuisance, or in such a way that it is likely that nuisance will be created, harm to human health or damage to the environment may be caused, the Council may at the owner's or occupier's cost remove the waste or cause the waste to be removed.
- (3) Where the Council removes such waste, the owner of the premises or occupier shall be liable for the tariff charge of collecting and removing the waste.

**71. Duty to provide facilities for litter**

- (1) The Council, or the owner in the case of privately owned land, must take reasonable steps to ensure that a sufficient number of suitable receptacles are provided for the discarding of litter by the public, on any premises to which the public has access.
- (2) The Council, or owner of privately owned land, must ensure that every receptacle provided in terms of subsection (1) is—
  - (a) maintained in good condition;
  - (b) suitably weighted or anchored so that it cannot be inadvertently overturned;
  - (c) constructed in such a manner as to ensure that it is weatherproof and animal proof;
  - (d) of a suitable size so that the receptacles on the premises are capable of containing all litter likely to be generated on the premises;
  - (e) placed in a location convenient for the use by users and occupants of the premises to discourage littering or the accumulation of waste; and
  - (f) emptied and cleansed periodically to ensure that no receptacle or its contents become a nuisance.

**72. Prohibition of littering**

- (1) No person may—
  - (a) cause litter;
  - (b) sweep any waste into a gutter, onto a road reserve or onto any other public place;
  - (c) disturb anything in, or remove anything from any receptacle which has been placed for the purposes of collecting litter in such a manner as to cause any of the contents of the receptacle to spill from it; or
  - (d) allow any person under his or her control to do any of the acts referred to in paragraph (a), (b) or (c).
- (2) Notwithstanding the provisions of subsection (1), the Council, or the owner in the case of privately owned land to which the public has access, must within a reasonable time after any litter has been discarded, dumped or left behind, remove such litter or cause it to be removed from the premises concerned to prevent the litter from

becoming a nuisance.

- (3) The owner of private land to which the public has access must ensure that sufficient containers are provided to contain litter which is discarded by the public.
- (4) If the provisions of subsection (1) are contravened, the Council may direct, by way of a written notice to persons responsible that—
  - (a) they cease the contravention, in a specified time; or
  - (b) they prevent a further contravention or the continuation of the contravention;
  - (c) they take whatever measures the Council considers necessary to clean up or remove the waste, and to rehabilitate the affected facets of the environment, to ensure that the waste and any contaminated material which cannot be cleaned or rehabilitated is disposed of lawfully.
- (5) The Council may in respect of the notice contemplated in subsection (4)(c) state that the person must, within a maximum of 5 working days remove the waste or litter, provided the Council may grant a further 2 days, on request of the person, to remove the litter or waste.
- (6) A person who owns land or premises, or who is in control of or has a right to use land or premises, may not use or permit the use of the land or premises for unlawful dumping of waste and must take reasonable steps to prevent the use of the land or premises for that purpose.
- (7) If the Council elects to remove the waste or litter the person concerned shall be liable for the cost of such removal operation.
- (8) In the case of hazardous waste, the Council may immediately act as contemplated in subsections (4) and (6) and immediately thereafter notify the person concerned of their liability to pay the costs of removal, rehabilitation and any other related costs within the stipulated time.

### **73. Prohibition of dumping and abandoning articles**

- (1) No person may deposit or permit the depositing of any waste, whether for gain or otherwise, upon any land or in any building of which he or she is the owner or

occupier except if such deposit is made in accordance with the provisions of these By-laws.

- (2) Subject to any provision to the contrary contained in these By-laws, no person may leave any article or allow any article under his or her control to be left at a place with the intention of abandoning it.
- (3) No person may dump waste.
- (4) Any person found guilty of dumping shall be liable for a fine or imprisonment as set out in this By-law.
- (5) The Council may take such measures as are necessary to remove and dispose of waste which has been dumped and the person responsible for dumping the waste shall, in addition to any penalties imposed in terms of this By-law, be liable for the Council's costs in removing and disposing of the waste.

#### **74. Duty to prevent land or building used for dumping**

- (1) The owner or occupier of any land or building must take reasonable measures to prevent such land or building from being used for dumping and to clean up all waste dumped on or at the land or building.
- (2) The measures required in terms of subsection (1) may include:
  - (a) fencing-off the land or building;
  - (b) erecting "no dumping" signs; and
  - (c) security measures to monitor and enforce anti-dumping measures on the land or building.
- (3) If any land or building is used for dumping and, in the reasonable opinion of the Council, the owner or occupier has failed to take reasonable measures to prevent dumping and to clean-up waste dumped on the property, the Council may direct the owner or occupier to fence-off the land or building and/or to erect notices to prevent further dumping.
- (4) Should the owner or occupier of any land or building, fail to comply, with a directive under subsection (3), the Council or authorised official may take reasonable measures to prevent dumping on the property and may recover its costs of doing so from the owner or occupier.
- (5) Failure to comply with a directive issued in terms of subsection (3) is an offence.

**75. Disposal of dumped or abandoned articles**

- (1) Any article, other than a motor vehicle deemed to have been abandoned as contemplated in regulation 320 of the National Road Traffic Regulations, 2000, published under the National Road Traffic Act, 1996 (Act No. 93 of 1996), published in Government Notice R225 in Government Gazette 20963 of 17 March 2000 which, in the light of such factors as the place where it is found, the period it has been at such place and the nature and condition of such article, is reasonably considered by the Council as having been abandoned, may be removed and, subject to the provisions subsection (3), disposed of by the Council as it deems fit.
- (2) The Council may remove and, subject to the provisions of subsection (3), dispose of any article which is chained or fastened to any pole, parking meter or any other property of the Council as it deems fit.
- (3) If an article contemplated in subsection (1) or (2), is, in the opinion of the Council, of significant financial value, the Council may not dispose of it unless it has published a notice in a newspaper circulated in the area where the article was found, describing the article, stating the Council's intention to dispose of it and inviting the owner, or person legally entitled thereto, to claim the article within 30 days of the date of publication of the notice and such article may only be disposed of if no valid claim is made during such period.
- (4) The Council may recover any reasonable and necessary expenditure which it has incurred in disposing of an article contemplated in subsection (1) or (2) from the proceeds derived from disposing of the article.

