

**THE PROVINCE OF  
GAUTENG**



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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1186 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A SUBDIVISION APPLICATION IN TERMS OF SECTION 16(12)(a)(iii) 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 Portion 1 of Erf 532, Erasmus Extension 2, 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 above mentioned property in terms of Section 16(12)(a)(iii) of the of the City of Tshwane Land Use Management By-law, 2016. The property is situated at 37 Nywerheid Crescent, Bronkhorstspuit.

The intension of the subdivision application in this matter is to subdivide the property into two (2) portions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 20th October 2021 until 20th 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. 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 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: 20th 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

Dates on which notice will be published: 20<sup>th</sup> October 2021 & 27<sup>th</sup> October 2021

Item No: 34372

20-27

**ALGEMENE KENNISGEWING 1186 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL 16(12)(a)(iii) VAN DIE STAD TSHWANE SE GRONDSGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Jurgens Moolman - Town Design Development Pty Ltd, synde die gemagtigde agent van die eienaar van Gedeelte 1 van Erf 532, Erasmus Uitbreiding 2, 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 Onderverdeling in gevolge van Artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, vir die bogenoemde eiendom. Die Onderverdeling van die eiendom is om die eiendom in twee (2) gedeeltes te verdeel. Die eiendom is gelee by 37 Nywerheid Singel, Bronkhorstspuit. 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 20 Oktober 2021 tot 20 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: 20 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: 20 Oktober 2021 & 27 Oktober 2021

Item Nr: 34372

20-27



**GENERAL NOTICE 1188 OF 2021****CITY OF TSHWANE METRO MUNICIPALITY****NOTICE OF JOINT APPLICATIONS FOR REZONING IN TERMS OF SECTION 16(1) AND REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 16(2) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Daniel Gerhardus Saayman, of CityScope Town Planners Pty Ltd, being the applicant on behalf of the owners of Erven 263 and 264, Lyttelton Manor, hereby gives notice in terms 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 in terms of Sections 16(1) and 16(2) of said By-law, for respectively the amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) and the removal of title restrictions. The rezoning of said properties is from "Special" and "Business 4" to "Residential 4". The intention of the applicant is to redevelop the erven for purpose of multiple housing units. The purpose of the application for the Removal of Restrictions is to dispose of a title condition (Par a. in Title Deed T 14416/2021) which limits the property to a single dwelling. The properties are situated at 142 and 148 Botha Avenue, just south of the intersection with Cantonments Road, in Lyttelton Manor, Centurion. Any objection and/or comment, including the grounds for such objection and/or comment and the person's rights and how their interests are affected by the application, with the full contact details of the person submitting the objection and or comment, without which the Municipality cannot correspond with the person or body, shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, Centurion Municipal Offices, Room E10, corner of Basden and Rabie Streets, Lyttelton, Centurion or P.O. Box 3242, Pretoria, 0001 or CityP\_Registration@tshwane.gov.za to reach the Municipality from 20 October 2021 until 17 November 2021. A copy of the objection and/or comment shall also be lodged with the authorised agent at the e-mail address provided below. 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 same through the following contact details: newlanduseapplications@tshwane.gov.za, for a period of 28 days from 20 October 2021. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when making such request. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 20 October 2021.

Authorised Agent: CityScope Town Planners; P.O. Box 72780, Lynnwood Ridge 0040; 249 Odendaal Street, Meyerspark, Pretoria; Tel: 087 195 1144 and E-mail: danie@cityscope.co.za. Notices will be placed on-site for 14 days from 20 October 2021. Closing date for objections and/or comments: 17 November 2021. CoT Reference: CPD 9/2/4/2-6231 T (Items 34492 and 34499)

20-27

**ALGEMENE KENNISGEWING 1188 VAN 2021****KENNISGEWING VAN 'N GEKOMBINEERDE AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) EN OPHEFFING VAN BEPERKINGS INGEVOLGE ARTIKEL 16(2) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BYWET, 2016**

Ek, Daniel Gerhardus Saayman, van CityScope Town Planners (Edms) Bpk, synde die gemagtigde agent van die eienaars van Erwe 263 en 264, Lyttelton Manor, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuur Bywet, 2016, dat ek ingevolge Artikels 16(1) en 16(2) van gemelde Bywet, aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir onderskeidelik die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014) en die opheffing van titelbeperkings. Die hersonering van die gemelde eiendom is vanaf "Besigheid 4" en "Spesiaal" na "Residensieel 4". Die voorneme van die aansoeker is om die erwe te herontwikkel vir veelvuldige behuisingseenhede. Die eiendomme is geleë te 142 en 148 Bothalaan, net suid van die aansluiting met Cantonmentsweg, in Lyttelton Manor, Centurion. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar en 'n uiteensetting van die persoon se regte en hoe hul belange geraak word deur die aansoek, met die volledige kontakbesonderhede van die persoon wat die beswaar en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam nie, moet skriftelik indien word by die Groepoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Centurion Munisipale Kantore, Kamer E10, hoek van Basden en Rabie Strate, Lyttelton, Centurion of Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za om die Stadsraad te bereik vanaf 20 Oktober 2021 tot 17 November 2021. 'n Afskrif van die beswaar en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-posadres. Indien enige geïntereseerde of geaffekteerde party die aansoek wil inspekteer of 'n afskif wil aanvra, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: newlanduseapplications@tshwane.gov.za, vir 'n periode van 28 dae vanaf 20 Oktober 2021. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïntereseerde of geaffekteerde party 'n e-posadres of ander manier verskaf sodat die aansoek elektronies aan hulle gestuur kan word. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 20 Oktober 2021 ontvang word.

Gemagtigde agent: CityScope Town Planners; Posbus 72780, Lynnwoodrif, 0040; 249 Odendaalstraat, Meyerspark, Pretoria; Tel: 087 195 1144 en E-pos: danie@cityscope.co.za. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf 20 Oktober 2021. Sluitingsdatum van die beswaar- en/of kommentaartydperk: 17 November 2021. Stad Tshwane Verwysing: CPD 9/2/4/2-6231 T (Items No 34492 en 34499)

20–27

**GENERAL NOTICE 1192 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****EKURHULENI AMENDMENT SCHEME B 0774**

I, Leon Andre Bezuidenhout, being authorized agent of the owners of Erf 4606, Northmead Extension 3 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 (Benoni Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property as described above, situated at 13 Webb Street, Northmead, Benoni from 'Residential 1' to 'Business 2' for office/storage & shop, plus current dwelling unit.

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager, City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Treasury Building, Benoni Civic Centre, corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 20 October 2021, being 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, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Treasury Building, Benoni Civic Centre, corner Tom Jones Street and Elston Avenue, Benoni or The Area Manager, City Planning Department, Benoni Customer Care Centre, City of Ekurhuleni Metropolitan Municipality, Private Bag X 014, Benoni, 1500, within a period of 28 days from 20 October 2021, being 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 1041/20

20-27

**GENERAL NOTICE 1193 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****EKURHULENI AMENDMENT SCHEME B 0778**

I, Leon Andre Bezuidenhout, being authorized agent of the owners of Portion 1 of Holding 86, Fairlead Agricultural Holdings 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 (Benoni Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property as described above, situated at 86 Busschau Road, Fairlead Agricultural Holdings, Benoni from 'Agriculture' to 'Industrial 2' for light industries/workshops, including laboratory and related but subservient office component.

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager, City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Treasury Building, Benoni Civic Centre, corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 20 October 2021, being 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, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Treasury Building, Benoni Civic Centre, corner Tom Jones Street and Elston Avenue, Benoni or The Area Manager, City Planning Department, Benoni Customer Care Centre, City of Ekurhuleni Metropolitan Municipality, Private Bag X 014, Benoni, 1500, within a period of 28 days from 20 October 2021, being 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 1055/21

20-27

**GENERAL NOTICE 1194 OF 2021****Erven 79 and 80, LAMBTON**

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE TOWN PLANNING SCHEME AND THE SIMULTANEOUS CONSOLIDATION OF THE ERVEN IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.

I, Hans Peter Roos being the authorized agent of the owner of Erven 79 and 80, Lambton hereby give notice in terms of Section 10 of the City of Ekurhuleni Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, situated at 49 and 47, Second Avenue, Lambton respectively and for their simultaneous consolidation.

Particulars of this combined application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78 C President Street, Germiston, 1401, for a period of 28 days from 20 October 2021.

Objections to or representations in respect of this combined application must be lodged with or made in writing to the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78 C President Street, Germiston, 1401, within a period of 28 days from 20 October 2021.

Address of the authorised agent: Peter Roos Town Planning Consultant; P. O. Box 977, Bromhof, 2154; Cell: 082 800 0250; [peterroostp@gmail.com](mailto:peterroostp@gmail.com)

20–27

**GENERAL NOTICE 1195 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 TO BE KNOWN AS SOSHANGUVE EAST EXTENSION 13.**

I, Karl Jansen van Rensburg, Professional Land Surveyor and Town Planner, being the authorized agent of a portion of Portion 21, a portion of Portion 22, a portion of Portion 23 and a portion of Portion 65 of the farm Klipfontein No. 268-JR (hereinafter "the properties"), 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 Soshanguve East Extension 13 township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016. The properties are situated directly south of Hebron Road, directly east of the railway line serving Pretoria Central and directly north and adjacent to Bassiaan Street in Soshanguve East.

The intension of the applicant in this matter is to provide housing opportunities in the region by the establishment of a township with a total of 10 Residential 4 erven, 3 Municipal erven and 8 related non-residential erven. The proposed township will be established on subdivisions of the properties with associated consolidation, resulting in the small scale diagram for the township. The township establishment application will include the removal of restrictive conditions appearing in the title deeds of the properties.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of an email address, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 20 October 2021 to 16 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 on 20 October 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) For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property right of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

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

**Closing date for any objections and/or comments:** 16 November 2021.

**Address of applicant:** No.13, Oppidraai Complex, 72 Watent Crescent, Wapadrand, 0050; PO Box 317 Wapadrand, 0050; **E-mail:** [karl@lts.co.za](mailto:karl@lts.co.za) **Cell phone:** 083 399 7172

**Date on which notice will be published:** 20 October 2021 and 27 October 2021

Reference: **CPD/9/2/4/2 – 6077T** Item No.: **33800**

20–27

**ALGEMENE KENNISGEWING 1195 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK IN TERME VAN ARTIKEL 16(4) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016: SOSHANGUVE EAST UITBREIDING 13**

Ek, Karl Jansen van Rensburg, Professionele Landmeter en Stadsbeplanner, synde die gemagtige agent van die eienaar van 'n gedeelte van Gedeelte 21, 'n gedeelte van Gedeelte 22, a gedeelte van Gedeelte 23 en 'n gedeelte van Gedeelte 65 van die plaas Klipfontein No. 268-JR (hierna "die eiendom"), gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 en Artikel 33(1) en 41(2) (a) van die Ruimtelike Beplannings Grondgebruiksbestuur Wet (Wet 16 van 2013) (SPLUMA) kennis, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp Soshanguve East Uitbreiding 13. Die eiendom is geleë direk Suid van Hebronstraat, direk Oos van die spoorlyn wat Pretoria Sentraal stasie bedien en direk Noord en aangrensend to Bassiaanstraat in Soshanguve East.

Die intensie van die applikant is die daarstel van behuisingsgeleenthede in die streek deur die stigting van gemelde dorp bestaande uit 10 "Residensiële 4" erwe, 3 Munisipale erwe, en 8 verwante nie residensiële erwe. Die voorgestelde dorp sal gestig word op onderverdelings van die eiendom met gepaard gaande konsolidasie van die onderverdelings vir die daarstel van 'n kleinskaal kaart vir die dorp. Die aansoek vir dorpstig sluit ook in die verwydering van beperkende voorwaardes in die titelaktes as deel van die dorpstigting proses.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: The Group Head: Economic Development and Spatial Planning. Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 20 Oktober 2021 tot 16 November 2021.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant op 20 Oktober 2021. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Stadsraad en die aanseker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aanseker voorsien word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

**Adres van Munisipale kantore:** Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria kantore: LG004, Isivuno House, Lilly Ngoyistraat 143, Pretoria en/of Akasia Munisipale Kompleks, Heinrichstraat 485 (Ingang Dalestraat), 1ste Vloer, Kamer F12, Karenpark, Akasia.  
**Laaste datum vir besware/kommentare:** 16 November 2021.

**Adres van Applikant:** Oppidraai Kompleks No.13, Watent Singel 72, Wapadrand, 0050; Posbus 317, Wapadrand, 0050; **E-pos:** [karl@lts.co.za](mailto:karl@lts.co.za); **Sellulêre foon:** 083 399 7172

**Datum wat kennisgewing geplaas sal word:** 20 Oktober 2021 en 27 Oktober 2021

Verwysing hersonering: **CPD/9/2/4/2-6077T**

Item No.: **33800**

20-27

**GENERAL NOTICE 1196 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) READ WITH SECTION 15(6) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Nobuhle Sibeko a Director of Lindtitz Town Planners, being the applicant and authorised agent of the registered owner of Erf 285, Clubview 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) read with Section 15 (6) of the City of Tshwane Land Use Management By-law, 2016 of the above-mentioned property. The property is situated at 138 Stymie Ave, Clubview. The application is for the removal of conditions 1.(b), 1.(c), 1.(d), 1(e), 1.(f), 1.(h), 1.(i), 1.(j).(i), 1.(j) 1. (i), 1.(j)(iii), 1.(i), 1.(m)(i) and 1.(m)(iii) contained in Deed of Transfer No. T36557/2019. The intention of the applicant is to remove all irrelevant, outdated and restrictive conditions in the title deed in order for the owner to develop on the property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from **20 October 2021**, until **17 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. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application **Address of Municipal offices:** City of Tshwane Metropolitan Municipality; Centurion Office: Room E10, Cnr of Basden and Rabie Streets, Centurion. **Closing date for any objections and/or comments:** 17 November 2021. Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 20 Gropius Avenue, Die Hoewes, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Our ref LIN-046-20-1. Dates of publications: 20 October 2021 and 27 October 2021; reference: Item No 34317

20-27



**ALGEMENE KENNISGEWING 1196 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN DIE AANSOEK OM DIE OPHEFFING VAN 'N BEPERKENDE TITELVOORWAARDE IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) GELEES MET ARTIKEL 15 (6) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA****VERORDENING, 2016**

Ek, Nobuhle Sibeko, 'n direkteur van stadsbeplanners van Lindtitz, synde die aansoeker en gemagtigde agent van die geregistreerde eienaar van Erf 285, gee Clubview kennis hiervan ingevolge artikel 16 (1) (f) van die Stad Tshwane Verordening op die gebruik van grondgebruik. , 2016 dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die verwydering van sekere voorwaardes vervat in die Titelakte ingevolge artikel 16 (2) gelees met artikel 15 (6) van die City of Tshwane Verordening op Grondgebruik, 2016 van bogenoemde eiendom. Die eiendom is geleë op 138 Strydom Ave, Clubview. Die aansoek is vir die verwydering van voorwaardes 1. (b), 1. (c), 1. (d), 1 (e), 1. (f), 1. (h), 1. (i), 1. (j). (i), 1. (j) 1. (i), 1. (j) (iii), 1. (i), 1. (m) (i) en 1. (m) (iii) vervat in Transportakte No. T36557/2019. Die bedoeling van die applikant is om alle irrelevante, verouderde en beperkende voorwaardes in die titelakte te verwyder sodat die eienaar op die eiendom kan ontwikkel. Enige besware (s) en/of kommentaar (s), insluitend die gronde vir sodanige besware (s) en/of kommentaar (s) met volledige kontakbesonderhede, waaronder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar indien nie ) en/of kommentaar (s) by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, PO ingedien of skriftelik gemaak word Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 20 Oktober 2021, tot 17 November 2021. Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of bekom, kan 'n afskrif by die die munisipaliteit, deur so 'n afskrif aan te vra deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by die indiening van die aansoek óf 'n afskrif elektronies aanstuur óf die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, vergesel van die elektroniese afskrif, of op hul webwerf, indien enige. Die aansoeker moet seker maak dat die afskrif wat gepubliseer of gestuur word aan enige belanghebbende en geaffekteerde party, die afskrif is wat saam met die munisipaliteit by newlanduseapplications@tshwane.gov.za ingedien is. Vir die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n e-posadres of 'n ander manier aan die munisipaliteit en die aansoeker moet verskaf om die kopie elektronies te verstrek. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te bekom nie, word die versuim van 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party nie beskou as 'n rede om die verwerking en oorweging te verbied nie van die aansoek

**Adres van munisipale kantore:** City of Tshwane Metropolitan Municipality; Centurion -kantoor: Kamer E10, Cnr van Basden- en Rabiestraat, Centurion. **Sluitingsdatum vir enige besware en/of kommentaar:** 17 November 2021. Adres van agent: Nobuhle Sibeko 'n lid van Lindtitz Town Planners, Gropiuslaan 20, Die Hoewes, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Ons ref LIN-046-20-1. Datums van publikasies: 20 Oktober 2021 and 27 Oktober 2021; verwysing: Artikel 34317

20-27

**GENERAL NOTICE 1197 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REZONING OF THE REMAINING  
EXTENT OF ERF 322, PRETORIA NORTH IN TERMS OF SECTION 16(1) OF THE  
CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Jeremia Daniel Kriel, being the authorised agent of the registered owner of the Remaining Extent of erf 322, Pretoria North hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied in term of Section 16 (1) of the By-law to the City of Tshwane Metropolitan Municipality for the rezoning of the Remaining Extent of erf 322, Pretoria North.