**76. Dumping: whistle-blowing**

- (1) The Council may establish mechanisms to assist members of the public to report instances of dumping in contravention of this By-law.
- (2) Any whistle blowing mechanism established in terms of subsection (1) may, at the discretion of the Council, provide for the reporting of dumping on an anonymous or other basis

**77. Dumping: naming and shaming**

- (1) The Council may publish the name of any person convicted of dumping in contravention of this By-law, along with details of that person's offence.
- (2) The names and details of dumping in contravention of this

By-law, as contemplated in subsection (1), may be published—

- (a) on the Council's website;
- (b) by posting these details on the Council's notice boards;
- (c) in the media; or
- (d) in any other manner deemed appropriate by the Council.

## CHAPTER 10

### AUTHORISED OFFICIAL

#### 78. Identification documents

- (1) An authorised official must, upon appointment, be issued with an identification document by the Council which must state the name and powers and function of that official, and include a photograph of the official.
- (2) An authorised official, exercising his powers or performing his functions and duties for the purposes of these By-laws, must present an identification document issued in terms of subsection (1) on demand by a member of the local community.

#### 79. Powers of authorised officials

- (1) In addition to the powers, functions and duties an authorised official has by virtue of his appointment as such, an authorised official may, with the consent of the owner or person in charge of a vehicle or other mode of conveyance, search that vehicle or other mode of conveyance found in any place.
- (2) If consent is not obtained in terms of subsection (1), a vehicle or other mode of conveyance may be searched or stopped and searched, only pursuant to a valid written authorisation issued by a justice of the peace as contemplated in sections 3 and 4 of the Justices of the Peace and Commissioners of Oaths Act, 1963 (Act No. 16 of 1963).
- (3) (a) If, in the opinion of an authorised official, any search of a vehicle or other mode of conveyance in terms of subsection (1) or (2), gives rise to the reasonable apprehension that the presence of waste in or on such vehicle or other mode of conveyance is a serious and immediate danger to human health or to the environment, the authorised official must instruct the owner or person in control of the vehicle concerned in writing to take the steps specified in that instruction which, in the opinion of such official or officer, are



necessary to mitigate harm to human health or damage to the environment.

- (b) In the event of a refusal or failure to comply with an instruction given in terms of paragraph (a), the authorised official may report the matter to the Johannesburg Metropolitan Police Department with a view to seizure of the vehicle concerned in terms of the Criminal Procedure Act, 1977 (Act No. 51 of 1977).
- (4) An authorised official may subject to Section 101 of the Systems Act, enter any premises if a justice of the peace as contemplated in Section 3 and 4 of the Justices of the Peace and Commissioners of Oaths Act, 1963 (Act No. 16 of 1963), has issued a written authorization to enter premises, for the purposes of ascertaining compliance with—
- (a) these By-laws; or
  - (b) a term or condition of an accreditation permit, issued in terms of Chapter 8 of these By-laws.
- (5) The authorised official with a written authorisation referred to in subsection (4) is allowed to:
- (a) inspect any document that a person is required to maintain in terms of any law or that may be relevant to any work or inspection;
  - (b) copy any document referred to in paragraph (a) or if necessary, remove the document in order to copy it;
  - (c) take samples of any substance that is relevant to the work or inspection; and
  - (d) take photos or make audio-visual recordings of anything or any person, process, action or condition on or regarding any premises.

#### **80. Powers to question**

- (1) For the purposes of administering, implementing and enforcing the provisions of these By-laws, an authorised official may, require a permit holder or any other person to disclose information, either orally or in writing, and either alone or in the presence of a witness, on any matter to which these By-laws relate and require that the disclosure be made on oath or affirmation.
- (2) An authorised official may for the purposes of subsection (1) be accompanied by an interpreter and any other person reasonably required to assist that official or officer.

**81. Observance of human rights**

The exercise by an authorised official of any powers under these By-laws should be undertaken with strict regard to decency; orderliness; and each person's human rights including the right to dignity, freedom, security and privacy.

**82. Supervision of holders of accreditation permits**

- (1) An authorised official may, inspect every workplace of an accreditation permit holder at least twice a year.
- (2) An accreditation permit holder must allow an authorised official access for the purposes of an inspection in terms of subsection (1).
- (3) If an authorised officer is, after an inspection in terms of subsection (1), of the opinion that an accreditation permit holder is complying with these By-laws, he or she must, subject to the provisions of subsection (4), issue an accreditation permit holder with a certificate confirming such compliance, in which it must be stated—
  - (a) the name and residential and postal address of the accreditation permit holder;
  - (b) the address of the premises inspected;
  - (c) the time, date and scope of the inspection; and
  - (d) any remarks which, in the opinion of an authorised official, may be relevant.
- (4) If an accreditation permit holder fails to obtain a certificate confirming compliance at three consecutive inspections, an authorised official may recommend that the Council review the accreditation permit concerned and, should there be reasonable grounds, the Council may suspend or revoke the accreditation permit in terms of section 63.
- (5) An authorised official must keep a register recording each inspection which he or she has undertaken, in terms of subsection (1).

**83. Compliance notices**

- (1) If, in the opinion of an authorised official, a person is contravening any provision of these By-laws, that official may in writing issue a compliance notice and serve it on the person concerned.

- (2) An authorised official who is satisfied that the person served with the compliance notice has complied with the terms of the notice may issue a compliance certificate to that effect.
- (3) A compliance notice remains in force until an authorised official has issued a compliance certificate in respect of that notice or an order envisaged in section 84(4) is made.
- (4) A compliance notice must set out:
  - (a) the provision that has not been complied with;
  - (b) details of the nature and extent of non-compliance;
  - (c) any steps that are required to be taken and the period within which those steps must be taken; and
  - (d) any penalty that may be imposed in terms of these By-laws in the event of non-compliance with these steps.