The intention is to rezone the property from Use Zone 1, Residential 1 to Use Zone 28, Special for Medical Consulting Rooms, Offices and Shops with a coverage of 21 %, one storey height restriction and a FAR of 0,21.

The property is situated at 590 President Steyn Street, Pretoria North, corner of President Steyn – and West Streets.

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 the Group Head, Department of Economic Development and Spatial Planning, P. O. Box 58 393, Karenpark, 0118 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) within 28 days from 20 October 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 20 October 2021, the first date of publication in the Provincial Gazette, Beeld and The Citizen.

Address of Municipal Offices : The Group Head, Economic Development and Spatial Planning, first floor,, 485 Heinrich Street (Dale Street entrance), Karenpark..

Closing date for any objection(s) and /or comment(s) : 17 November 2021

Address of authorised agent ; J. D. Kriel, P. O. Box 60 289, Karenpark, 0118 or Dahlia Street 29, Amandasig, Akasia. Telephone : 083-3069902.

Dates on which the notices will be published : 20 and 27 October 2021..

Reference : CPD 9/2/4/2-6033T (Item no 33591)

20–27

**ALGEMENE KENNISGEWING 1197 VAN 2021**

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR DIE HERSONERING VAN DIE  
RESTERENDE GEDEELTE VAN ERF 322, PRETORIA NOORD INGEVOLGE  
ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR  
VERORDENINGE, 2016. :

Ek, Jeremia Daniel Kriel, synde die gemagtigde agent van die geregistreerde eienaar van die Resterende Gedeelte van erf 322, Pretoria Noord, gee hiermee kennis in terme van Artikel 16(1) (f) van die Stad Tshwane Grondgebruiksbestuur Verordeninge, 2016 dat ek ingevolge Artikel 16 (1) van dieselfde Verordeninge by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die hersonering van die Resterende Gedeelte van erf 322, Pretoria Noord.

Die aansoek het ten doel om die eiendom te hersoneer van Gebruiksone 1 : Residensieel 1 na Gebruiksone 28 : Spesiaal vir Mediese Spreekkamers, Kantore en Winkels met 'n dekking van 21 %, een vloer hoogte beperking en VRV van 0,21.

Die erf is geleë te President Steynstraat 590, Pretoria Noord, h/v President Steyn – en Wesstraat,

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, kan binne 28 dae vanaf 20 Oktober 2021 ingedien of skriftelik gerig word aan : Die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning. Posbus 58393, Karenpark, 0118 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za).

Volle besonderhede en planne (indien enige) le ter insae gedurende gewone kantoorure by die munisipale kantore soos hieronder beskryf, vir 'n periode van 28 dae vanaf 20 Oktober 2021. datum van die eerste publikasie in die Provinsiale Koerant, Beeld en The Citizen.

Adres van die munisipale kantore : Die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, eerste vloer, Heinrichstraat 485 (Dalestraat ingang), Karenpark.

Sluitingsdatum vir besware en/of kommentare : 17 November 2021.

Adres van gemagtigde Agent : J. D. Kriel, Posbus 60 289, Karenpark, 0118 of Dahliastraat 29, Amandasig, Akasia. Tel. 083-3069902.

Datums waarop die publikasies verskyn : 20 en 27 Oktober 2021

Verwysing : CPD 9/2/4/2-6033T (Item no 33591)

20–27

**GENERAL NOTICE 1198 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(3) OF THE CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Jeremia Daniel Kriel, being the authorised agent of the owner of Portion 1 of Holding 20, Heatherdale Agricultural Holdings, hereby gives notice in terms of Section 16 (3) of the City of Tshwane Land Use Management By-law, 2016, and Clause 16 of the Tshwane Town-planning Scheme, 2008 (revised 2014) that I have applied to the City of Tshwane Metropolitan Municipality for consent to use the property described above for the purposes of a Place of Worship and a Place of Instruction. The property is situated on the southern side of John Street, 100 m. west of Lily Street, Heatherdale AH. The intention is to use the property for the purposes of a Place of Worship and a Place of Instruction not exceeding a coverage of 16 % and one storey high.

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, the Group Head, Department of Economic Development and Spatial Planning, P. O Box 58 393, KAREN PARK, 0118, or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) within 28 days from 20 October 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 20 October 2021, the first date of publication in the Provincial Gazette, Beeld and The Citizen.

Address of Municipal Offices : The Group Head, Economic Development and Spatial Planning, First Floor, 485 Heinrich Street (Dale Street entrance), Karenpark.

Closing date for any objection(s) and /or comment(s) : 17 November 2021.

Address of authorised agent ; J. D. Kriel, P. O. Box 60 289, Karenpark, 0118 or Dahlia Street 29, Amandasig, Akasia. Telephone : 083-3069902.

Dates on which the notice will be published : 20 and 27 October 2021.

Reference : CPD/0294/00020/1 (Item no 33970)

20-27

**ALGEMENE KENNISGEWING 1198 VAN 2021**

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(3) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENINGE, 2016 :

Ek, Jeremia Daniel Kriel, synde die gemagtigde agent van die eienaar van Gedeelte 1 van Hoewe 20, Heatherdale Landbouhoewes, gee hiermee kennis in terme van Artikel 16(3) van die Stad Tshwane Grondgebruiksbestuur Verordeninge, 2016, en Klousule 16 van die Tshwane Dorpsbeplanningskema, 2002 ( hersien in 2014), dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir toestemming om die eiendom hierbo beskryf te gebruik vir 'n Plek van Aanbidding en 'n Plek van Onderrig. Die eiendom is gelee aan die suidekant van Johnstraat, 100 m. oos van Lilystraat, Heatherdale LH. Die doel is om die eiendom vir 'n Plek van Aanbidding en 'n Plek van Onderrig te gebruik met 'n maksimum dekking van 16 %, en een vloer hoogte.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, kan binne 28 dae vanaf 20 Oktober 2021 ingedien of skriftelik of gerig word aan : Die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning. Posbus 58 393, KAREN PARK, 0118 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za).

Volle besonderhede en planne (indien enige) le ter insae gedurende gewone kantoorure by die munisipale kantore soos hieronder beskryf, vir 'n periode van 28 dae vanaf 20 Oktober 2021, datum van die eerste publikasie in die Provinsiale Koerant, Beeld en The Citizen.

Adres van die munisipale kantore : Die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Eerste vloer, Heinrichstraat 485 (Dalestraat ingang), Karenpark  
Sluitingsdatum vir besware en/of kommentare : 17 November 2021.

Adres van gemagtigde Agent : J. D. Kriel, Posbus 60 289, Karenpark, 0118 of Dahliastraat 29, Amandasig, Akasia. Tel. 083-3069902.

Datums waarop die publikasies verskyn : 20 en 27 Oktober 2021.

Verwysing : CPD /0294/00020/1 (Item no. 33970).

20-27

**GENERAL NOTICE 1199 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 49**

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 20 October until 17 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): 17 November 2018

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: 20 and 27 October 2021

**ANNEXURE**

*Name of township:* Raslouw Extension 49.

*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 36 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 295 (a portion of Portion 293) of the farm Swartkop 383 JR, situated on the corner of Poole- and Baard Streets in the Raslouw Agricultural Holding complex in Centurion.

**Reference:** CPD9/2/4/2/6059T    Item No 33733

20–27

**ALGEMENE KENNISGEWING 1199 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 49**

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 20 Oktober tot en met 17 November 2021.

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

Sluitingsdatum vir beswaar (e) en / of kommentaar (e): 17 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: 20 en 27 Oktober 2021

**BYLAE**

*Naam van dorp:* **Raslouw Uitbreiding 49.**

*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 36 wooneenhede. ooreenkomstig die bepalings 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 295 ('n gedeelte van Gedeelte 293) van die plaas Swartkop 383 JR, geleë op die hoek van Poole- en Baardstrate in die Raslouw Landbouhoewe kompleks in Centurion.

**Verwysing:** CPD9/2/4/2/6059T Item Nr 33733

20-27

**GENERAL NOTICE 1204 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 1127, Pierre van Ryneveld X2, 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 41 Klopper Road, Pierre van Ryneveld X2. The rezoning is from "Residential 1" to "Special" for a Hair- and Beauty Salon, subject to certain special conditions as may be imposed by the City of Tshwane Metropolitan Municipality. The intension of the applicant in this matter is to acquire the necessary above-mentioned land-use rights in order to consequently obtain SDP and/or building plan approval from the Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 20 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 17 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 advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room 8, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 17 November 2021. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 20 October 2021 and 27 October 2021 respectively. **Reference: CPD/9/2/4/2-6183T (Item No: 34284).**

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.

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

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

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**ALGEMENE KENNISGEWING 1204 VAN 2021**  
**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**KENNISGEWING VAN 'N AANSOEK VIR DIE HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE**  
**STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 1127, Pierre van Ryneveld X2, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo genoem. Die eiendom is geleë te Klopperweg 41, Pierre van Ryneveld X2. Die hersonering is vanaf "Residensieel 1" na "Spesiaal" vir 'n Haar- en Skoonheidsalon, onderworpe aan sekere spesiale voorwaardes soos wat deur die Stad Tshwane Metropolitaanse Munisipaliteit opgelê mag word. Die applikant se bedoeling met hierdie saak is om die nodige bogenoemde grondgebruiksregte te bekom ten einde gevolglik TOP en/of bouplan goedkeuring te kry vanaf die Boubeheer Kantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die 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 20 Oktober 2021 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 17 November 2021 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Star en Beeld koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer 8, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 17 November 2021. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 20 Oktober 2021 en 27 Oktober 2021 respektiewelik. **Verwysing: CPD/9/2/4/2-6183T (Item Nr: 34284).**

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

Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek te verbied nie.

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

20–27

**GENERAL NOTICE 1205 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 Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of the Erf 649, Sunnyside, 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: no. 157 Company Street, Sunnyside. The rezoning of the mentioned erf is from "Residential 1" with a minimum erf size of 500m<sup>2</sup> to "Special" for purpose of Student Housing, subject to certain proposed conditions. The purpose of the application is to acquire the necessary land-use rights in order to utilise and develop the property for student accommodation purposes, comprising of 39 bedrooms.

Any objection(s) and/or comments(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: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 20 October 2021, until 17 November 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Lindtitz 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. (first date of publication of the notice 20 October 2021) until 17 November 2021. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the municipal offices as set out below, for a period of 28 days from the date of the first publication of the notice in the Provincial Gazette. Address of municipal offices: Isivuno House, LG004, 143 Lilian Ngoyi Street, Tshwane. Closing date for any objections and/or comments is 17 November 2021.

Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 20 Gropius Avenue, Die Hoewes, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Our ref. LIN-024-21. Date of publication: 20 October 2021 and 27 October 2021 ; reference: Item no.: 34349.

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**ALGEMENE KENNISGEWING 1205 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**

Ek I Nobuhle Sibeko, 'n direkteur van Lindtitz Stadsbeplanners, synde die aansoeker ten opsigte van die Erf 649, Sunnyside, gee hiermee kennis ingevolge artikel 16 (1) (f) van die Stad Tshwane Verordening op die gebruik van grondgebruik, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (hersien 2014), deur die hersonering ingevolge Artikel 16 (1) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë op: no. 157 Company Street, Sunnyside. Die hersonering van die genoemde erf is van "Residensieel 1" met 'n minimum erfgrrootte van 500m<sup>2</sup> na "Spesiaal" vir studentehuisvesting, onderhewig aan sekere voorgestelde voorwaardes. Die doel van die aansoek is om die nodige grondgebruiksregte te verkry om die eiendom vir studente-akkommodasie te benut en te ontwikkel, bestaande uit 39 slaapkamers.

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), moet by, of skriftelik, ingedien word by: Stadsbeplanning en -ontwikkeling, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 20 Oktober 2021, tot 17 November 2021. Volledige besonderhede en planne (indien enige) kan gedurende normale kantoorure by die Munisipale kantore en kantore van Lindtitz Stadsbeplanners besigtig word soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. As 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of bekom, kan 'n afskrif van die munisipaliteit aangevra word deur die afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. (eerste datum van publikasie van die kennisgewing 20 Oktober 2021) tot 17 November 2021. Boonop 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 afskrif of op hul webwerf, indien enige. Die aansoeker moet verseker dat die afskrif wat gepubliseer of gestuur word aan enige belanghebbende en geaffekteerde party, die afskrif is wat by die munisipaliteit by newlanduseapplications@tshwane.gov.za ingedien is. Vir die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n e-posadres of 'n ander manier aan die munisipaliteit en die aansoeker moet verskaf om die kopie elektronies te verstrek. 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 manier wat die intellektuele eiendomsreg van die aansoeker inbreuk maak 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 nie beskou as 'n rede om die verwerking en oorweging te verbied nie. van die aansoek. Volledige besonderhede 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: Isivuno House, LG004, Lilian Ngoyistraat 143, Tshwane. Die sluitingsdatum vir enige besware en/of kommentaar is 17 November 2021.

Adres van agent: Nobuhle Sibeko 'n lid van Lindtitz Town Planners, Gropiuslaan 20, Die Hoewes, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Ons verw. LIN-024-21. Datum van publikasie 20 Oktober 2021 en 27 Oktober 2021; verwysing: Artikelnr.: 34349.

20-27

**GENERAL NOTICE 1207 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-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 329, Die Wilgers Extension 9, 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 above mentioned property. The property is situated at Number 90 Ossewa Avenue, Die Wilgers. The rezoning is from "Residential 1" with a minimum Erf size of 1250m<sup>2</sup> to "Residential 1 with a minimum Erf size of 400m<sup>2</sup>". Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to CityP\_Registration@Tshwane.gov.za from 20 October 2021 to 18 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 Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Room 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. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820: E-mail: bertus@bvtpplan.co.za. COT Ref.: CPD 9/2/4/2-5792T (Item 32627.

20–27

**ALGEMENE KENNISGEWING 1207 VAN 2021****KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 329, Die Wilgers Uitbreiding 9, geleë te Nommer 90 Ossewa Laan, Die Wilgers Uitbreiding 9, gee hiermee kennis ingevolge Artikel 16(1) (f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurs-wet, 2016, van die bogenoemde eiendom. Die hersonering is vanaf "Residensieël 1" met 'n minimum Erf grootte van 1250m<sup>2</sup> na "Residensieël 1 met 'n minimum erf grootte van 400m<sup>2</sup>". Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 20 Oktober 2021 tot 18 November 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant, Die Beeld en The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lillian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: CPD 9/2/4/2-5792T (Item Nommer 32627).

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**GENERAL NOTICE 1209 OF 2021****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016 FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 96, Val-De-Grace, located at Number 67 Maroela Street, Val-De-Grace, 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 Restrictive Conditions A(f) on Page 3, A(g) on Page 3, A(j) on Page 4, A(l) on Pages 4 and 5, A(m) on Page 5 and A(n) on Page 5 of Title Deed Number T50919/2016, in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The intension of the Registered Owner in this matter is to inter alia obtain approval for building lines relaxation applications. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to [CityP\\_Registration@Tshwane.gov.za](mailto:CityP_Registration@Tshwane.gov.za) on or before 18 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 20 October 2021, the date of first publication of the advertisement in the Gauteng Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Room 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](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 applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820/012 342 7911, E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Dates on which notices will be published: 20 October 2021/27 October 2021. COT Ref.: CPD/0680/00096 (Item no:34290):

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**ALGEMENE KENNISGEWING 1209 VAN 2021****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van Erf 96, Val-De-Grace, geleë te Nommer 67 Maroela Straat, Val-De-Grace, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Voorwaarde A(f) op Bladsy 3, A(g) op Bladsy 3, A(j) op Bladsy 4, A(l) op Bladsy 4 en 5, A(m) op Bladsy 5 en A(n) op Bladsy 5 van Titelakte Nommer T50919/2016, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Die voorneme van die Geregistreeerde Eienaar in hierdie aangeleentheid is om onder meer goedkeuring vir boulyn verslappings aansoeke te verkry. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kontak maak met die persone of instellings wat die beswaar(e) en/of kommentaar(e) ingedien het nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) op of voor 18 November 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vanaf 20 Oktober 2021, die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette/Die Beeld/The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno House, 143 Lilian Ngoyi Straat (h/v Madibastraat), Pretoria. 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 e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 074 582 8820/012 3427911. E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Datums waarop kennisgewing gepubliseer word: 20 Oktober 2021/27 Oktober 2021. COT Verw.: CPD/0680/00096 (Item no:34290).

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**GENERAL NOTICE 1210 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
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, READ WITH SCHEDULE 23 THERETO**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of the Remainder of the farm Grootfontein 394-JR 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 subdivision of the property described below.

The intention of the applicant in this matter is to subdivide the property into two (2) separate portions, with sizes as indicated 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, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 20 October 2021 until 17 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 the date of first publication of the notice in the Provincial Gazette, The Star and Beeld 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: 17 November 2021.

Address of applicant: 306 Melk Street, Nieuw Muckleneuk, 0181, Pretoria, P.O. Box 2162, Brooklyn Square, 0075. Telephone No: 012 346 3735 or Fax 012 346 4217. E-Mail: [plan@origintrp.co.za](mailto:plan@origintrp.co.za)

Dates on which notice will be published: 20 October 2021 and 27 October 2021.

Closing date for any objections: 17 November 2021

Description of properties: Grootfontein 394-JR: Remainder

Number and area of proposed portions:

Proposed Portion 1 of the Remainder of the farm Grootfontein 394-JR in extent approximately	18.3334Ha
Proposed Remainder of the Remainder of the farm Grootfontein 394-JR in extent approximately	445.3125Ha
TOTAL	463.6459Ha

**Item No 34569**

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**ALGEMENE KENNISGEWING 1210 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK OM ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL  
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016, GELEES TESAME  
MET SKEDULE 23 DAARVAN**

Ons, Origin Stads en Streeksbeplanners (Edms) Bpk, synde die applikant van die Restant van die plaas Grootfontein 394-JR, 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 van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom soos beskryf hieronder.

Die voorneme van die aansoeker in hierdie saak is om die eiendom in twee (2) gedeeltes te verdeel, met oppervlaktes soos hieronder aangedui.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die strategiese uitvoerende direkteur: Stedelike beplanning, afdeling grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na Cityp\_registration@tshwane.gov.za vanaf 20 Oktober 2021 tot 17 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 sal gedurende gewone kantoorure kan besigtig word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die Gauteng provinsiale Gazette, Beeld koerant en The Star koerant.

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): 17 November 2021.

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

Datum van publikasie van die kennisgewing: 20 Oktober 2021 en 27 Oktober 2021.

Sluitingsdatum vir enige beswaar(e): 17 November 2021

Beskrywing van die eiendom: Grootfontein 394-JR: Restant

Nommer en area van voorgestelde onderverdelings:

Voorgestelde Gedeelte 1 die Restant van die plaas Grootfontein 394-JR ongeveer	18.3334Ha
Voorgestelde Restant die Restant van die plaas Grootfontein 394-JR ongeveer	445.3125Ha
TOTAAL	463.6459Ha

**Item No 34569**

20–27

**GENERAL NOTICE 1211 OF 2021****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016 FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 116, Lynnwood Manor, located at No. 55 Barnstable Road, Lynnwood Manor, 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 Restrictive Title Deed Conditions 3.A.(f) on Page 2, 3.B.(a) on Pages 2 and 3, 3.B.(c) on Page 3, 3.B.(d) on Page 3, 3.B.(e) on Page 3 and 3.B.(f) on Page 3 of the Mother Title Deed No. T8464/1993, in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The intension of the Registered Owner is to obtain Building Plan approval of all Building Structures. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to [CityP\\_Registration@Tshwane.gov.za](mailto:CityP_Registration@Tshwane.gov.za) on or before 18 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 20 October 2021, the date of first publication of the advertisement in the Gauteng Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Room 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](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 applicant: P.O. Box 34, Die Wilgers, 0041. Tel. No: 0745828820. E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Dates on which notices will be published: 20 & 27 October 2021. COT Ref.: (Item no: 34220):

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**ALGEMENE KENNISGEWING 1211 VAN 2021****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van Erf 116, Lynnwood Manor, geleë te No. 55 Barnstable Weg, Lynnwood Manor, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Titel Akte Voorwaardes 3.A.(f) op Bladsy 2, 3.B.(a) op Bladsy 2 en 3, 3.B.(c) op Bladsy 3, 3.B.(d) op Bladsy 3, 3.B.(e) op Bladsy 3 en 3.B.(f) op Bladsy 3 van die Moeder Titel Akte No. T8464/1993, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Die voorneme van die Geregistreerde Eienaar is om goedkeuring te verkry vir bouplanne van alle Bou Strukture. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kontak maak met die persone of instellings wat die beswaar(e) en/of kommentaar(e) ingedien het nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za op of voor 18 November 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vanaf 20 Oktober 2021, die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette/Die Beeld/The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno House, 143 Lilian Ngoyi Straat (h/v Madibastraat), Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Tel. No: 0745828820. E-pos: bertus@bvtplan.co.za. Datums waarop kennisgewing gepubliseer word: 20 & 27 Oktober 2021. COT Verw.: (Item no: 34220):

20–27

**GENERAL NOTICE 1212 OF 2021****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016 FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners of Erf 253, Annlin, located at Number 22 Ficus Street, Annlin, hereby give notice in terms of Section 16(1)(f) and as required in terms of Schedule 4 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 Deed Conditions C(b) on Page 3, C(g) on Page 4, C(i) on Page 4, C(k)(i) and C(k)(ii) on Page 4 and Page 5, C(l) on Page 5, and C(m) on Page 5 of Title Deed Number T000055324/2001 in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management By-law, 2016. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s) shall be lodged with or made in writing to: The Strategic Executive Director, City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@Tshwane.gov.za from 20 October 2021 to 18 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 Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Closing date for any objections and/or comments: 18 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. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820/012 342 7911. E-mail: bertus@bvtplan.co.za. City of Tshwane Reference: CPD ALN/0008/253 (Item 34007.)

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**ALGEMENE KENNISGEWING 1212 VAN 2021****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars van Erf 253, Annlin, geleë te Nommer 22 Ficus Straat, Annlin, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Titelakte Voorwaardes C(b) op Bladsy 3, C(g) op Bladsy 4, C(i) op Bladsy 4, C(k)(i) en C(k)(ii) op Bladsye 4 en 5, C(l) op Bladsy 5 en C(m) op Bladsy 5 van Titel Akte T000055324/2001 ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kontak maak met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) indien nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 20 Oktober 2021 tot en met 18 November 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sluitingsdatum vir enige besware en/of kommentaar: 18 November 2021. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 074 582 8820/012 342 7911. E-pos: bertus@bvtpplan.co.za. Stad Tshwane Verwysing: CPD ALN/0008/253 (Item 34007.)

20-27

**GENERAL NOTICE 1213 OF 2021****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016 FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 200, Annlin, located at Number 16, Picard Street, Annlin, 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 Restrictive Conditions B(b) on Page 3, B(g) on Page 4, B(i) on Page 4, B(l) on Page 4, B(m) on Page 4 and B(n) on Page 4 of Title Deed Number T3781/2021, in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The intension of the Registered Owner in this matter is to inter alia obtain approval for building lines relaxation applications. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to CityP\_Registration@Tshwane.gov.za on or before 18 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 20 October 2021, the date of first publication of the advertisement in the Gauteng Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Room 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. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820/012 342 7911, E-mail: bertus@bvtplan.co.za. Dates on which notices will be published: 20 October 2021/ 27 October 2021. COT Ref.: CPD ALN0008/200 (Item no:34158):

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**ALGEMENE KENNISGEWING 1213 VAN 2021****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van Erf 200, Annlin, geleë te Nommer 16 Picard Straat, Annlin, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Voorwaarde B(b) op Bladsy 3, B(g) op Bladsy 4, B(i) op Bladsy 4, B(l) op Bladsy 4, B(m) op Bladsy 4 en B(n) op Bladsy 4 van Titleakte nommer T3781/2021, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Die voorneme van die Geregistreerde Eienaar in hierdie aangeleentheid is om onder meer goedkeuring vir boulyn verslappings aansoeke te verkry. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kontak maak met die persone of instellings wat die beswaar(e) en/of kommentaar(e) ingedien het nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za op of voor 18 November 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vanaf 20 Oktober 2021, die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette/Die Beeld/The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno House, 143 Lilian Ngoyi Straat, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 074 582 8820/012 342 7911.E-pos: bertus@bvtplan.co.za. Datums waarop kennisgewing gepubliseer word: 20 Oktober 2021/ 27 Oktober 2021. COT Ref.: CPD ALN0008/200 (Item no:34158):

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**GENERAL NOTICE 1214 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-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of The Remaining Extent of Erf 295, Wonderboom South, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016, of the above mentioned property. The property is situated at Number 494, Naude Street, Wonderboom. The rezoning is from "Special" in terms of Annexure T 6773 to "Special for Administrative Offices and a Vehicle Sales Mart. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to CityP\_Registration@Tshwane.gov.za from 20 October 2021 to 18 November 2021. Closing date for any objections and/or comments: 18 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 Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Address of Municipal Offices: Room 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. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820: E-mail: bertus@bvtplan.co.za. COT Ref.: CPD 9/2/4/2 – 6238 T: Item no. 34532.

20–27

**ALGEMENE KENNISGEWING 1214 VAN 2021****STAD VAN TSHWANE: KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van die Resterende Gedeelte van Erf 295, Wonderboom Suid, geleë te Nommer 494, Naude Straat, Wonderboom Suid, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurs-bywet, 2016, van die bogenoemde eiendom. Die hersonering is vanaf "Spesiaal" in terme van Bylae T 6773 na "Spesiaal vir Administratiewe Kantore en 'n Voertuig Verkoop Mark". Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 20 Oktober 2021 tot 18 November 2021. Sluitingsdatum vir enige besware: 18 November 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant, Die Beeld en The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasie-medium 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 versoem deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: CPD 9/2/4/2 – 6238 T: Item no. 34532.

20–27



**GENERAL NOTICE 1216 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, Gavin Ashley Edwards of GE Town Planning Consultancy CC, being the applicant of the property known as Erf 1342 Valhalla, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of 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: 23 Hekla Road, in the township of Valhalla. The rezoning is from "Residential 1" to "Business 1" subject to certain conditions. The intention of the applicant in this matter is to permit the utilisation of the subject property as a hardware shop with ancillary and related uses.

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 20 October 2021, until 17 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: City of Tshwane Metropolitan Municipality, Room E10, Registration, Corner of Basden and Rabie Streets, Centurion, 0157. Closing date for any objections and/or comments: 17 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 In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, -if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to newlanduseapplications@tshwane.gov.za For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.*

Address of applicant: 06 PORSCHE AVENUE, WIERDAPARK EXTENSION 5, CENTURION, 0157  
P.O. BOX 787285, SANDTON, 2146  
Telephone No: 012 653 4488

Dates on which notice will be published: 20 October 2021 & 27 October 2021

**Reference:**

CPD/9/2/4/2-6239T

Item No: 34543

20-27

## ALGEMENE KENNISGEWING 1216 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N HERSONERINGSAAANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKSBESTUUR BYWET, 2016.**

Ek, Gavin Ashley Edwards, van GE Town Planning Consultancy CC, synde die applikant van Erf 1342 Valhalla, gee hiermee ingevolge artikel (16)(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien in 2014), deur die hersonering in terme van artikel 16(1) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te Hekla Weg nommer 23, in die dorp Valhalla.

Die hersonering is vanaf "Residensieel 1" na "Besigheid 1" onderworpe aan sekere voorwaardes. Die intensie van die applikant sal wees om 'n hardewarewinkel met verwante en aanverwante gebruike op die eiendom toe te laat.

Enige besware of kommentare wat duidelik die gronde van die beswaar(e) en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die 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 20 Oktober 2021 tot 17 November 2021.

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 20 Oktober 2021 in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Adres van Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, Registrasie, hoek van Basden en Rabie Strate, Centurion, 0157. Sluitingsdatum van enige beswaar(e): 17 November 2021.