#### **84. Representations**

- (1) Any person on whom a compliance notice as contemplated in section 83(1) or a directive contemplated in section 74(3) was served, may make representations to the Council, by submitting a sworn statement or affirmation to the Council, within a period set out in the notice/directive or within 21 days of the service of the compliance notice or the directive.
- (2) Representations not lodged within a period set out in the notice/directive or 21 days of the service thereof must not be considered, except if the person concerned has shown good cause for condonation and the Council condones the late lodging of the representations.
- (3)
  - (a) The Council must consider the representations and any response thereto by an authorised official, or any other person, if any, and may conduct any further investigation to verify the relevant facts.
  - (b) If the Council conducts a further investigation, the results of such investigation must be made available to the person who made the representations, who must be given an opportunity to respond thereto and the Council must consider such response.
- (4)
  - (a) After the Council, is satisfied that *inter alia* the requirements of subsection (3) have been satisfied, it must make an order in writing and serve a copy of thereof on the person concerned setting out its findings.

- (b) Such an order may—
  - (i) confirm, alter or set aside in whole or in part, the directive or compliance notice concerned; and
  - (ii) must, if relevant, specify the period within which the person concerned must comply with the order.
- (5) If a person makes representations in terms of subsection (1), any requirement to comply with the directive or compliance notice concerned, is suspended until an order is made in terms of subsection (4)(b) unless, in the opinion of the Council, an environmental emergency has been caused in which event and without derogation from any right that the person concerned may have or acquire to any relief of whatever nature, the person concerned must immediately comply with such directive or notice on being instructed, orally or in writing, by the Council to do so.
- (6) If a person, fails to comply with such an order in terms of subsection (5), the Council may itself cause the environmental emergency to be stopped, reversed or abated and recover any reasonable and necessary expenditure which it has incurred or may incur in taking those steps, from that person.

## CHAPTER 11

### MISCELLANEOUS

#### 85. Ownership

- (1) The person holding a waste management licence for a waste management activity becomes the owner of all waste the person handles. A person who generates waste is the owner thereof until it is collected by the Council or an accredited service provider which then becomes the owner thereof.
- (2) A person who abandons any article, is liable for any damage which that article may cause as well as for the cost of removing that article, notwithstanding the fact that such person may no longer be the owner thereof.

#### 86. Serving of documents

A notice, instruction, order or other document which has to be served for the purposes of these By-laws, is regarded to have been properly served or delivered if—

- (a) it has been served on or delivered to the person concerned personally;
- (b) it has been sent by registered post or speed post to the person concerned at his or her last known address; and
- (c) it has been served on a person apparently not less than 16 years of age and apparently in charge of the premises at the addressee's last known address.
- (d) if his or her address and agent are unknown, when it has been posted in a conspicuous place on the immovable property, if any, to which it relates.

### **87. Offences and penalties**

- (1) Any person, who—
  - (a) contravenes or fails to comply with any provisions of these By-laws;
  - (b) fails to comply with any notice, directive or order issued or condition imposed in terms of or for the purposes of these By-laws;
  - (c) fails to comply with any lawful instruction given in terms of or for the purposes of these By-laws; or
  - (d) who obstructs or hinders any authorised representative or employee of the Council in the execution of his or her duties under these By-laws,

is guilty of an offence and liable on conviction to a fine or in default of payment to imprisonment for a period not exceeding 6 months and in the case of a continuing offence, to a further fine or in default of payment, to imprisonment not exceeding one day for every day that the offence continues after a written notice has been issued by the Council and served on the person concerned requiring the discontinuance of such offence.

- (2) The court may in addition to any penalty imposed in terms of subsection (1), order a person to repair the damage, make good the loss, rehabilitate the environment, or determine what measures must be taken by such person and the payment of the expenses incurred in respect thereof or any other costs or damages.

### **88. Appeals**

An appeal against a decision of an official or representative of the

Council acting under delegated authority must be submitted, processed and considered in terms of section 62 of the Local Government: Municipal Systems Act, as amended, read with the National Environmental Management Act 107 of 1998: National Appeal Regulations, as amended.

**89. Repeal of by-laws**

The by-laws listed in Schedule 1 to these By-laws are hereby repealed.

**90. Short title**

These By-laws are called the City of Johannesburg Metropolitan Municipality: Waste Management By-laws, 2021

**Schedule 1  
Repealed By-laws**

<b>Number and year</b>	<b>Name of By-laws</b>	<b>Extent of Repeal</b>
Provincial <i>Gazette</i> Extraordinary, Government Notice 834, in Government <i>Gazette</i> no 179 dated 21 May 2004	Waste Management By- laws, 2003	The whole

**CITY OF JOHANNESBURG  
METROPOLITAN MUNICIPALITY**

**AIR POLLUTION CONTROL BY-LAWS 2021**

The Municipal Manager of the City of Johannesburg Metropolitan Municipality hereby in terms of section 13(a) of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), publishes the Air Pollution Control By-laws 2021 of the City of Johannesburg Metropolitan Municipality, as approved by its Council, as set out hereunder

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## **SCHEDULE 1**

## CHAPTER 1 DEFINITIONS AND INTERPRETATION

### 1. Definitions

In these By-laws, unless the context otherwise indicates –

- 1.1 “**activity**” means any activity which results in any emission that causes or may cause air pollution;
- 1.2 “**air pollutant**” means any substance that causes or may cause air pollution, including but not limited to any dust, smoke, fumes or gas;
- 1.3 “**air pollution**” means any change in the environment caused by any substance emitted into the atmosphere from any activity, where that change has an adverse effect on human health or well-being or on the composition, resilience and productivity of natural or managed ecosystems, or on materials useful to people, or will have such an effect in the future;
- 1.4 “**air quality management zone**” means a geographical area declared in terms of Section 7 of the By-law;
- 1.5 “**air quality officer**” means the officer designated by the Council in terms of section 14(3) of the National Environmental Management: Air Quality Act, (Act 39 of 2004);
- 1.6 “**application fee**” in relation to
  - (a) a fee, means a fee prescribed by the Council;

- 1.7 “**AQA**” means the National Environmental Management: Air Quality Act, 2004 (Act No.39 of 2004);
- 1.8 “**atmosphere**” means air that is not enclosed by a building, machine, chimney or other structure enclosing air;
- 1.9 “**authorised official**” means an employee of the Council having authority or sanction and is responsible for carrying out any duty or function or exercising any power in terms of this By-law, and includes employees delegated to carry out or exercise such duties, functions or powers; having authority or sanction
- 1.10 “**best practicable means**” means the most effective, realistic, practical measures that can reasonably be taken to prevent, reduce or minimize air pollution, having regard to all relevant factors including, among others, local conditions and circumstances, the likelihood of adverse effects, the current state of technical knowledge and the financial implications relative to the degree of environmental protection expected to be achieved by application or adoption of the measures;
- 1.11 “**bio-mass**” means non-fossilized and biodegradable organic material originating from plants, animals and micro-organisms or any of those;
- 1.12 “**chimney**” means any structure or opening of any kind from or through which an air pollutant may be emitted;
- 1.13 “**control emitter**” means any appliance or activity, or any appliance or activity falling within a specified category, as a controlled emitter if such appliance or activity, or appliances or activities falling within such category, result in atmospheric emissions which through ambient concentrations, bioaccumulation, deposition or in any other way, present a threat to health or the environment-the Minister or MEC may by way of notice in the *Gazette* declare a control emitter;

1.14 “**Council**” means

- (a) the City of Johannesburg Metropolitan Municipality established in accordance with the provisions of Section 12(1) read with Section 14(2) of the Local Government: Municipal Structures Act 117, 1998, as published by Provincial Notice No. 6766 of 2000 dated 1 October 2000, as amended, exercising its legislative and executive authority through its municipal Council; or
- (b) its successor in title; or
- (c) a structure or person exercising a delegated power or carrying out an instruction, where any power in these By-laws has been delegated or sub-delegated, or an instruction given, as contemplated in section 59 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), as the case may be;

1.15 “**dark smoke**” in relation to chapter 7 means –

- (a) smoke which has a density of 60 Hartridge smoke units or more, or in relation to emissions from a turbo-charged compressed ignition powered engine, means a density of 66 Hartridge smoke units or more;

or

- (b) smoke which has a light absorption co-efficient of more than  $2.125 \text{ m}^{-1}$  or in relation to emissions from a turbo-charged compressed ignition powered engine, means a light absorption co-efficient of more than  $2.51 \text{ m}^{-1}$ .

1.16 “**dwelling**” means a house, flat, building or other structure, or part of a building or structure, used as a place of residence or habitual purposes and any outbuilding appurtenant thereto, and includes any shack and structure in an informal settlement, so used;

- 1.17 “**emission**” means any air pollutant discharged into the atmosphere from point, non-point and mobile sources, including any chimney, exhaust, vent and the surface area of a commercial or industrial undertaking and any residential source;
- 1.18 “**fuel burning equipment**” means any furnace, boiler, incinerator, or other equipment with a chimney or exhaust to vent the emissions of burning to the atmosphere –
- (a) designed to burn or capable of burning liquid, gas or solid fuel;
  - (b) used to dispose of any material or waste by burning; or
  - (c) used to subject liquid, gas or solid fuel to any process involving the application of heat;
- 1.19 “**living organism**” means any biological entity capable of transferring or replicating genetic material, including any sterile organism and virus;
- 1.20 “**mobile source**” has the meaning assigned to it in section 1 of the Act;
- 1.21 “**municipality**” means City of Johannesburg Municipality established in terms of the Local Government: Municipal Structures Act, 1998;
- 1.22 “**Municipal Systems Act**” means the Local Government: Municipal Systems Act No. 32 of 2000;
- 1.23 “**NEMA**” means the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- 1.24 “**non-point source**” means a source of atmospheric emissions which cannot be identified as having emanated from a single identifiable source or fixed location, and includes veld, forest and open fires, mining activities, agricultural activities and stockpiles;

- 1.25 “**nuisance**” means any detrimental interference or likely interference, caused by air pollution with –
- (a) the health or well-being of any human or living organism; or
  - (b) the use or enjoyment by an owner or occupier of his or her property, or property occupied by him or her being affected;
- 1.26 “**obscuration**” means the ratio of visible light attenuated by air pollutants suspended in the effluent streams to incident visible light, expressed as a percentage;
- 1.27 “**offensive odour**” means any smell which is considered to be malodorous, offensive or a nuisance to a reasonable person emanating from any source or activity;
- 1.28 “**open burning**” in relation to chapter 6 means the burning of any material in the open air without utilising fuel-burning equipment;
- 1.29 “**point source**” means a single identifiable source and fixed location of atmospheric emission, and includes smoke stack and residential chimneys;
- 1.30 “**property**” means any unit of land registered in terms of the Deeds Registries Act, 1937 (Act No. 47 of 1937), and any sectional title unit contemplated in the Sectional Titles Act, 1986 (Act No. 95 of 1986) and any building or other structure thereon and includes any adjoining property occupied or used in connection with any activity carried on the former property;
- 1.31 “**public road**” means a road, street or thoroughfare or other right of way to which the public or section of the public has a right of access or which is commonly used by the public or a section of the public;
- 1.32 “**scheduled activity**” means any activity contemplated in Section 8;

1.33 “**the Constitution**” means the Constitution of the Republic of South Africa Act No. 108 of 1996;

1.34 “**vehicle**” means any motor car, motor carriage, motor cycle, bus, motor lorry or other conveyance propelled wholly or partly by any volatile spirit, steam, gas or oil, or by any means other than human or animal power;

2. **Application of this By-law**

These By-laws applies to all properties or premises within the area of jurisdiction of the City of Johannesburg Metropolitan Municipality.

3. **Relevant Acts**

These By-laws must be read with any other applicable provisions of NEMA and AQA and any regulations made and any listing published under the Acts.

4. **Objectives and Purpose**

(1) The objectives of this By-law are to –

- (a) give effect to the rights contained in section 24 of the Constitution of the Republic of South Africa Act, (Act No 108 of 1996), by controlling air pollution within the area of jurisdiction of the Council; and
- (b) ensure that air pollution is avoided, or where it cannot be avoided, is minimized.
- (c) provide, in conjunction with any other applicable law, an effective legal and administrative framework within which the municipality can manage, regulate, prevent activities that can or do cause emissions that have the potential to impact adversely on the public health and wellbeing and the environment.



- (2) Any person on whom a power is conferred or a function or duty is imposed under these By-laws must exercise that power and perform that function or duty in order to give effect to the objectives specified in subsection (1).