*Sou enige geïnteresseerde of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil verkry of besigtig, kan 'n afskrif versoek word van die Munisipaliteit, vanaf die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) Verder, die applikant kan nadat die aansoek ingedien is, 'n afskrif elektronies aanstuur of die aansoek publiseer, gesamentlik met die bevestiging van voltooidheid van die Munisipaliteit, op hul webblad – indien enige. Die applikant sal verseker dat die afskrif wat aan enige geïnteresseerde of geaffekteerde party gepubliseer of aangestuur word sal daardie afskrif wees wat ingedien is by die Munisipaliteit na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) Ten doelstelling van die verkreiging van 'n afskrif van die aansoek, moet daar op gelet word dat die geïnteresseerde of geaffekteerde party die Munisipaliteit enook die applikant voorsien met 'n e-pos adres of ander middele om die genoemde afskrif elektronies te kan voorsien. Geen gedeelte van die dokumente wat voorsien is deur die Munisipaliteit of applikant, mag gekopieer, geherproduseer of in enige form gepubliseer of gebruik word op 'n manier wat intrige is op intellektuele eiendomsregte van die applikant. Die mislukking deur 'n geïnteresseerde of geaffekteerde party om 'n afskrif van die aansoek te verkry, word nie beskou as gronde om die verwerking en oorweging van die aansoek te verbied nie, sou geen stappe geneem word om die grondontwikkelingsaansoek te besigtig of om 'n afskrif te verkry.*

Adres van gemagtigde agent: 06 PORSCHE AVENUE, WIERDAPARK UITBREINDING 5, CENTURION, 0157  
P.O. BOX 787285, SANDTON, 2146  
Telefoon No: 012 653 4488

Datums van publikasie van kennisgewing: 20 Oktober 2021 en 27 Oktober 2021

**Verwysing:**

CPD/9/2/4/2-6239T

Item No: 34543

20–27

**GENERAL NOTICE 1217 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 STADSBEPLANNERS CC**, being the applicant of **PORTION 121 (A PORTION OF PORTION 4) OF THE FARM DOORNKRAAL 420-JR** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property as described below. The property is currently zoned **UNDETERMINED** and is situated  $\pm 4$  km north-east of Cullinan via a gravel road from the R515 Provincial Road. 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: **17 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 **20 OCTOBER 2021** until **17 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: **20 OCTOBER 2021 & 27 OCTOBER 2021**

Closing date for any objections and/or comments: **17 NOVEMBER 2021**

Description of property: **PORTION 121 (PORTION OF PORTION 4) OF THE FARM DOORNKRAAL 420-JR**

Number and area of proposed portions:

**PROPOSED PORTION A, IN EXTENT APPROXIMATELY 12,8858 HA**

**PROPOSED PORTION B, IN EXTENT APPROXIMATELY 6,0000 HA**

**REFERENCE: ITEM 34345**

20-27

**ALGEMENE KENNISGEWING 1217 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 **GEDEELTE 121 (GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS DOORNKRAAL 420-JR** 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 huidige sonering van die eiendom is **ONBEPaald** en dit is gelee ±4 km noord-oos van Cullinan via 'n grondpad vanaf die R515 Provinsiale Pad. 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: **17 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 wyse voorsien 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 om 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party te bekom nie beskou as 'n rede om die verwerking en oorweging van die aansoek te verbied nie. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die 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 **20 OKTOBER 2021 tot 17 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: **20 OKTOBER 2021 & 27 OKTOBER 2021**

Sluitingsdatum vir enige besware en/of kommentare: **17 NOVEMBER 2021**

*Eiendomsbeskrywing:* **GEDEELTE 121 (GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS DOORNKRAAL 420 JR**

Nommer en oppervlakte van voorgestelde gedeeltes:

**VOORGESTELDE GEDEELTE A, GROOT ONGEVEER** **12,8858 HA**

**VOORGESTELDE GEDEELTE B, GROOT ONGEVEER** **6,0000 HA**

**VERWYSING: ITEM 34345**

20–27

**GENERAL NOTICE 1222 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
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, DLC Town Plan (Pty) Ltd, being the authorised agent, of the owner(s) of Holding 37 Shere Agricultural Holdings (to be known as Portion 322 (a Portion of Portion 2) of the farm Tweefontein No. 372-JR as per approved excision), 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 subdivision of the property as described below.

**The intension of the applicant in this matter is to:** subdivide Holding 37 Shere Agricultural Holdings (to be known as Portion 322 (a Portion of Portion 2) of the farm Tweefontein No. 372-JR as per approved excision), into two portions.

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 **20 October 2021 until 17 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:** 20 October 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 [ndt@dlcgroup.co.za](mailto:ndt@dlcgroup.co.za)

**Dates on which notice will be published:** 20 October 2021 and 27 October 2021.

**Description of property:** Plot 37 Struben Road, Shere and is located near the major arterial road – Graham which becomes Lynnwood Road.

**Number and area of proposed portions:**

- **Proposed Remainder**, in extent approximately **12 063.00 m<sup>2</sup>**
- **Proposed Portion 1**, in extent approximately **5 037.00 m<sup>2</sup>**
- **TOTAL:** **17 100.00 m<sup>2</sup>**

**Reference:** CPD SHRH/0842/37

**Item no:** 34452

20–27

**ALGEMENE KENNISGEWING 1222 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM ONDERVERDELING VAN LANDBOUGROND INGEVOLGE ARTIKEL  
16(12)(a)(iii) VAN DIE STAD TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ons, DLC Stadsbeplanners (Edms) Bpk, die gemagtigde agent, van die eienaar(s) van Hoewe 37 Shere Landbou Hoewes (sal bekend wees as Gedeelte 322 ('n Gedeelte van Gedeelte 2) van die plaas Tweefontein No. 372-JR soos per goedgekeurde uitsluiting), gee hiermee kennis in terme van Artikel 16(1)(f) en Skedule 13 van die Stad van Tshwane Grondgebruiksbestuurs By-Wet, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van die eiendom soos hieronder beskryf.

**Die doel van die eienaar/applikant in die geval is:** om Hoewe 37 Shere Landbou Hoewes (sal bekend wees as Gedeelte 322 ('n Gedeelte van Gedeelte 2) van die plaas Tweefontein No. 372-JR soos per goedgekeurde uitsluiting), in twee gedeeltes te verdeel.

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 **20 Oktober 2021 tot en met 17 November 2021**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoor ure geinspekteer 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 Kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 17 November 2021.

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

**Telefoon nr:** 012 346 7890

[ndt@dlcgroup.co.za](mailto:ndt@dlcgroup.co.za)

**Datums wat die kennisgewing geplaas sal word:** 20 Oktober 2021 en 27 Oktober 2021.

**Beskrywing van gedeeltes:** Strubenweg Plot 37, Shere en is naby aan die hoofroete / pad – Graham wat Lynnwoodweg (M6-Pad) word.

- **Voorgestelde Restant,** ongeveer **12 063.00 m<sup>2</sup>** groot
- **Voorgestelde Gedeelte 1,** ongeveer **5 037.00 m<sup>2</sup>** groot
- **TOTAAL:** **17 100.00 m<sup>2</sup>** groot

**Verwysing:** CPD SHRH/0842/37

**Item no:** 34452

20–27

**GENERAL NOTICE 1223 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 43 OF THE LESEDI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015, IN SUPPORT OF AN APPLICATION FOR TOWNSHIP ESTABLISHMENT ON THE REMAINING EXTENT OF PORTION 5 OF THE FARM BOSCHFONTEIN 386-IR**

We, DLC Town Plan, hereby give notice in terms of Section 43(3) of the Lesedi Local Municipality Spatial Planning and Land Use Management By-Law, 2015 that an application to establish the township referred to in the Annexure hereto has been submitted on the 2<sup>nd</sup> of July 2021. Particulars of the application will lie for inspection during normal office hours at the office of the Executive Manager: Development Planning, 1 HF Verwoerd Street (c/o HF Verwoerd and Louw Street), Civic Centre Building, Heidelberg, for a period of 28 days from **20 October 2021**. Objections to, or representations in respect of the application must be lodged with or made in writing in duplicate with the said authorised Local Authority at the Municipal Manager; PO Box 201, Heidelberg, 1438, or at the address specified above within 28-days from **20 October 2021**.

Date of First Publication: **20 October 2021**  
 Date of Second Publication: **27 October 2021**  
 Closing date for any objections: **17 November 2021 (date inclusive)**

**ANNEXURE**

<b>Name of Township</b>	: Obed Mthombeni Nkosi Extension 3
<b>Full name of Applicant</b>	: DLC TOWN PLAN (Pty) Ltd
<b>Number of Erven in Proposed Township</b>	: 901 erven <ul style="list-style-type: none"> <li>• Residential 1 764 erven</li> <li>• Residential 2 6 erven (density of 120 dwelling units per hectare)</li> <li>• Business 2</li> <li>• Institutional 3 erven</li> <li>• Special 10 erven</li> <li>• Public Open Space 105 erven</li> <li>• Public Garage 11 erven</li> <li>• Undetermined 1 erf</li> </ul>
<b>Description of Land on which Township is to be established</b>	: Remaining Extent of Portion 5 of the farm Boschfontein 386-IR, Gauteng
<b>Locality of proposed Township</b>	: The property is situated within the jurisdiction of the Lesedi Local Municipality in close proximity to Shalimar Ridge, Ratanda, Rensburg townships and adjacent to the approved Obed Mthombeni Nkosi Ext 2. The site of application is located to the north of the approved Obed Mthombeni Nkosi Ext 2 along the R549 (K135) to Heidelberg.
<b>Reference</b>	: Obed Mthombeni Nkosi Ext 3 [D0202]

**APPLICANT DETAILS:**

**Name:** DLC Town Plan (Pty) Ltd **Address of applicant:** 61 Thomas Edison Street, Menlo Park, 0081  
**Postal Address:** P.O. Box 35921, Menlo Park, 0102 **Telephone No:** 012 346 7890  
**E-mail:** ndt@dlcgroup.co.za

**ALGEMENE KENNISGEWING 1223 VAN 2021****KENNISGEWING VAN AANSOEK IN TERME VAN ARTIKEL 43 VAN DIE LESEDI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIK BESTUUR BYWETTE, 2015, OM STIGTING VAN DORP OP RESTANT VAN GEDEELTE 5 VAN DIE PLAAS BOSCHFONTEIN 386-IR**

Ons, DLC Stadsbeplanning (Edms) Bpk, gee hiermee ingevolge Artikel 43(3) van die Lesedi Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruik Bestuur Bywette, 2015, kennis dat 'n aansoek om die dorp in die Bylae hierby genoem, op die 2de Julie 2021 ingedien is. Besonderhede van die aansoek sal gedurende gewone kantoorure by die kantoor van die Area Bestuurder, Ontwikkelings Beplanning, HF Verwoerd Straat 1 (h/v HF Verwoerd en Louw Straat), Heidelberg, vir 'n tydperk van 28 dae vanaf **20 Oktober 2021** ter insae lê. Besware teen, of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **20 Oktober 2021** skriftelik in tweevoud by die Area Bestuurder, Ontwikkelings Beplanning by bovermelde adres ingedien, of gepos word aan Area Bestuurder, Ontwikkelingsbeplanning: Posbus 201, Heidelberg, 1438.

Datum van eerste publikasie: **20 Oktober 2021**

Datum van tweede publikasie: **27 Oktober 2021**

Sluitingsdatum vir besware: **17 November 2021 (dag ingesluit)**

**BYLAE**

<b>Naam van Dorp</b>	:	Obed Mthombeni Nkosi Uitbreiding 3
<b>Volle naam van aansoeker</b>	:	DLC TOWN PLAN (Pty) Ltd
<b>Aantal erwe in voorgestelde Dorp</b>	:	901 erven <ul style="list-style-type: none"> <li>• Residensieël 1 764 erwe</li> <li>• Residensieël 2 6 erwe (digtheid van 120 eenhede per hektaar)</li> <li>• Besigheid 2 3 erwe</li> <li>• Institusioneel 10 erwe</li> <li>• Spesiaal 105 erwe</li> <li>• Publieke Oopruimte 11 erwe</li> <li>• Publieke Vulstasie 1 erf</li> <li>• Onbepaald 1 erf</li> </ul>
<b>Beskrywing van grond waarop dorp gestig gaan word</b>	:	Restant van Gedeelte 5 van die plaas Boschfontein 386-IR, Gauteng.
<b>Ligging van voorgestelde dorp</b>	:	Die grond is geleë in die jurisdiksie van die Lesedi Plaaslike Munisipaliteit, in die nabyheid van Shalimar Ridge, Ratanda, Rensburg en aangrensend aan die goedgekeurde Obed Mthombeni Nkosi Uitbreiding 2. Die grond is geleë noord van die goedgekeurde Obed Mthombeni Nkosi Uitbreiding 2, langs die R549 (K135) na Heidelberg.
<b>Verwysing</b>	:	Obed Mthombeni Nkosi Uitbreiding 3 [D0202]

**APPLIKANT INLIGTING**

**Naam:** DLC Stadsbeplanning (Edms) Bpk

**Posadres:** Posbus 35921, Menlo Park, 0102

**E-mail:** ndt@dlcgroup.co.za

**Adres van applikant:** Thomas Edison Straat 61, Menlo Park, 0081

**Telefoon no:** 012 346 7890



**GENERAL NOTICE 1229 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF CITY OF JOHANNESBURG LAND USE SCHEME, 2018 IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY – LAW, 2016 ON ERVEN 216, 217, 218, 237, 238 AND 239 LORENTZVILLE****APPLICATION PURPOSES**

To Rezone the property from “Industrial 1”, “Commercial 1” and “Residential 4” to “Business 1”

**SITE DESCRIPTION:**

Erf/Erven (Stand) No(s): **ERVEN 216, 217, 218, 237, 238 AND 239**

Township (Suburb) Name: **Lorentzville**

Street address: **Frere Road and Kimberley Road** code: **2094**

The above application, made in terms of the **City of Johannesburg Land Use Scheme 2018**, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 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 email send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than **23 November 2021 (27 October 2021 to 23 November 2021)** (*state date – 28 days from the date on which the application notice was first displayed*).

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

**OWNER / AUTHORISED AGENT**

Full name: Mafumo Design & Urban Planning

Postal Address: Unit 5576, Windmill Park Estate, Boksburg, 1459

Tell No/Cell: 061 498 9081

Email address: [michellethage@gmail.com](mailto:michellethage@gmail.com)

DATE: 27 October 2021

**GENERAL NOTICE 1230 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF CITY OF JOHANNESBURG LAND USE SCHEME, 2018 IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY – LAW, 2016 ON ERVEN 216, 217, 218, 237, 238 AND 239 LORENTZVILLE****APPLICATION PURPOSES**

To Rezone the property from “Industrial 1”, “Commercial 1” and “Residential 4” to “Business 1”

**SITE DESCRIPTION:**

Erf/Erven (Stand) No(s): **ERVEN 216, 217, 218, 237, 238 AND 239**

Township (Suburb) Name: **Lorentzville**

Street address: **Frere Road and Kimberley Road** code: **2094**

The above application, made in terms of the **City of Johannesburg Land Use Scheme 2018**, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 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 email send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than **23 November 2021 (27 October 2021 to 23 November 2021)** (*state date – 28 days from the date on which the application notice was first displayed*).

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

**OWNER / AUTHORISED AGENT**

Full name: Mafumo Design & Urban Planning

Postal Address: Unit 5576, Windmill Park Estate, Boksburg, 1459

Tell No/Cell: 061 498 9081

Email address: [michellethage@gmail.com](mailto:michellethage@gmail.com)

DATE: 27 October 2021

**GENERAL NOTICE 1231 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, François du Plooy, being the authorised agent of the owner of Erven 1745, 1750 and 1751 Brackenhurst Extension 2 Township, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, situated at 6 Orgidee Street, 161 and 163 Delphium Street, Brackenhurst Extension 2, Alberton, 1448, from Residential 1 to Business 3 for Offices, subject to certain conditions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton for the period of 28 days from **27 October 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 4, Alberton 1450, within a period of 28 days from **27 October 2021 up to 24 November 2021**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 646-2013.

E-mail: [francois@fdpass.co.za](mailto:francois@fdpass.co.za)

27-3n

**GENERAL NOTICE 1232 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: REFILWE EXTENSION 12:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016, referred to in the Annexure 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 persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to CityP\_Registration@Tshwane.gov.za from 27 October 2021 to 25 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 Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Room 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. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820; E-mail: bertus@bvtplan.co.za. Closing date for any objections and/or comments: 25 November 2021. **ANNEXURE:** Name of township: Refilwe Extension 12. Full name of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd. Number of erven, proposed zoning and development control measures: 7 Erven: Erven 1 and 6 will be Zoned "Special" for Outdoor Advertising, Telecom Infrastructure and Cellphone Masts" subject to a Coverage, Height, and F.A.R as per Site Development Plan, Erf 2 will be Zoned "Business 1" Including a Taxi Rank subject to a Coverage of 30% and a F.A.R of 0.25, Erf 3 will be Zoned Private Open Space subject to a Coverage of 10% and a F.A.R of 0.1, Erf 4 will be Zoned Public Garage subject to a Coverage of 12% and a F.A.R of 0.12, Erf 5 will be Zoned Business 3 Excluding Dwelling Units subject to a Coverage of 40% and a F.A.R of 0.3, and Erf 7 will be Zoned "Special" for Drive Through Restaurant and Take Away subject to a Coverage of 30% and a F.A.R of 0.3. The intension of the applicant in this matter is to develop the property for the uses as applied for, and said property is 4,4338 ha in extent. Description and Locality of property on which township is to be established: Portion 174 of The Farm Doornkraal 420 JR, to be known as Refilwe Extension 12, located adjacent to Road D25 (Future K169), within the township of Refilwe, on the south eastern corner of the new Refilwe Extension 7: City of Tshwane Reference: CPD 9/2/4/2-6036 T (Item No 33605).