## CHAPTER 2 PROHIBITION AND APPLICATION

### 5. Prohibition of air pollution

- (1) Any person who is wholly or partially responsible for causing air pollution or creating a risk of air pollution or nuisance occurring must take all reasonable measures –
- (a) to prevent any air pollution or nuisance from occurring; or
  - (b) to mitigate, as far as reasonably possible, any air pollution or nuisance that may occur.
- (2) If an authorised official reasonably suspects that a person has failed to comply with any provision of subsection (1), he or she must issue a pre-notice in writing informing the person concerned that he or she is in contravention of these By-Laws and has the right to submit, within 10 (ten) days, written representations to the authorised official relating to the alleged contravention of or non-compliance with subsection (1) and any matter relating to the pre-notice.
- (3) Subject to the provisions of subsection (2) and prior to taking any steps to charge that person, the authorised official must deliver a final written notice to that person and request for that person to remedy such contravention or non-compliance by taking steps specified in the final written notice within a period stipulated in the written notice.

- (4) A decision to issue a final written notice in terms of subsection (3) may only be taken after due consideration of any representations and findings submitted in terms of subsection (2).
- (5) (a) If a person on whom a notice was served in terms of subsection (3) fails to comply with that notice, the Council may take reasonable measures to remedy the situation.
- (b) The Council may recover all costs incurred as a result of acting in terms of paragraph (a) from the person to whom the notice in terms of subsection (3) was issued.
- (6) Reasonable measures to prevent air pollution
- (1) Any person who is wholly or partially responsible for causing air pollution or creating a risk of air pollution occurring must take all reasonable measures including the best practicable environmental option –
- (a) to prevent any potential significant air pollution from occurring; and
- (b) to mitigate and, as far as reasonably possible, remedy the environmental impacts and consequences of any air pollution that has occurred.
- (2) The Council may direct any person who fails to take the measures required under subsection (1) to -
- (a) investigate, evaluate and assess the impact on the environment of specific activities and report thereon;
- (b) take specific reasonable measures before a given date;

- (c) diligently continue with those measures; and
  - (d) complete them before a specified reasonable date, provided that prior to such direction the Council must give such person adequate notice and direct him or her to inform the authorised official of his or her relevant interests.
- (3) Council may, if a person fails to comply or inadequately complies with a directive contemplated in subsection (2), take reasonable measures to remedy the contravention.
- (4) Council may, if a person fails to carry out the measures referred to in subsection (1), recover all reasonable costs incurred as a result of it acting under subsection (3) from any or all of the following persons:
- (a) any person who is or was responsible for, or who directly or indirectly contributed to the air pollution or the potential air pollution;
  - (b) the owner of the land at the time when the air pollution or the potential for air pollution occurred
  - (c) the person in control of the land or any person who has or had a right to use the land at the time when the activity in question is or was performed or undertaken.
  - (d) any person who negligently failed to prevent the activity.
- (5) Any person who fails to comply with the notices referred to in 5 (2) and 5 (3) commits an offence in terms of these By-laws.

### **CHAPTER 3**

#### **POWERS OF AIR QUALITY OFFICER**

6. **Powers of Air Quality Officer**

The Council must designate or appoint an employee of the City as the Air Quality Officer to be responsible for:

- (a) co-ordinating matters pertaining to air quality management and:
- (b) granting or rejecting Atmospheric Emission Licences or Provisional Atmospheric Emission Licences in terms of the AQA within the municipality's jurisdiction.
- (c) Implementing and monitoring the short term plans and objectives of NEMA, AQA, the Regulations and these By-Laws,
- (d) identifying, implementing, managing and reporting on the air quality projects to the national level
- (e) implementing procedures, systems and controls to regulate specific work sequences, general practices and processes as defined in the legislation.
- (f) manage, coordinate and ensure compliance with statutory requirements of air quality licensing
- (g) manage and implement strategies aimed at creating awareness and provide education in terms of statutory requirements and air quality practice.
- (h) manage supervise, coordinate, liaise and provide direction on specific administrative and reporting requirements associated with air quality
- (i) monitoring and overseeing the implementation and enforcement of these By-laws

**CHAPTER 4**

**AIR QUALITY MANAGEMENT ZONE**

7. **Declaration of air quality management zone and control zone**

- (1) The whole area within the jurisdiction of the municipality is hereby declared an air quality management zone.
- (2) Within its air quality management zone, Council may by notice, in the Provincial Gazette declare an area as an air pollution control zone.
  - (a) Within an air pollution control zone the Council may from time to time by notice in the Provincial Gazette:
    - (i) prohibit or restrict the emission of one or more air pollutants from all premises or certain premises;
    - (ii) prohibit or restrict the combustion of certain types of fuel;
    - (iii) declare smokeless zones, in which smoke with an obscuration of more than 10% may not be emitted;  
  
prescribe different requirements in its air pollution control zone relating to air pollution control in respect of:
      - (iv)
        - (i) different geographical areas;
        - (ii) specified premises;
        - (iii) classes of premises; or
        - (iv) premises used for specified purposes.
- (3) The Council may develop and publish policies and guidelines, including technical guidelines, relating to the regulation of activities which directly or indirectly cause air pollution within its air pollution control zone.

- (4) The Council may in writing exempt certain premises, classes of premises or premises used for specified purposes from the operation of measures adopted by the Council under this section.

## CHAPTER 5

### AIR POLLUTION FROM PROPERTIES

#### 8. Scheduled activities

- (1) The Council has identified a schedule of activities as specified in schedule 1 which it reasonably believes causes or may cause significant air pollution.
- (2) No person may without a permit from the Council conduct an activity which has been scheduled in terms of subsection (1).
- (3) The Council may amend the schedule contemplated in subsection (1) by –
- (a) adding an activity to or removing an activity from that list; or
  - (b) making any change to the particulars on that list.
- (4) If the Minister or the MEC in terms of section 21 of the National Environmental Management: Air Quality Act, (Act 39 of 2004) by notice in the Gazette –
- (a) publishes a schedule of activities and such schedule or amended schedule of activities contains any activity specified in schedule 1 of these By-Laws –
    - (i) the activity so specified in schedule 1 of this these By-laws is deemed to have been deleted from the schedule 1 of this By-law with effect from the date of publication of that notice; and
    - (ii) any permit contemplated in section 8, to the extent that it relates to that activity, lapses with effect from the

date of publication of that notice with effect from the date of publication of that notice.