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## ALGEMENE KENNISGEWING 1232 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEHEER VERORDENING, 2016: REFILWE UITBREIDING 12:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016 soos verwys na in die Bylae hieronder. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 27 Oktober 2021 tot 25 November 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant/Die Beeld/The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Sluitingsdatum vir besware en/of kommentare: 25 November 2021.

**BYLAE:** Naam van dorp: Refilwe Uitbreiding 12. Volle naam van aansoeker: Bertus van Tonder Town Planning Consulting (Edms) Bpk. Aantal erwe, voorgestelde sonerings- en ontwikkelingsbeheermaatreëls: 7 Erwe: Erf 1 en Erf 6 word gesoneer as "Spesiaal vir Buitelug Reklame, Telekommunikasie en Selfoon Maste, onderhewig aan 'n Dekking, Hoogte, en VRV soos uiteengesit in die Terrein Ontwikkelings Plan, Erf 2 word gesoneer as "Besigheids 1" insluitende 'n Minibus Taxi staanplek onderhewig aan 'n Dekking van 30% en 'n VRV van 0.25, Erf 3 word gesoneer Private Oop Ruimte, onderhewig aan 'n Dekking van 10% en 'n VRV van 0.1, Erf 4 word gesoneer Publieke Vulstasie, onderhewig aan 'n Dekking van 12% en 'n VRV van 0.12, Erf 5 word gesoneer "Besigheid 3" uitsluitende Woon Eenhede, onderhewig aan 'n Dekking van 40% en 'n VRV van 0.3, Erf 7 word gesoneer "Spesiaal" vir 'n Deurry- en Wegneem Restaurant, onderhewig aan 'n Dekking van 30% en 'n VRV van 0.3. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die eiendom te ontwikkel vir die gebruike soos aangevra, en die eiendom is 4,4338 hagroot. Beskrywing en ligging van eiendom waarop die dorp gestig gaan word: Gedeelte 174 van die plaas Doornkraal420JR (om bekend te staan as Refilwe Uitbreiding 12), geleë aangrensend aan die D25 Pad (Toekomstige K169), binne die dorpsgebied Refilwe, op die Suid-oostelike hoek van die nuwe Refilwe Uitbreiding 7: Stad Tshwane Verwysing: CPD 9/2/4/2-6036 T (Item No 33605).

27-3

**GENERAL NOTICE 1233 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS 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 15 Ashlea Gardens, Registration Division JR, the Province of Gauteng, 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 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:** 25 Selati Road, Ashlea Gardens

**The application is:** to remove restrictive title conditions Condition (a); (b), (c), (d), (e), (f), (g), (i), (j), (k), (l)(i), (l)(ii), (m), (n), (r)(i) and (r)(ii) from Title Deed T54590/2021.

**The rezoning is:** from "Residential 1" to "Residential 3" with a density of 80 dwelling units per hectare (or a max. of 19 dwelling units on the erf).

**The intension of the applicant in this matter is to:** remove restrictive title conditions and develop a three-storey apartment building comprising of a total of 19 dwelling units 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 **27 October 2021 until 24 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 E10, cnr of Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date for any objections and/or comments:** 24 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:** 27 October 2021 and 3 November 2021

**Reference:** CPD 9/2/4/2- 6235T

**Item no:** 34526 (rezoning)

CPD ASG/0024/15

34524 (removal)

**ALGEMENE KENNISGEWING 1233 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES 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 15 Ashlea Gardens, Registrasie Afdeling JR, die Provinsie van Gauteng 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 Titellakte ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywette, 2016, tesame die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 van die eiendom soos hierbo beskryf.

**Die eiendom is geleë:** Selati Straat 25, Ashlea Gardens

**Die aansoek is:** vir die opheffing van beperkende voorwaardes (a); (b), (c), (d), (e), (f), (g), (i), (j), (k), (l)(i), (l)(ii), (m), (n), (r)(i) and (r)(ii) in Titellakte T54590/2021.

**Die hersonering sal wees:** vanaf "Residensieël 1" na "Residensieël 3" met 'n digtheid van 80 eenhede per hektaar (of a maks. van 19 wooneenhede op die erf).

**Die intensie van die eienaar/applikant in die geval is:** om die beperkende voorwaardes op te hef en 'n drie verdieping woonstelblok met 'n totaal van 19 wooneenhede op die eiendom te ontwikkel.

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 **27 Oktober 2021 tot en met 24 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 E10, Stadsbeplanningskantoor, h / v Basden- en Rabiestraat, Centurion Munisipale kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 24 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:** 27 Oktober 2021 en 3 November 2021

**Telefoon no:** 012 346 7890

**Verwysing:** CPD 9/2/4/2- 6235T  
CPD ASG/0024/15

**Item no:** 34526 (hersonering)  
34524 (opheffing)

**GENERAL NOTICE 1234 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, François du Plooy, being the authorised agent of the owner of Erf 1266 Brackenhurst Extension 1 Township, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the simultaneous rezoning of the property described above, situated at 3 Pieter Street, Brackenhurst Extension 1 Township, from Residential 1 to Residential 3 for 6 dwelling units and subdivision into 6 Portions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton for the period of 28 days from **27 October 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 4, Alberton 1450, within a period of 28 days **from 27 October 2021 up to 24 November 2021**.

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

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**GENERAL NOTICE 1235 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, François du Plooy, being the authorised agent of the owner of Erven 1745, 1750 and 1751 Brackenhurst Extension 2 Township, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, situated at 6 Orgidee Street, 161 and 163 Delphium Street, Brackenhurst Extension 2, Alberton, 1448, from Residential 1 to Business 3 for Offices, subject to certain conditions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton for the period of 28 days from **27 October 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 4, Alberton 1450, within a period of 28 days from **27 October 2021 up to 24 November 2021**.

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

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**GENERAL NOTICE 1236 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, François du Plooy, being the authorised agent of the owner of Erf 1266 Brackenhurst Extension 1 Township, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the simultaneous rezoning of the property described above, situated at 3 Pieter Street, Brackenhurst Extension 1 Township, from Residential 1 to Residential 3 for 6 dwelling units and subdivision into 6 Portions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton for the period of 28 days from **27 October 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 4, Alberton 1450, within a period of 28 days **from 27 October 2021 up to 24 November 2021**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 646-2013.

E-mail: [francois@fdpass.co.za](mailto:francois@fdpass.co.za)

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**GENERAL NOTICE 1237 OF 2021****NOTICE OF APPLICATION FOR REZONING & REMOVAL OF RESTRICTIVE OR OBSOLETE CONDITIONS IN TERMS OF SECTION 21 & 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

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

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

**SITE DESCRIPTION:**

Erf /Erven (stand) No(s) : Remainder of **Erf 222**  
 Township (Suburb) Name : **Robindale**  
 Street Address : **64 Bram Fischer Drive, Robindale** Code: **2194**

**APPLICATION TYPE:** Application in terms of Section 21 and 41 for the Removal of Restrictive and obsolete conditions of title in the deed of transfer T14096/2018.

**APPLICATION PURPOSES:** The intention is to apply for the rezoning of the property from **“Residential 1”** to **“Residential 3”** in order to permit 6 dwelling units and a small trailer rental and refuse removal area on Remainder of Erf 222 Robindale and the removal of restrictive and obsolete conditions from Title Deed T14096/2018, subject to conditions.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 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 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 [admin@rbtps.co.za](mailto:admin@rbtps.co.za), by not later than **24 November 2021**.

**AUTHORISED AGENT:** M. Brits of Rinus Brits Town Planning Solutions, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195) Tel: 011 888 2232, Cell: 082 456 4229, email: [admin@rbtps.co.za](mailto:admin@rbtps.co.za). **Date: 27 October 2021.**

**GENERAL NOTICE 1238 OF 2021****NOTICE OF APPLICATION FOR REZONING IN TERMS OF SECTION 21 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

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

Notice is hereby given in terms of Sections 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for the Rezoning of Remainder of Erf 250 Linden.

**SITE DESCRIPTION:**

Erf /Erven (stand) No(s) : **Remainder of Erf 250**  
 Township (Suburb) Name : **Linden**  
 Street Address : **37 Third Avenue, Linden** Code: **2195**

**APPLICATION TYPE:** Application in terms of Section 21 for the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the property from "Residential 1" to "Residential 4".

**APPLICATION PURPOSES:** The intention is to apply for the rezoning of the property from "Residential 1" to "Residential 4" in order to permit 4 double storey dwelling units and offices on site, subject to conditions.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 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 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 [admin@rbtps.co.za](mailto:admin@rbtps.co.za), by not later than **24 November 2021**.

**AUTHORISED AGENT:** M. Brits of Rinus Brits Town Planning Solutions, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195) Tel: 011 888 2232, Cell: 082 456 4229, email: [admin@rbtps.co.za](mailto:admin@rbtps.co.za). **Date: 27 October 2021.**

**GENERAL NOTICE 1277 OF 2021****NOTICE OF AN APPLICATION FOR THE AMENDMENT OF THE LAND USE SCHEME IN TERMS OF SECTION 45. (1) OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018. AMENDMENT SCHEME No. 1950.**

I, Magdalena Johanna Smit from Urban Devco cc, being the applicant for the rezoning of Holding 6 Lammermoor Agricultural Holdings, 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 have applied to Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme, 1980 by the rezoning of Holding 6 Lammermoor Agricultural Holdings from "Agricultural" to "Agricultural" with an Annexure to allow for commercial uses which may include a warehouse with related and subservient uses including offices, the manager's house, staff accommodation, workshop, washing bay, loading and off-loading areas for delivery trucks. The subject property is situated along Elandsdrift Road, within the Northern side of Mogale City, South West of the Lanseria Airport. The application will be known as Amendment Scheme No. 1950. 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 27 October 2021 until 24 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.

**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:** 24 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:** 27 October 2021 and 03 November 2021.

**Application submission date:** 25 June 2021.

27-03

**GENERAL NOTICE 1239 OF 2021****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016 FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners of Erf 1065, Wierdapark, located at Number 341 Theunissen Street, Wierdapark, hereby give notice in terms of Section 16(1)(f) and as required in terms of Schedule 4 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 Deed Conditions in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management by-law, 2016: Removal of Restrictive Title Deed Conditions A(f) on Page 3, and A(k) on Page 4 of Title Deed Number T32239/2015.. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with or made in writing to: The Strategic Executive Director, City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@Tshwane.gov.za from 27 October 2021 to 25 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 Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Closing date for any objections and/or comments: 25 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. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820/012 342 7911. E-mail: bertus@bvtplan.co.za. City of Tshwane Reference: CPD/WDP/0762/1065 (Item 33813).

27-3

**GENERAL NOTICE 1278 OF 2021****EKURHULENI AMENDMENT SCHEME E0469**

I, MARIO DI CICCIO, being the authorised agent of the owner of Erf 709 Bedfordview Extension 132, hereby give notice in terms of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 read in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that I have applied to the Ekurhuleni Metropolitan Municipality (Edenvale) for the amendment of the Town Planning Scheme in operation known as the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 18 Lucas Lane, Bedfordview Extension 132, from Residential 1 to Business 3, subject to conditions in order to permit uses as per scheme and specific floor area controls on the site.

Particulars of this application will lie for inspection during normal office hours at the offices of City Planning, corner Hendrik Potgieter Road and Van Riebeeck Road, Edenvale for a period of 28 (twenty eight) days from 27 October 2021.

Objections to or representation in respect of the application must be lodged in writing in duplicate to City Planning at the above address or at P.O. Box 25, Edenvale, 1610, within a period of 28 days from 27 October 2021.

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

**ALGEMENE KENNISGEWING 1239 VAN 2021****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars van Erf 1065, Wierdapark, geleë te Nommer 341 Theunissen Straat, Wierdapark, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Titelakte Voorwaardes A(f) op Bladsy 3 en A(k) op Bladsy 4 van Titel Akte T32239/2015 ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kontak maak met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) indien nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 27 Oktober 2021 tot en met 25 November 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, hoek van Basden- en Rabie Strate, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 25 November 2021. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 074 582 8820/012 342 7911. E-pos: bertus@bvtplan.co.za. Stad Tshwane Verwysing: CPD/WDP/0762/1065 (Item 33813).

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**GENERAL NOTICE 1240 OF 2021****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016 FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners of Erf 1806, Valhalla, located at No. 56 Ninow Road, Valhalla, hereby give notice in terms of Section 16(1)(f) and as required in terms of Schedule 4 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 Deed Conditions (e) on Page 3, (i) on Page 4, (n)(i), (n)(ii), (n)(iii), (o)(i), (o)(ii), (o)(iii) and (p) on Page 5 of Title Deed Number T13226/2021, in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management by-law, 2016. The intension of the Registered Owner in this matter is to inter alia obtain approval for building lines relaxation applications. 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 27 October 2021 to 25 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 Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Closing date for any objections and/or comments: 25 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. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 0745828820 E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). City of Tshwane Reference: CPD/VAL/0688/1806 (Item 34261).

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**ALGEMENE KENNISGEWING 1240 VAN 2021****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars van Erf 1806, Valhalla, geleë te No. 56 Ninow Weg, Valhalla, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Titelakte Voorwaardes (e) op Bladsy 3, (i) op Bladsy 4, (n)(i), (n)(ii), (n)(iii), (o)(i), (o)(ii), (o)(iii) en (p) op Bladsy 5 van Titelakte Nommer T13226/2021 ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Die voorneme van die Geregistreerde Eienaar in hierdie aangeleentheid is om onder meer goedkeuring vir boulyn verslappings aansoek te verkry. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan kontak maak met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) indien nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 27 Oktober 2021 tot en met 25 November 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, hoek van Basden- en Rabie Strate, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 25 November 2021. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verwysing: CPD/VAL/0688/1806 (Item 34261

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**GENERAL NOTICE 1241 OF 2021****EKURHULENI AMENDMENT SCHEME E0469**

I, MARIO DI CICCIO, being the authorised agent of the owner of Erf 709 Bedfordview Extension 132, hereby give notice in terms of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 read in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that I have applied to the Ekurhuleni Metropolitan Municipality (Edenvale) for the amendment of the Town Planning Scheme in operation known as the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 18 Lucas Lane, Bedfordview Extension 132, from Residential 1 to Business 3, subject to conditions in order to permit uses as per scheme and specific floor area controls on the site.

Particulars of this application will lie for inspection during normal office hours at the offices of City Planning, corner Hendrik Potgieter Road and Van Riebeeck Road, Edenvale for a period of 28 (twenty eight) days from 27 October 2021.

Objections to or representation in respect of the application must be lodged in writing in duplicate to City Planning at the above address or at P.O. Box 25, Edenvale, 1610, within a period of 28 days from 27 October 2021.

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

**GENERAL NOTICE 1242 OF 2021**

**Notice** is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, and the **Approved Nodal Review Policy 2019/2020** that I, the undersigned, intend to apply to the City of Johannesburg for an amendment of the Johannesburg Land Use Scheme 2018.

**SITE:** Erf: 543 Greenside **CITY OF JOHANNESBURG REFERENCE NO.:** 20-01-3526 **STREET ADDRESS:** 19 Gleneagles Road, Greenside 2193

**APPLICATION PURPOSES:** To rezone the property from "Residential 1" to "Special" to allow for the following broad list of uses as defined in the City of Johannesburg Land Use Scheme, 2018: Residential units, offices, showrooms, business purposes (excluding restaurants, funeral parlours, dry cleaners, place of worship and assembly), home enterprise, medical consulting rooms (including beauty and cosmetology services), clinic, domestic service industries (excluding any noise generation businesses such as sales and repairs to lawnmowers, generators, leaf blowers, pumps, and spare parts to these machines, et cetera), self-storage, call centres, computer centres, financial institutions, urban agriculture, and small to medium-scale retail, community services, as well as uses which are ancillary, directly related to an subservient to the main use of the site.

This application will be open for inspection on the e-platform 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"). On request, the agent being Gurney & Associates, can provide any interested party with an electronic copy free of charge. Any objections or representation regarding this application must be submitted both to the agent and the Registration Section of the Department of Development Planning by post to P.O. Box 30733 Braamfontein, 2017, or e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by not later than 28 days from 20<sup>th</sup> October 2021.

**NAME AND ADDRESS OF AUTHORISED AGENT:** Gurney & Associates, P O Box 72058 Parkview 2122, 32 Kinross Road, Parkview, 2193. (Cell) 083 604 0500. E-mail address: [gurney@global.co.za](mailto:gurney@global.co.za), **DATE:** 5<sup>th</sup> October 2021.

**GENERAL NOTICE 1243 OF 2021****ERF 155 CRAIGHALL PARK  
NOTICE IN TERMS OF THE PROVISIONS OF THE CITY OF JOHANNESBURG MUNICIPAL  
PLANNING BY-LAW, 2016**

I, Tamsyn M.I. Groesser, being the authorized agent of the owner of Erf 155 Craighall Park, hereby give notice of an application submitted to the City of Johannesburg in terms of Section 41 of the Planning By-Law, for the removal of conditions contained in the Deed of Title of the above property, situated at 17 Beaufort Avenue, Craighall Park.

For a period of 28 days from 27 October 2021, the application will be open for inspection on the e-platform 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"), or available for inspection at the Department of Development Planning's walk-in services at the City's Metro Link at the Metro Centre, 158 Civic Boulevard, Braamfontein, (or at the temporary enquiry facility in Thuso House, 61 Jorissen Street, Braamfontein) from 08:00 to 15:30 on week days, or an electronic copy of the application can be requested from the Applicants' agent as per the contact details below.

The reference number allocated to this application is: 20/13/3361/2021

Objections to, or representations in respect of the application, must be submitted in writing to the E.D.: Development Planning, at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or transmitted per facsimile to (011) 339-4000, or transmitted per e-mail to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than 24 November 2021.

Address of Applicants: c/o Eduard van der Linde & Ass., P.O. Box 44310, Linden, 2104 Tel: (011) 888 2741, e-mail address: [tamsyn@thetownplanner.co.za](mailto:tamsyn@thetownplanner.co.za); cell 072 672 1650.



**GENERAL NOTICE 1244 OF 2021****ERF 1011 MONDEOR  
NOTICE IN TERMS OF THE PROVISIONS OF THE CITY OF JOHANNESBURG MUNICIPAL  
PLANNING BY-LAW, 2016**

I, Tamsyn M.I. Groesser, being the authorized agent of the owner of Erf 1011 Mondeor, hereby give notice of an application submitted to the City of Johannesburg in terms of Sections 41 and 21 of the Planning By-Law, for the removal of certain conditions contained in the Deed of Title of the above property, as well as for the amendment of the Johannesburg Land Use Scheme, 2018, in respect of the above property situated at 204 Columbine Avenue, Mondeor. The current zoning is "Residential 1". The proposed zoning is "Business 4" with provision for offices in the existing structures.

For a period of 28 days from 27 October 2021 the application will be open for inspection on the e-platform 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"), or available for inspection at the Department of Development Planning's walk-in services at the City's Metro Link at the Metro Centre, 158 Civic Boulevard, Braamfontein, (or at the temporary enquiry facility in Thuso House, 61 Jorissen Street, Braamfontein) from 08:00 to 15:30 on week days, or an electronic copy of the application can be requested from the Applicants' agent as per the contact details below.

The reference numbers allocated to this application are: 20-01-3549 & 20/13/3360/2021

Objections to, or representations in respect of the application, must be submitted in writing to the E.D.: Development Planning, at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or transmitted per facsimile to (011) 339-4000, or transmitted per e-mail to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than 24 November 2021.

Address of Applicants: c/o Eduard van der Linde & Ass., P.O. Box 44310, Linden, 2104 Tel: (011) 888 2741, e-mail address: [tamsyn@thetownplanner.co.za](mailto:tamsyn@thetownplanner.co.za); cell 072 672 1650.

**GENERAL NOTICE 1245 OF 2021****THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

Application type To rezone the property from "Residential 1" to "Residential 4", 100 dwelling units per hectare permitting 5 dwelling units (or 20 beds for student accommodation), subject to conditions and for the removal of restrictive conditions, namely Condition 1. in Deed of Transfer No. T4293/2018.

Application Purpose To permit the use of the property for student accommodation.

Site description **ERF 217 HURST HILL**

Street address **14 ST ERMINS STREET, HURST HILL, 2092**

Particulars of the application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein and the Authorised Agent at the below mentioned address. An electronic copy of the application can also be requested from the Authorised Agent.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by no later than 24 November 2021.

AUTHORISED AGENT SJA – Town and Regional Planners, P O Box 3281, Houghton, 2041

19 Orange Road, Orchards, 2192

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

Date of Advertisement : 27 October 2021

**GENERAL NOTICE 1246 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**

I, Martin Johannes Kirstein, Town, Planner, being the authorised agent of the owner of Portion 832 (a portion of Portion 84) of the farm Witfontein 301-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 approval of the subdivision of the property described herein, in order to sell a portion thereof for consolidation with the adjoining Portion 783.

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 27 October until 24 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), or alternatively, electronically from the applicant at the address provided below. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted with the Municipality.

*For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address 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 may be inspected during normal office hours at the Municipal offices as set out below, within a period of 28 days from the date of first date of publication of the notice in the Provincial Gazette, Beeld and The Citizen, namely 27 October 2021.

Address of Municipal Offices: 1st Floor, Room F9, Akasia Municipal Complex, 485 Heinrich Avenue (Entrance Dale Street), Karenpark, Akasia.

Name and address of applicant: Martin Kirstein, 1324 Moulton Avenue, P O Box 32793, Waverley, 0135.

Telephone: 0123321926, E-mail: [plan@yebo.co.za](mailto:plan@yebo.co.za).

Dates on which notice will be published: 27 October and 3 November 2021

Closing date for any objections : 24 November 2021.

Description of property: Portion 832 (a portion of Portion 84) of the farm Witfontein 301-JR.

Number and area of portions: Portion "A" ±2551sq.m, Remainder ±2,079ha

Reference: CPD/0774/00832. Item No. 34461

**ALGEMENE KENNISGEWING 1246 VAN 2021****STAD VAN TSHWANE GRONDGEBRUIK BESTUURVERORDENING, 2016****KENNISGEWING VAN 'N AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Martin Johannes Kirstein, synde gemagtigde agent van die eienaar van Gedeelte 832 ('n gedeelte van Gedeelte 94) van die plaas Witfontein 301-JR, gee hiermee kennis ingevolge Artikel 16 (1)(f) van die Stad Tshwane Grondgebruik- bestuur Verordening 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om toestemming vir die onderverdeling van die eiendom ten einde 'n gedeelte te verkoop vir konsolidasie met die aangrensende Gedeelte 783.

Enige beswaar(e) en/of kommentaar(e) insluitende die gronde van sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, by gebreke waaraan die munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar maak kan korrespondeer nie, moet ingedien of skriftelik gerig word aan Die Strategiese Uitvoerende Direkteur: Stedelike Bepanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of per e-pos na "CityP\_Registration@Tshwane.gov.za vanaf 27 Oktober tot 24 November 2021.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik, elektronies van die applikant by die adres hieronder verskaf, in welke geval hy sal toesien dat die afskrif wat deur hom aan enige belanghebbende of geaffekteerde party gestuur word, 'n afskrif is van wat aan die Munisipaliteit gestuur is.

Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit of die applikant van 'n e-pos adres voorsien om sodanige afskrif elektronies te kan aanstuur.

Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie.

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

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure by die munisipale kantore soos hieronder aangegee, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en The Citizen, nl. 27 Oktober 2021.

Adres van Munisipale Kantore: 1ste Verdieping, Kamer F9, Akasia Munisipale Kompleks, 485 Heinrichlaan (Ingang vanaf Dale Street), Karenpark, Akasia.

Sluitingsdatum vir enige besware/kommentare: 24 November 2021.

Naam en adres van gemagtigde agent: Martin Kirstein, Moultonlaan 1324, Posbus 32793, Waverley, 0135. Tel: 012 332 1926. Sel: 082 576 1644. Epos: [plan@yebo.co.za](mailto:plan@yebo.co.za)

Datums van publikasies van kennisgewings: 27 Oktober en 3 November 2021.

Beskrywing van eiendom: Gedeelte 832 ('n gedeelte van Gedeelte 84) van die plaas Witfontein 301-JR.

Aantal en oppervlakte van voorgestelde gedeeltes: Gedeelte "A"; ongeveer 2551vk.m. Restant; ongeveer 2.079ha.

Totale oppervlakte: 2,3543ha.

Verwysing: CPD/0774/00832 Item Nommer: 34461

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**GENERAL NOTICE 1247 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION: REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 16(2) 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 **Portion 2 of Erf 135 Lynnwood Township**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the removal of certain restrictive title conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, of the property described above. The property is situated at 400A Queen's Crescent, within the Lynnwood Township.

The removal application is for the suspension of conditions I.(b), II.(a) and II.(c) in Title Deed T21744/2020.

**The intension of the owners of the property in this matter is to:** remove the restrictive and superfluous conditions as contained in the deed of title T21744/2020 to enable the property owner to amend the current land use rights and development controls of the property by way of an already submitted simultaneous rezoning application with item number: 30316 to allow for the rezoning from "Residential 1" to "Residential 3" with a density of fifty-four (54) dwelling units per hectare on the said 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 **27 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 **24 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 E10, C/o Basden and Rabie Street, Centurion Municipal Offices.

**Closing date of any objection(s) and/or comment(s):** 24 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: RRC511

**Date on which notice will be published:** 27 October 2021 and 3 November 2021.

**Ref no:** CPD/0376/00135/2

**Item No:** 34528

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## ALGEMENE KENNISGEWING 1247 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM:  
OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD  
TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016.**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 2 van Erf 135 Lynnwood Dorpsgebied**, 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 beperkende voorwaardes in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendom hierbo beskryf. Die eiendom geleë te Queen's Singel 400A in die Lynnwood Dorpsgebied.

Die doel van die opheffing van beperkende voorwaardes aansoek is om voorwaardes I.(b), II.(a) and II.(c) in titelakte T21744/2020 te verwyder.

**Die voorneme van die eienaars van die eiendom in hierdie saak is:** om die beperkende en oorbodige voorwaardes soos vervat in die titelakte T21744/2020 te verwyder om die eienaar van die eiendom in staat te stel om die huidige grondgebruiksregte en ontwikkelingskontroles van die eiendom te wysig deur middle van 'n reeds ingediende gelyktydige hersoneringsaansoek met item nommer: 30316 om te hersoneer van "Residensieel 1" na "Residensieel 3" met 'n digtheid van vier-en-vyftig (54) wooneenhede per hektaar op die genoemde 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 binne 'n tydperk van 28 dae vanaf **27 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 **24 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 E10, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 24 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: RRC511

**Dag waarop die kennisgewing sal verskyn:** 27 Oktober 2021 en 3 November 2021.

**Verwysings no:** CPD/0376/00135/2

**Item No:** 34528

27-3

**GENERAL NOTICE 1248 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**

AMENDMENT SCHEME NO.: B0754

We, GVS & Associates Town Planners, being the authorized agent of the owners of **Erf 711 Rynfield Township**, hereby give notice in terms of Section 10 of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management (Spluma) By-law 2019, that we have applied to the Ekurhuleni Metropolitan Municipality (Benoni Customer Care), in terms of section 48 of Ekurhuleni SPLUMA By-law 2019 for the amendment of Ekurhuleni Town Planning Scheme 2014 (**Amendment Scheme No. B0754**), by rezoning of the property from "Residential 1" to "Business 2".

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Benoni Customer Care), 6<sup>th</sup> floor, Civic Centre, at corner of Elston Avenue and Tom Jones Street, Benoni, for a period of 28 days from 27 October 2021.

Objections or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or Private Bag X 014, Benoni, 1500, or at [mdumisen.mkhize@ekurhuleni.gov.za](mailto:mdumisen.mkhize@ekurhuleni.gov.za) within a period of 28 days from 27 October 2021..

Notice placed on 27 October 2021 and 3 November 2021

Applicant: GVS & Associates Town Planners, Po Box 78246, Sandton, 2146 Tel: (011) 472 2230 e-mail: [gvsassoc@mweb.co.za](mailto:gvsassoc@mweb.co.za), (Ref: - M2260).

27-3

**GENERAL NOTICE 1249 OF 2021****pCITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG  
MUNICIPAL PLANNING BY-LAW, 2016**

I, Gavin Ashley Edwards, of GE Town Planning Consultancy CC, being the authorised agent of the owner Erf 1855 Greenstone Hill Extension 31 Township, hereby give notice in terms of Section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) "SPLUMA", that I have applied to the City of Johannesburg Metropolitan Municipality for the amendment of the Town Planning Scheme in operation, known as the City of Johannesburg Land Use Scheme, 2018 ("the Scheme"), by the rezoning of the property described above, situated on the north-western corner of the intersection between Stoneridge and Greenstone Drives, which physical address is 94 Stoneridge Drive in the said township, from "Business 2" subject to certain conditions to "Business 2", subject to amended conditions. The effect of the application will be to utilize the full extent of the existing FAR of 0,4 floor area (8308m<sup>2</sup>) currently permitted on the subject property and to bring the remaining development controls pertaining to the subject property in line with the provisions of the Scheme. Accordingly, the current retail floor area limitation of 6 800m<sup>2</sup> will be removed in terms of the subject application.

The abovementioned applications will be open for inspection from 08:00 to 15:30 at the offices of GE Town Planning Consultancy, located at 06 Porsche Avenue, Wierdapark Extension 5, Centurion, 0157, for a period of twenty-eight (28) days from 27 October 2021. A copy of the application documents can be provided free of costs, via email, upon request to the authorised agent (contact details below). The application will also be placed on the City's e-platform for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)). The application reference number is: 20-11-3555.

Any objection(s) to or representation(s) in respect of the applications must be lodged with or made in writing to both the owner/agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), within a period of twenty-eight (28) days from 27 October 2021 and by no later than 24 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.

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



**GENERAL NOTICE 1250 OF 2021****AMENDMENT OF LAND USE SCHEME (REZONING)****APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of the provisions of Section 21 of the City of Johannesburg: Municipal Planning By-Law that I, the under-mentioned, have applied to the City of Johannesburg for an amendment to the Land Use Scheme in respect of Erf 179 Hurst Hill.

**SITE DESCRIPTION:**

**Erf Number:** Erf 179  
**Township Name:** Hurst Hill  
**Street Address:** 20 Plunkett Avenue

**APPLICATION TYPE:**

Amendment of Land Use Scheme (Rezoning)

**APPLICATION PURPOSES:**

The rezoning of the erf from "Residential 1" to "Residential 3" in order to increase density and coverage onsite for the establishment of residential building/s (communal living residence/student flats).

The above application, made in terms of the City of Johannesburg Land Use Scheme, 2018, will be open for inspection on the City's e-platform for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)) with reference number: **20-01-3573**.

**Please note that, due to the Corona Virus Pandemic, the City's e-platform may be down from time to time due to website traffic. In such an event, the application will be open for inspection on request at our e-mail address and/or our contact numbers below, a copy of the application will be made available to you by e-mail or by hand, free of cost.**

Any objection or representation with regard to the application must be submitted to both the owner/agent at their details below and the Registration Section of the Department of Development Planning via email send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by no later than 24 November 2021.