9. **Permits for scheduled activities**

- (1) An application for a permit required in terms of section 8 (2) must be made on a prescribed form and be accompanied by –
  - (a) any document specified in such form; and
  - (b) the application fee.
- (2) The Council may prior to taking a decision on any application in terms of subsection (1) by notice in writing require the applicant concerned to furnish it with the further information and documentation specified in that notice within a period so specified.
- (3) If any activity scheduled in terms of section 8(1) is operative at the commencement of these By-laws, the person concerned must lodge an application in terms of subsection (1) within 90 (ninety) days of such commencement or a longer period allowed by the air quality officer.
- (4) The Council must, after consideration of all relevant factors –
  - (a) approve an application in terms of subsection (1); or
  - (b) approve an application in terms of subsection (1) subject to any condition it considers appropriate; or
  - (c) refuse the application in terms of subsection (1) and inform the applicant in writing of its decision and reasons for refusal of the application.
- (5) If an application in terms of subsection (1) is approved, or an appeal in terms of section 25 relating to that application is successful, an authorised official must forthwith issue a permit on a prescribed form to the applicant specifying any condition imposed in terms of subsection (4)(b).

- (6) Notwithstanding the provisions of subsection (1), an activity in respect of which a permit is required in terms of that subsection may be continued –
- (a) during a period contemplated in subsection (3); or
  - (b) if an application in respect of that activity is made in terms of subsection (1), until the application concerned is refused and the applicant notified in terms of subsection (4)(c); and
  - (c) if an appeal is lodged in terms of section 25 in respect of a condition imposed in terms of subsection (4)(b) or a refusal of an application in terms of subsection (4)(c), until such appeal is rejected and the appellant notified in writing by an authorised official of the decision.

10. **Lapsing of permits**

- (1) A permit issued in terms of section 9(6) lapses if –
- (a) the activity which is the subject of the permit ceases;
  - (b) the activity concerned is taken over by a new operator; or
  - (c) the name of the permit holder changes; or
  - (d) the permit is not renewed on or before the indicated expiry date.
- (2) The permit holder concerned must forthwith in writing advise the air quality officer of any occurrence contemplated in subsection (1).

11. **Changing of permit activities**



- (1) No holder of a permit issued in terms of section 9(6) may materially extend or alter an activity for which that permit was issued without the prior written approval of the Council.
- (2) Application for approval contemplated in subsection (1) must be made on a prescribed form and be accompanied by –
  - (a) the application fee; and
  - (b) any written representations that the applicant may wish to submit.
- (3) The Council must, after consideration of all relevant factors and any representations in terms of subsection (2) –
  - (a) approve an application in terms of subsection (2) subject to any conditions it considers appropriate; or
  - (b) approve an application in terms of subsection (2) subject to any condition it considers appropriate; or
  - (c) refuse the application in terms of subsection (2) and inform the applicant in writing of its decision and reasons for refusal of the application.

12. **Cancellation of permits**

The Council may, cancel any permit issued in terms of section 9(6) if the permit holder contravenes or fails to comply with any provision of these By-laws or condition imposed in terms of section 9.

## CHAPTER 6

### EMISSIONS CAUSED BY OPEN BURNING

13. **Prohibition of open burning**

- (1) Subject to the provisions of subsection (2), no person may carry out any open burning;
- (2) The provisions of subsection (1) do not apply to open burning that use only coal or biomass or both –
  - (a) for any recreational outdoor activity on any property; or
  - (b) at a dwelling for purposes of heating any area in that dwelling, cooking, heating water or for any other domestic purpose.

14. **Regulation of coal merchants and distributors**

- (1) Any coal merchant or distributor must for purposes of these By-laws keep a record of the amount of coal on site and/or industrial property annually.
  - (a) coal merchants / distributors with 5 tons or more of coal are required to register with the Council in order to obtain the necessary permit.
  - (b) the application for a permit required in terms of subsection (1) must be made on a prescribed form and be accompanied by any document required in such form.
- (2) A record of the amount of coal on site and/or on industrial property must be reported to the Air Quality Officer on an annual basis on the prescribed form furnished by the Council.

**CHAPTER 7**

**EMISSIONS FROM COMPRESSION IGNITION POWERED VEHICLES**

15. **Prohibition of emission of dark smoke**

- (1) No person may drive a vehicle powered by diesel fuel on a public road if it emits dark smoke.
- (2) No owner of a vehicle powered by diesel fuel may instruct or allow any person to drive such vehicle on a public road, if it emits dark smoke.

16. **Stopping of vehicle and testing procedure**

- (1) For the purposes of enforcing the provisions of section 15, an authorised official may –
  - (a) by means of a signal, instruct the driver of a vehicle contemplated in that section to stop the vehicle; and
  - (b) instruct that driver to co-operate for the purposes of inspecting and testing of the vehicle.
- (2) If a vehicle is stopped in compliance with an instruction given in terms of subsection (1), the authorised official must, prior to any test being conducted in terms of subsection (3) inform the driver of the vehicle that –
  - (a) the vehicle has been stopped in order for it to be tested in terms of these By-laws for the emission of dark smoke;
  - (b) the vehicle is being detained for the purposes of such testing; and
  - (c) that if the results of such test indicates that dark smoke is emitted from the vehicle or if the driver concerned fails or refuses to assist with such test, it will constitute an offence under these By-laws.
- (3) The driver of a vehicle stopped in terms of subsection (1), must carry out the following testing procedure when instructed by the authorised official :

- (a) apply the handbrake, start the vehicle, place it in neutral gear and if the vehicle is fitted with a clutch pedal, engage the clutch and disengage the exhaust brake; and
  - (b) for a period required by an authorised official, smoothly depress the accelerator pedal of the vehicle, until the engine reaches a revolution level of 3000 revolutions per minute or in the absence of a revolution counter to the extent directed by an authorised official.
- (4) While the accelerator pedal of the vehicle concerned is depressed as contemplated in subsection (3)(b), the authorised official must measure the smoke emitted from the vehicle's emission system in order to determine whether or not dark smoke is emitted;
- (5) After having conducted a test, an authorised official must :
- (a) furnish the driver of the vehicle concerned with the test results on a prescribed form which indicate whether the vehicle is emitting dark smoke in contravention of section 15(1), and if the driver is not the owner of the vehicle concerned, must also furnish the owner of that vehicle with a copy of the test results on such form; and
  - (b) if the test results indicate that the vehicle is emitting dark smoke, the authorised official must issue the driver of the vehicle with a repair notice in accordance with section 17.