**OWNER/AUTHORISED AGENT**

**Full name:** Thandeka Precious Thomas  
**Postal Address:** 342 Brian Mazibuko Drive, Ethafeni Sec, Tembisa **Code:** 1632  
**Cell No (w):** 073 344 5372  
**Email Address:** [thomasthandeka@gmail.com](mailto:thomasthandeka@gmail.com)  
**DATE:** 27 October 2021

**GENERAL NOTICE 1251 OF 2021**  
**AMENDMENT OF LAND USE SCHEME (REZONING)**

**APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of the provisions of Section 21 of the City of Johannesburg: Municipal Planning By-Law that I, the under-mentioned, have applied to the City of Johannesburg for an amendment to the Land Use Scheme in respect of Erf 859 Westdene.

**SITE DESCRIPTION:**

**Erf Number:** Erf 859  
**Township Name:** Westdene  
**Street Address:** 151 Perth Road East Street

**APPLICATION TYPE:**

Amendment of Land Use Scheme (Rezoning)

**APPLICATION PURPOSES:**

The rezoning of the erf from "Residential 1" to "Residential 3" in order to increase density and coverage onsite for the establishment of residential building/s (communal living residence/student flats).

The above application, made in terms of the City of Johannesburg Land Use Scheme, 2018, will be open for inspection on the City's e-platform for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)) with reference number: 20-01-3571.

**Please note that, due to the Corona Virus Pandemic, the City's e-platform may be down from time to time due to website traffic. In such an event, the application will be open for inspection on request at our e-mail address and/or our contact numbers below, a copy of the application will be made available to you by e-mail or by hand, free of cost.**

Any objection or representation with regard to the application must be submitted to both the owner/agent at their details below and the Registration Section of the Department of Development Planning via email send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by no later than 24 November 2021.

**OWNER/AUTHORISED AGENT**

**Full name:** Thandeka Precious Thomas  
**Postal Address:** 342 Brian Mazibuko Drive, Ethafeni Sec, Tembisa **Code:** 1632  
**Cell No (w):** 073 344 5372  
**Email Address:** [thomasthandeka@gmail.com](mailto:thomasthandeka@gmail.com)  
**DATE:** 27 October 2021

**GENERAL NOTICE 1252 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**

I, Martin Johannes Kirstein, Town, Planner, being the authorised agent of the owner of Portion 832 (a portion of Portion 84) of the farm Witfontein 301-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 approval of the subdivision of the property described herein, in order to sell a portion thereof for consolidation with the adjoining Portion 783.

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 27 October until 24 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), or alternatively, electronically from the applicant at the address provided below. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted with the Municipality.

*For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address 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 may be inspected during normal office hours at the Municipal offices as set out below, within a period of 28 days from the date of first date of publication of the notice in the Provincial Gazette, Beeld and The Citizen, namely 27 October 2021.

Address of Municipal Offices: 1st Floor, Room F9, Akasia Municipal Complex, 485 Heinrich Avenue (Entrance Dale Street), Karenpark, Akasia.

Name and address of applicant: Martin Kirstein, 1324 Moulton Avenue, P O Box 32793, Waverley, 0135.

Telephone: 0123321926, E-mail: [plan@yebo.co.za](mailto:plan@yebo.co.za).

Dates on which notice will be published: 27 October and 3 November 2021

Closing date for any objections : 24 November 2021.

Description of property: Portion 832 (a portion of Portion 84) of the farm Witfontein 301-JR.

Number and area of portions: Portion "A" ±2551sq.m, Remainder ±2,079ha

Reference: CPD/0774/00832. Item No. 34461

**ALGEMENE KENNISGEWING 1252 VAN 2021****STAD VAN TSHWANE GRONDGEBRUIK BESTUURVERORDENING, 2016****KENNISGEWING VAN 'N AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Martin Johannes Kirstein, synde gemagtigde agent van die eienaar van Gedeelte 832 ('n gedeelte van Gedeelte 94) van die plaas Witfontein 301-JR, gee hiermee kennis ingevolge Artikel 16 (1)(f) van die Stad Tshwane Grondgebruik- bestuur Verordening 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om toestemming vir die onderverdeling van die eiendom ten einde 'n gedeelte te verkoop vir konsolidasie met die aangrensende Gedeelte 783.

Enige beswaar(e) en/of kommentaar(e) insluitende die gronde van sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, by gebreke waaraan die munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar maak kan korrespondeer nie, moet ingedien of skriftelik gerig word aan Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of per e-pos na "CityP\_Registration@Tshwane.gov.za" vanaf 27 Oktober tot 24 November 2021.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik, elektronies van die applikant by die adres hieronder verskaf, in welke geval hy sal toesien dat die afskrif wat deur hom aan enige belanghebbende of geaffekteerde party gestuur word, 'n afskrif is van wat aan die Munisipaliteit gestuur is.

Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit of die applikant van 'n e-pos adres voorsien om sodanige afskrif elektronies te kan aanstuur.

Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie.

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

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure by die munisipale kantore soos hieronder aangegee, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en The Citizen, n.l. 27 Oktober 2021.

Adres van Munisipale Kantore: 1ste Verdieping, Kamer F9, Akasia Munisipale Kompleks, 485 Heinrichlaan (Ingang vanaf Dale Street), Karenpark, Akasia.

Sluitingsdatum vir enige besware/kommentare: 24 November 2021.

Naam en adres van gemagtigde agent: Martin Kirstein, Moultonlaan 1324, Posbus 32793, Waverley, 0135. Tel: 012 332 1926. Sel: 082 576 1644. Epos: [plan@yebo.co.za](mailto:plan@yebo.co.za)

Datums van publikasies van kennisgewings: 27 Oktober en 3 November 2019.

Beskrywing van eiendom: Gedeelte 832 ('n gedeelte van Gedeelte 84) van die plaas Witfontein 301-JR.

Aantal en oppervlakte van voorgestelde gedeeltes: Gedeelte "A"; ongeveer 2551vk.m. Restant; ongeveer 2.079ha.

Totale oppervlakte: 2,3543ha.

Verwysing: CPD/0774/00832 Item Nommer: 34461

27-3

**GENERAL NOTICE 1253 OF 2021****NOTICE IN TERMS OF SECTION 53 OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BYLAW, 2016 FOR SUBDIVISION**

I, Jacques Rossouw, of the Firm J Rossouw Town Planners & Associates (Pty) Ltd, being the authorised agent (applicant) of the owner of **Portion 94 (a portion of Portion 8) of the Farm Witkop No. 180 – IR**, hereby gives notice in terms of Section 53 of the Midvaal Local Municipality Land Use Management By-law, 2016, that I have applied to the Midvaal Local Municipality for the subdivision of the property described above, situated North and South of Randvaal Road (R557 / Provincial Road K158) as said road transverse the property described above. The physical address of the property described above is 94 Witkop 180IR, Randvaal Road, Midvaal. The property is zoned "Agricultural". The purpose of the application is to subdivide the property into three portions being:

- i) Proposed Remainder of Portion 94 (a portion of Portion 8) of the Farm Witkop No. 180 – IR (Provincial Road K158 – Randvaal Road (R557)) which will have an approximate extent of 24 897 m<sup>2</sup> or 2,4897 hectares.
- ii) Proposed Portion 1 of Portion 94 (a portion of Portion 8) of the Farm Witkop No. 180 – IR which will have an approximate extent of 19 697 m<sup>2</sup> or 1,9697 hectares.
- iii) Proposed Portion 2 of Portion 94 (a portion of Portion 8) of the Farm Witkop No. 180 – IR which will have an approximate extent of 55 940 m<sup>2</sup> or 5,5940 hectares.

Particulars of the application will lie for inspection during normal office hours at the office of the Executive Director: Development Planning and Housing, Midvaal Civic Centre, Mitchell Street, Meyerton or at the office of the agent (applicant) at the undermentioned address, for a period of 28 days from **27 October 2021** (date of first publication of the advertisement in the Gauteng Provincial Gazette and Citizen). A copy of the application can also be viewed by following the following Dropbox Link: [https://www.dropbox.com/sh/245akwp28c1i7a5/AABAMcneO02XuznE\\_yPifL0ua?dl=0](https://www.dropbox.com/sh/245akwp28c1i7a5/AABAMcneO02XuznE_yPifL0ua?dl=0)

Objections to or representations in respect of the application must be lodged with or made in writing to the Executive Director: Development Planning and Housing, at the above address or at P.O. Box 9, Meyerton, 1960 or [dph\\_admin@midvaal.gov.za](mailto:dph_admin@midvaal.gov.za) within a period of 28 days from **27 October 2021** (date of first publication of the advertisement in the Gauteng Provincial Gazette and Citizen). Closing date for objections are **24 November 2021**.

*Address of Agent:* J Rossouw Town Planners & Associates, Postal Address: P.O. Box 72604, Lynnwood Ridge, 0040, Physical Address: 708 Steekbaard Street, Garsfontein Extension 10, Pretoria, E-mail: [jrossouw@jrtpa.co.za](mailto:jrossouw@jrtpa.co.za), Tel.: 010 010 5479, Fax: 086 573 3481 Our Reference: J0695\_2021

Dates on which notice will be published: **27 October 2021**

Closing date for objections: **24 November 2021**, Link to view copy of submitted application: [https://www.dropbox.com/sh/245akwp28c1i7a5/AABAMcneO02XuznE\\_yPifL0ua?dl=0](https://www.dropbox.com/sh/245akwp28c1i7a5/AABAMcneO02XuznE_yPifL0ua?dl=0)

Council Reference Number: **15/6/151-94/2 ERF NO: 180 PORTION: 94**

**GENERAL NOTICE 1254 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A SUBDIVISION APPLICATION IN TERMS OF SECTION 16(12)(a)(iii) AND SECTION 16(2)(D) 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, the applicant in my capacity as authorized agent of the owner of property namely Portion 9 (a portion of Portion 2) of the farm Rietfontein 375-JR 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 a subdivision in terms of section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016 and administrators consent in terms of Section 16(2)(d) of the property as described above. The property is situated at: Plot no 9 Rietfontein 375-JR east of Pretoria on the Foxtrot/Garsfontein Road. The subdivision advertisement is FROM **27 October 2021 TO 24 November 2021**. The intention of the applicant in this matter is to: Subdivide the property into 8 portions of 1ha approximately. 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: **27 October 2021** and **3 November 2021**

Closing date for any objections and/or comments: **24 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 **27 October 2021**. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD 375-JR/0586/9

Item No. 34502 & 34460

27-3

## ALGEMENE KENNISGEWING 1254 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N ONDERVERDELING IN TERME VAN ARTIKEL 16(12)(a)(iii) EN ARTIKEL 16(2)(D)  
VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET  
SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom(me) naamlik Gedeelte 9 ('n gedeelte van Gedeelte 2) van die plaas Rietfontein 375-JR, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n onderverdeling ingevolge Artikel 16(12)(a)(iii) en administrateurs toestemming in terme van Artikel 16(2)(d) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016 van die bogenoemde eiendom(me). Die eiendom is geleë in: op die plaas Rietfontein 375-JR op die Garsfontein/Foxtrot Weg Oos van Pretoria. Die onderverdeling advertensie is **VAN 27 Oktober 2021 TOT 24 November 2021**. Die voorneme van die applikant is om die eiendom in agt (8) gedeeltes te verdeel van 1 hektaar elk. 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](mailto: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: **27 Oktober 2021** en **3 November 2021**

Sluitingsdatum vir enige besware/ kommentare: **24 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](mailto: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](mailto: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](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 '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 **27 Oktober 2021**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD 375-JR/0586/9

Item Nr. 34502 & 34460

27-3

**GENERAL NOTICE 1255 OF 2021****NOTICE OF APPLICATION FOR THE EXTENSION OF BOUNDARIES IN TERMS OF SECTION 40 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 - ELMA PARK EXTENSION 11**

I, Willem Johannes Stefanus (Stefan) Roets, being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/we have applied to the City of Ekurhuleni for the extension of boundaries, referred to in the Annexure hereto.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager, Department City Planning, Edenvale Customer Care, c/o Van Riebeeck and Hendrik Potgieter Avenue, Edenvale, 1610 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 27/10/2021.

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: Area Manager, City Planning Department, Edenvale Customer Care Centre, PO Box 25, Edenvale, 1610 from 27/10/2021 until 24/11/2021.

Address of Municipal offices: Area Manager, Department City Planning, Edenvale Customer Care, c/o Van Riebeeck and Hendrik Potgieter Avenue, Edenvale, 1610

Closing date for any objections and/or comments: 24/11/2021

Address of applicant: PO Box 1903, Kempton Park, 1620 / 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, Telephone No: 011 394 1418, Fax 0119753716, E-Mail: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za) (Our ref DP1036)

Dates on which notice will be published: 27/10/2021 and 03/11/2021

**ANNEXURE**

Name of township: Incorporation of Portion 455 of the farm Rietfontein 63 IR into Elma Park Extension 11

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Banoscene Pty Ltd

The erf that will be created as part of this application will be known as Erf 295 Elma Park Extension 11 and will be zoned as follows: Zoning: "Parking", Coverage: Determined by the local authority, Floor area ratio: Determined by the local authority, Height restriction: Determined by the local authority.

The property to be incorporated into Elma Park Extension 11 is situated adjacent Boeing Road East directly to the east of Erf 262 Elma Park Extension 11.

27-3



**GENERAL NOTICE 1256 OF 2021**

## MOGALE CITY LOCAL MUNICIPALITY

## NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF THE

**PROPOSED GREENGATE 110 TOWNSHIP**

We, Synchronicity Development Planning, being the applicant, give notice of an application in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, for the establishment of a light-industrial township to be known as Greengate Extension 110 as 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 Manager Economic Services, Development and Planning by 24 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 newspaper. Given potential lockdown restrictions, further detail on the application could be requested directly from the agent via email.

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

Closing date for any objections/comments: 24 November 2021

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

Dates on which notice will be published: 27 October & 3 November 2021

## ANNEXURE

**PROPOSED GREENGATE EXTENSION 110 TOWNSHIP**

Full name of applicant: Synchronicity Development Planning on behalf of the landowner, Revaro Industrial Park (Pty) Ltd.

The proposed amended township will comprise two erven, as follows

Erf Number	Zoning	Total Area	Total # of erven
1-2	"Industrial 3"	3,1547 ha	2
	Public Roads	0,3243 ha	
Total		<b>3,4783 ha</b>	<b>2</b>

Locality and description of the property on which the township is to be established:

Portion 125 of the farm Rietfontein 189 IQ, located south of Route R114 and east of Beyers Naudé Drive, Muldersdrift.

27-3

**GENERAL NOTICE 1257 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 21 (1) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016****CITY OF JOHANNESBURG AMENDMENT SCHEME**

I, **Hendrik Raven**, being the authorized agent of the owner of **Portion 1 of Erf 2025 Highlands North**, hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the town-planning scheme known as the **City of Johannesburg Land Use Scheme, 2018** by the rezoning of the property described above, situated at **29 2<sup>nd</sup> Avenue, Highlands North**, from **“Residential 1”**, to **“Residential 1”** including offices, and ancillary uses, subject to certain conditions

The nature and general purpose of the application is to permit the use of the existing structures on the site for an office.

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 **27 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 or comments and/or objections

**24 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 1258 OF 2021****NOTICE OF APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE AND THE AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTIONS 41(4), 41(6) AND 21 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 **Erven 1208 and 1209 Parkmore**, hereby give notice in terms of Sections 41(4) and 41(6) read with Section 21(1) of the **City of Johannesburg Municipal Planning By-Law, 2016**, that I have applied to the **City of Johannesburg** for the removal of Condition(s): **B, in its entirety** from Deed of Transfer No. **T101467/2004**, pertaining to the subject properties and the simultaneous amendment of the **City of Johannesburg Land Use Scheme, 2018**, by the rezoning of the properties described above, situated at **74 Elizabeth Avenue and 141 First Street Parkmore**, respectively, from "**Part Proposed Roads and Part Residential 1**" to "**Residential 1**" Including a Guest House, subject to certain conditions

The nature and purpose of the application is to remove those conditions of title restrictive to the development of a Guest House on the subject properties and to rezone the site to facilitate the development of a Guest House on the properties described above.