17. **Repair notice**

- (1) A repair notice must direct the owner of the vehicle to effect repairs within 60 (sixty) working days from date of issue of such notice, and to take the vehicle to a place identified in the notice for re-testing before the expiry of that period.

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- (2) A copy of the test results must be provided by the registered owner of the vehicle or his representative, to the authorised official, where the testing station is not a Council testing facility, on or before the due date of the repair notice.
- (3) The repair notice must contain *inter alia* the following information:
- (a) the make, model, colour and registration number of the vehicle;
  - (b) the full names physical address and identity number of the driver of the vehicle and if the driver is not the owner, the full names, physical address and identity number of the vehicle owner;
  - (c) the measures required to remedy the situation; and
  - (d) the time period within which the owner of the vehicle must comply with the repair notice.
- (4) The owner of a vehicle is deemed to have been notified of the repair notice on the date that such notice is issued.
- (5) A person commits an offence under this section if that person fails:
- (a) to comply with the notice referred to in subsection (1);
  - (b) the re-test referred to in subsection (1).
- (6) It shall not be a defence in proceedings under subsection (5) to aver that the driver of the vehicle failed to bring the repair notice to the attention of the owner of that vehicle.
- (7) Council may take whatever steps it considers necessary in the event that the requirements of subsection (1) are not complied with, including impounding the vehicle and recovering any costs incurred in that regard from the owner of the vehicle.

18. **Subjecting certain vehicles to compulsory testing**

- (1) The Council may by way of publication in the Government Gazette, declare that certain categories of vehicles be subjected to compulsory testing at a testing centre approved and registered by the Council.
- (2) The criteria that the Council will use in determining the category of vehicles shall be as follows:
  - 2.1 The age of the vehicle;
  - 2.2 The emission control technology of the vehicle;
  - 2.3 The fuel type;
  - 2.4 The engine type.
- (3) The Council will determine how often the declared categories of vehicles must be subjected to emission testing.
- (4) Operating any vehicle that falls under the category as contemplated in section 18(1) without a valid vehicle emission testing certificate will be constituted as an offence.

19. **Approval and registration of a vehicle testing centre**

- (1) The Council shall by way of publication in the Government Gazette, prescribe the criteria that testing centres should meet in order to be registered as approved and accredited testing centres, and the required documents needed for registration purposes.
- (2) The Council may impose a processing fee for registration and approval of a testing centre.

20. **Fees**

- (1) The Council is entitled to charge a processing fee for services where a fee is applicable. The Council will determine the amount from time to time by publication in the Government Gazette:

## **CHAPTER 8 OFFENSIVE OUDOURS**

### 21. **Control of offensive odours**

- (1) The occupier or owner of any premises must take all reasonable steps to prevent the emission of any offensive odour caused by any activity on such premises.
- (2) Council may prescribe measures, best practical means or abatement equipment to be used to prevent or mitigate the emission of offensive odours.
- (3) Council may prohibit any activity or process that creates continuous offensive odours if the measures prescribed in terms of subsection 2 are not effective.
- (4) Any person who emits or permits the emission of any offensive odour in contravention of subsections (1), (2) and (3) commits an offence.

## **CHAPTER 9 GENERAL PROVISIONS**

### 22. **Request of information**

The air quality officer and authorised official may by written notice, require any person to furnish written information specified in that notice, to the Council relating to any matter relevant to the implementation and enforcement of these By-laws within a time and at intervals, if applicable, so specified.

### 23. **Serving of notices**

Any written notice that is required to, or may, be served, delivered or given in terms of, or for the purposes of these By-laws, must be served in any of the following ways:

- (a) by handing a copy of the notice at the person to whom it is addressed;
- (b) by leaving a copy of the notice at the person's place of residence or business with any other person who is apparently at least 16 (sixteen) years old and in charge of the premises at the time;
- (c) by posting, emailing or faxing a copy of the notice to the person, if the person has in writing furnished an address, email address or fax number to an authorised official;
- (d) by handing a copy of the notice to any representative authorised in writing to accept service on behalf of the person concerned;
- (e) by sending a copy of the notice by prepaid registered or certified post to the last-known address of the person concerned,
- (f) if the person is a company or other body corporate, by serving a copy of the notice on an employee of the company or body corporate at its registered office or its place of business or, if there is no employee willing to accept service, by affixing a copy of the document to the main door of the office or place of business;
- (g) if the person is a partnership, firm or voluntary association, by serving a copy of the notice on a person who at the time of service is apparently in charge of the premises and apparently at least 16 (sixteen) years of age, at the place of business of such partnership, firm or association or if such partnership, firm or association has no place of business, by serving a copy of the notice on a partner, the owner of the firm or the chairman or secretary of the managing or other controlling body of such association, as the case may be.



**24. Inspections**

- (1) An authorised official may for any purpose relating to the implementation and enforcement of these By-laws –
  - (a) between 7:00 and 19:00; or
  - (b) at any time during which an activity which is relevant in respect of the implementation or enforcement of these By-laws is carried out on a property,

enter any property and carry out an inspection for the purposes of these By-laws.

- (2) An authorised official must, before the commencement of, or during an inspection in terms of subsection (1), at the request of any person concerned, produce written confirmation of his or her appointment as an air quality officer or an authorised official empowered to carry out inspections for the purposes of these By-laws.
- (3) An authorised official carrying out an inspection in terms of these By-laws, must conduct himself or herself with strict regard to decency and orderliness and with due regard to any person's rights contained in the Bill of Rights set out in Chapter 2 of the Constitution of the Republic of South Africa, 1996.

**25. Appeals**

- (1) Any person whose rights are affected by a decision by an air quality officer or an authorised official or any other employee of the Council, in terms of or for the purposes of these By-laws, may appeal against that decision to the Council by lodging a written notice of appeal, specifying the reasons for the appeal, with the Municipal Manager, appointed by the Council in terms of section 82 of the Local Government : Municipal Structures Act, 1998, (Act No. 117 of 1998),

within 21 (twenty one) days of the date on which he or she was notified of that decision.

- (2) The provisions of section 62 of the Local Government: Municipal Systems Act, 2000, read with the necessary changes, apply to an appeal in terms of subsection (1).
- (3) The Municipal Manager must forthwith after a decision has been taken in terms of subsection (2), in writing notify the appellant thereof and furnish the applicant with written reasons for the decision.

26. **Offences and penalties**

Any person who –

- (a) contravenes or fails to comply with any provision of these By-laws;
- (b) refuses or fails to comply with any notice addressed to him or her in terms of or for the purposes of these By-laws;
- (c) refuses or fails to comply with the terms or conditions of any permit issued or otherwise imposed in terms of these By-laws;
- (d) obstructs, hinders or interferes with an authorised official in the exercise of any power or the performance of any duty under these By-laws;
- (e) fails or refuses to furnish to an authorised official with any documentation or information required for the purposes of these By-laws or furnishes a false or misleading document or false or misleading information;
- (f) fails or refuses to comply with any instruction given for the purposes of these By-laws; or
- (g) pretends to be an authorised official,

is guilty of an offence and –

- (i) liable on conviction to a fine or in default of payment to imprisonment for a period not exceeding 36 (thirty-six) months;
- (ii) in the case of a continuing offence, to a further fine not exceeding R 5 000 (Five Thousand Rand), or in default of payment to imprisonment not exceeding one day for every day during the continuance of such offence after a written notice has been served on him or her by the Council requiring the discontinuance of such offence.

27. **Repeal of By-laws**

The provisions of any By-laws previously promulgated by the municipality or by any of the disestablished municipalities now incorporated in the municipality are hereby repealed as far as they relate to matters provided for in this By-law.

28. **Severability**

If a section, subsection, sentence, clause or phrase of this By-law is declared invalid by a competent court, the invalid portion shall be severed and shall not affect the validity of the remaining portions of the By-law.

29. **Council and State bound**

This By-law is binding on the State and the Municipality.

30. **Conflict of By-laws**

- (a) In the event of any conflict between this By-law and any other By-law or any policy that regulates air pollution, the provisions of this By-law shall prevail in so far as it relates to air quality management within the City of Johannesburg.

- (b) In the event of a conflict with the National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), the provisions of that Act will prevail within the area of jurisdiction of the Municipality.

31. **Short title and commencement**

These By-laws are referred to as the Air Pollution Control By-laws 2021.

**SCHEDULE 1**  
**ACTIVITIES IDENTIFIED IN TERMS OF SECTION 8**

1. Precious and non-precious metal	
Description	The production or process of precious and associated base metals through chemical treatment.( Excluding inorganic chemicals )
Application	Production output from 100 kg to 1000 kg per annum
2. Ceramic production	
Description	The production of tiles, bricks ,refractory bricks, stoneware or porcelain ware by firing, excluding clamp kilns
Application	All installations producing output from 10 to less than 100 metric tonnes per year
3. Fuel combustion installation	
Description	Fuel combustion installation used primarily for steam rising or electricity generation
Application	All installations from 1-less than 10 megawatts thermal input per facility or premises
4. Organic chemical manufacturing	
Description	The production or, use of in production of organic not specified elsewhere including acetylene, acetic ,maleic or phtalic anhydride or their acids,carbon disulphides,pyridine, formaldehyde,acetaldehyde,acrolein an dits derivatives , acrolonitrile,amine and synthetic rubber.The production of organometallic compounds, organic dyes and pigment,surface=active agents. The polymerisation or co-polymerisation of any unsaturated hydrocarbon,substitutes hydrocarbon (including vinyl chloride). The manufacture,recovery or purification of acrylic acid or any ester of acrylic acid.The use of toluene di-isocyanate or other dis-isocyte of comparobic volatility,or recovery of pyridine
Application	All installations producing or using more than 10 to less than 100 metric tonnes per annum
5. Inorganic chemical manufacturing	
description	Production and or use in manufacturing of ammonia, Fluorine, Fluorine compounds, hydrogen cyanide and chlorine gas(Excluding metallurgical process related activities)

Application	All installations producing or use of 10 to 100 metric tonnes per annum
6. Dry cleaning	
Description	
Application	Any facility consuming more than 6800 L of perchloroethylene
7. Spray painting	
Description	
Application	Any facility consuming more than 2500 L of materials containing volatile organic compounds per annum
8. Processing of timber or materials derived from timber (The burning or drying of wood and the production of manufactured wood products)	
Description	The burning or drying of wood by an external source of heat, and the manufacture of laminated and compressed wood product
Application	All installations producing less than 10 tons per month
9. Brake pad de-bonding by the application of heat	
Description	Debonding of a brake shoe by applying heat, shot blasting and coating
Application	All installations
10. Processing of fabric off cuts	
Application	Any facility processing fabric off cuts
Description	All installations
11. Sandblasting	
Description	The installation and operation of sandblasting and spray booth
Application	All installation
12. Printing works	
Description	Printing, coating and lamination process using gravure, flexography, rotary screen printing, heat set lithography, varnishing and printing system that incorporate element of these technologies
Application	Installations with organic solvent consumption threshold of less than 25 tonnes per year
13. Production of ready mix cement	
Description	The production of ready mix cement
Application	All installation
14. Storage and handling of ore and coal	
Description	Storage and handling of ore and coal not situated on the premises of a mine or works

Application	Location designed to hold less than 100 000 tons
15. Animal Matters	
Description	Processes for the rendering cooking,dehydration,digestion,evaporation or protein concentration of an animal matter not intended for human consumption
Applications	All production handling less than 1 ton of raw material per day
16. Crushing stones/rock	
Description	The production of building materials e.g sands,gravel
Application	All installations

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

Contact Centre Tel: 012-748 6200. eMail: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)  
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