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 **21 July 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

**18 August 2021**

**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 1259 OF 2021

**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 33 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

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

Notice is hereby given, in terms of Sections 21 and 33 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018) and the consolidation of the two erven.

**Site description:** **ERVEN 51 AND 53 HYDE PARK (located at 41 and 43 First Road, Hyde Park respectively).**

**Application type:** Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning of Erven 51 and 53 Hyde Park from “Residential 2” (15 dwelling units per hectare) to “Residential 3” (100 dwelling units per hectare – permitting 79 dwelling units) subject to conditions.

**Application purpose:** The purpose of this application is to permit 79 dwelling units on a consolidated site. A height restriction of four storeys and a floor area of 1,5 is proposed. Option 3 of the inclusionary housing policy is proposed.

The above application will be open for inspection from 08h00 to 15h30 at the City’s Thuso House Customer Service Centre, situated at 61 Jorissen Street, Braamfontein which has been identified as a temporary public point of entry for Development Planning walk-in services or on the e-platform 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”. **Erf 51 Hyde Park rezoning application reference number is 20-02-3562 and Erf 53 Hyde Park rezoning application reference number is 20-02-3563.** A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City’s e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **27 October 2021**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **24 November 2021**.

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

## GENERAL NOTICE 1260 OF 2021

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

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

**Site description:** **ERF 1743 PARKHURST (located at 12 Fourth Avenue corner Seventh Street, Parkhurst)**

**Application type:** Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" (permitting the sale and display of antique goods with the consent of the Local Authority) to "Business 1" (subject to conditions).

**Application purpose:** The purpose of this application is to permit "Business 1" land uses in terms of the City of Johannesburg Land Use Scheme, 2018 but exclude restaurant rights.

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

The above application will be open for inspection from 08h00 to 15h30 at the City's Thuso House Customer Service Centre, situated at 61 Jorissen Street, Braamfontein which has been identified as a temporary public point of entry for Development Planning walk-in services or on the e-platform 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". **The application reference number for the rezoning application is 20-01-3524.** A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **27 October 2021**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **24 November 2021**.

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

**GENERAL NOTICE 1261 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-LAW, 2019**

I, MARIO DI CICCIO being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of conditions contained in the Title Deed of Erf 272 Dowerglen which property is situated at 12 Glendower Avenue, Dowerglen in order for the owners to exercise their rights in terms of the Town Planning Scheme and Building By-Laws.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: Edenvale Customer Care Centre, Department City Planning, 37 Van Riebeeck Avenue, corner of Hendrik Potgieter Street, Edenvale, for a period of 28 days from 27 October 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: Edenvale Customer Care Centre, Department City Planning, P.O. Box 25, Edenvale, 1610, within a period of 28 days from 27 October 2021.

Address of the authorised agent: Mario Di Cicco, P.O. Box 28741, Kensington, 2101  
Email: [mariodc.projects@gmail.com](mailto:mariodc.projects@gmail.com), Mobile: 083 654 0180

**GENERAL NOTICE 1262 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-LAW, 2019**

I, MARIO DI CICCIO being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of conditions contained in the Title Deed of Erf 46 Morninghill which property is situated at 19 Davidson Road, Morninghill in order for the owner to exercise their rights in terms of the Town Planning Scheme and Building By-Laws.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: Edenvale Customer Care Centre, Department City Planning, 37 Van Riebeeck Avenue, corner of Hendrik Potgieter Street, Edenvale, for a period of 28 days from 27 October 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: Edenvale Customer Care Centre, Department City Planning, P.O. Box 25, Edenvale, 1610, within a period of 28 days from 27 October 2021.

Address of the authorised agent: Mario Di Cicco, P.O. Box 28741, Kensington, 2101  
Email: mariodc.projects@gmail.com, Mobile: 083 654 0180

**GENERAL NOTICE 1263 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-LAW, 2019**

I, MARIO DI CICCIO being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of conditions contained in the Title Deed of Portion 1 of Erf 62 Essexwold which property is situated at 20A Rotherfield Avenue, Essexwold in order to permit the subdivision of the site and also for the owners to exercise their rights in terms of the Town Planning Scheme and Building By-Laws.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: Edenvale Customer Care Centre, Department City Planning, 37 Van Riebeeck Avenue, corner of Hendrik Potgieter Street, Edenvale, for a period of 28 days from 27 October 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: Edenvale Customer Care Centre, Department City Planning, P.O. Box 25, Edenvale, 1610, within a period of 28 days from 27 October 2021.

Address of the authorised agent: Mario Di Cicco, P.O. Box 28741, Kensington, 2101  
Email: mariodc.projects@gmail.com, Mobile: 083 654 0180

**GENERAL NOTICE 1264 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 an amendment to the land use scheme.

Site Description – Remaining Extent of Erf 282 Parktown North, 49A Seventh Avenue, 2193

Application Type – Rezoning

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the Remaining Extent of Erf 282 Parktown North from Special to Special, subject to conditions in order to permit a Veterinary Clinic and a dwelling unit on the site.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or with the authorised agent.

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 send to [Objectionsplanning@joburg.org.za](mailto:Objectionsplanning@joburg.org.za), by not later than 25 November 2021.

Authorised Agent

Full name: Mario di Cicco  
Postal address: P.O. Box 28741, Kensington, Code: 2101  
Mobile: 083 654 0180  
E-mail address: [mariodc.projects@gmail.com](mailto:mariodc.projects@gmail.com)  
Date: 27 October 2021

**GENERAL NOTICE 1265 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 an amendment to the land use scheme.

Site Description – Erf 322 Illovo Extension 1, 6 Fort Street, 2196

Application Type – Rezoning

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the Erf 322 Illovo Extension 1 from Residential 1 to Residential 3, subject to conditions in order to permit 18 dwelling units, medical consulting rooms and a pharmacy on the site at a height of 3 storeys.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or with the authorised agent.

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 send to [Objectionsplanning@joburg.org.za](mailto:Objectionsplanning@joburg.org.za), by not later than 25 November 2021.

Authorised Agent

Full name: Mario di Cicco  
Postal address: P.O. Box 28741, Kensington, Code: 2101  
Mobile: 083 654 0180  
E-mail address: [mariodc.projects@gmail.com](mailto:mariodc.projects@gmail.com)  
Date: 27 October 2021



**GENERAL NOTICE 1266 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

**SITE DESCRIPTION**

Portion 7, the Remainder of Portion 15, Portion 16 and Portion 18 of Erf 148 Atholl

**STREET ADDRESS:**

103 Central Avenue, 50 Maple Drive, 53 Maple Drive and 54A Maple Drive, respectively.

**APPLICATION TYPE:**

Amendment of the City of Johannesburg Land Use Scheme, 2018

**APPLICATION PURPOSE:**

To simultaneously remove conditions (i) and (ii) from Deed of Transfer No. 18525/1978, conditions A.(ii) and A.(iii) from Deed of Transfer No. T66178/2008, conditions A.1., A.2., and C. from Deed of Transfer No. T50043/2014 and conditions 1., 2., 3.1. and 3.2.(a) and (b) from Deed of Transfer No. T82082/2016 and to rezone Portion 7, the Remainder of Portion 15, Portion 16 and Portion 18 of Erf 148 Atholl from "Residential 1" to "Residential 3", permitting a density of 40 dwelling units per hectare, subject to conditions.

The above application will be available for inspection from 08:00 to 15:30 at the office of Tinie Bezuidenhout and Associates, located at 4 Sanda Close, Morningside from 27 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 24 November 2021.

**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 : 27 October 2021

**GENERAL NOTICE 1267 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 an amendment to the land use scheme.

**SITE DESCRIPTION**

The Remaining Extent of Erf 20 Lyme Park

**STREET ADDRESS:**

2 Brian Street, Lyme Park

**APPLICATION TYPE:**

Amendment of the City of Johannesburg Land Use Scheme, 2018

**APPLICATION PURPOSE:**

To rezone the Remaining Extent of Erf 20 Lyme Park from "Special" permitting offices, places of refreshment, showrooms and dwelling units, subject to conditions, to "Special" permitting offices, a restaurant and showrooms, subject to certain amended conditions.

The above application will be available for inspection from 08:00 to 15:30 at the office of Tinie Bezuidenhout and Associates, located at 4 Sanda Close, Morningside from 27 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 24 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 : 27 October 2021

**GENERAL NOTICE 1268 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)**

I/We Tirisano Development, being the applicant(s) of Portion 107 of Erf 3416 Elandspoor Township, hereby give notice, in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) that I/we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for operating a Place of Child Care on Portion 107 of Erf 3416 Elandspoor Township subject to Municipal Conditions.

The property is situated at No 17 Mauser Street Street, Elandspoor.

The current zoning of the property is Residential 1.

The intension of the applicant in this matter is to operate a Place of Child Care.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comments(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 Isivuno House, 4<sup>th</sup> Floor, Room 4020, 143 Lilian Ngoyi Street, Pretoria from 27 October 2021 until 24 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.

Address of the Municipal Offices: Isivuno House, LG004, 143 Lilian Ngoyi Street, Pretoria.

Closing date for any objections and/or comments: 24 November 2021.

Address of Applicant: No 17 Mauser Street, Elandspoor or P O Box 11039 Suiderberg 0055.

Telephone No: 061 993 7762

Dates on which notice will be published: 27 October 2021

Reference: CPD/0203/3416/107. Item Number: 34575

27-3

**GENERAL NOTICE 1269 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 **Erven 3363 to 3366 Johannesburg**, 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 **53 De Beer Street, Braamfontein**, from "**Business 1**" subject to certain conditions, to "**Residential 4**" including shops, offices, and business purposes, subject to certain amended conditions.

The nature and general purpose of the application is to develop the site with a mixed use development including shops, offices, business purposes and student accommodation.

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 **27 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 or comments and/or objections

**24 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 1270 OF 2021****NOTICE OF APPLICATION FOR PERMANENT ROAD CLOSURE IN TERMS OF SECTION 45  
OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

## CITY OF JOHANNESBURG AMENDMENT SCHEME

I, **Hendrik Raven**, being the authorized agent of the owner of **Erf 108 Birnam**, hereby give notice in terms of section 45 of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the permanent road closure of a portion of Fort street and a portion of a public park, situated on Erf 65 Winston Ridge.

The nature and general purpose of the application is to permanently close a portion of the road, and an extension of Fort Street in order to control access for the owner of Erf 108 Birnam, who is the only entity obtaining access from this portion.

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 **27 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 or comments and/or objections

**24 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 1271 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**

AMENDMENT SCHEME NO.: B0754

We, GVS & Associates Town Planners, being the authorized agent of the owners of **Erf 711 Rynfield Township**, hereby give notice in terms of Section 10 of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management (Spluma) By-law 2019, that we have applied to the Ekurhuleni Metropolitan Municipality (Benoni Customer Care), in terms of section 48 of Ekurhuleni SPLUMA By-law 2019 for the amendment of Ekurhuleni Town Planning Scheme 2014 (**Amendment Scheme No. B0754**), by rezoning of the property from "Residential 1" to "Business 2".

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Benoni Customer Care), 6<sup>th</sup> floor, Civic Centre, at corner of Elston Avenue and Tom Jones Street, Benoni, for a period of 28 days from 27 October 2021.

Objections or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or Private Bag X 014, Benoni, 1500, or at [mdumisen.mkhize@ekurhuleni.gov.za](mailto:mdumisen.mkhize@ekurhuleni.gov.za) within a period of 28 days from 27 October 2021..

Notice placed on 27 October 2021 and 3 November 2021

Applicant: GVS & Associates Town Planners, Po Box 78246, Sandton, 2146 Tel: (011) 472 2230 e-mail: [gvsassoc@mweb.co.za](mailto:gvsassoc@mweb.co.za), (Ref: - M2260).

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**GENERAL NOTICE 1272 OF 2021****ADVERTISEMENT FOR AMENDMENT OF LAND USE SCHEME (REZONING)**

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

**APPLICATION TYPE:**

Rezoning

**APPLICATION PURPOSES:**

Rezoning from "Residential 4, including shops, offices, restaurants, dry cleaners and laundrettes" as primary right to "Residential 4, 4 storeys height, 40% coverage, 1.25 floor area ratio permitting a minimum of 80 dwelling units per hectare".

**SITE DESCRIPTION:**

Erf / Erven (stand) No(s):	Erf 128
Township (Suburb) Name:	Southdale
Street Address:	Corner of Mount Ida Road and Southdale Drive
	Code: 2091

Particulars of the above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 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 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 24 November 2021 (state date – 28 days from the date on which the application notice was published).

**OWNER / AUTHORISED AGENT**

Full name:	George van Schoor of GVS & Associated Town Planners
Postal Address:	Po Box 78246, Sandton Code: 2146
Tel No (w):	(011) 472-2320
Fax No:	(011) 472-2305
Cell:	082 554 1860
E-mail Address:	<a href="mailto:gvsassoc@mweb.co.za">gvsassoc@mweb.co.za</a>
<b>DATE:</b>	<b>27 October 2021.</b>

**GENERAL NOTICE 1273 OF 2021****ADVERTISEMENT FOR TOWNSHIP ESTABLISHMENT****APPLICABLE SCHEME:****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

**APPLICATION PURPOSES:**

To establish a township comprising of two erven with a "special for filling station and related uses including a convenience shop, car wash and automatic teller machines" - zoning.

**SITE DESCRIPTION:**

Erf/Erven (stand) No(s): Part of the Remaining Extent of Portion 1 of the Farm Waterval No. 5 – I.R  
Township (Suburb) Name: Jukskei View Extension 154  
Street Address: To the east of Woodmead Drive, approximately  
500 meters north of its intersection with Maxwell Drive  
Code: 2188

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018 (applicable scheme), 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 about 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) not later than 24 November 2021 (*state date - 28 days from the date on which the application notice was first displayed*).

**OWNER / AUTHORISED AGENT**

Full Name: George van Schoor of GVS & Associates Town Planners  
Postal Address: Po Box 78246, Sandton, 2146  
Tel No (w): (011) 472-2320 Fax: (011) 472-2305  
Cell: 0825541860  
E-mail address: [gvsassoc@mweb.co.za](mailto:gvsassoc@mweb.co.za)

Date: 27 October 2021



**GENERAL NOTICE 1274 OF 2021****EKURHULENI AMENDMENT SCHEME S0111  
NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND AMENDMENT  
OF EKURHULENI TOWN PLANNING SCHEME, 2014 IN TERMS OF SECTION 68 OF THE CITY OF  
EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT  
SCHEME BY-LAW, 2019**

I, Gerrit, Rudolph, Johannes Oelofse being the authorized agent of the owners of Erf 279, Petersfield 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 removal of certain conditions contained in the Title Deed T000015902/2021 of Erf 279 Petersfield which property is situated at 27 Strakosch Circle, Petersfield and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property from "Residential 3" to "Residential 3" with a special right to utilize the property for a Hair and Beauty Salon to a maximum of 120sq m.

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, Room 405, Block F, Civic Centre, Springs, for a period of 28 days from 27 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, Springs Customer Care Centre of Ekurhuleni Metropolitan Municipality, Room 405, Block F, Civic Centre, Springs or P O Box 45, Springs, 1560, within a period of 28 days from 27 October 2021.

Address of agent: 5 Karee Road, Dal Fouche, Springs, 1559.  
TEL: (011) 813 3742 cell: 082 927 9918.

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**GENERAL NOTICE 1275 OF 2021**

**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, intend to apply to the City of Johannesburg for the amendment of the City of Johannesburg Land Use Scheme, 2018.

**SITE DESCRIPTION:** Erf 292, Wynberg Township, Sandton.

**APPLICATION TYPE:** Amendment of Land Use Scheme in terms of Section 21 of the City of Johannesburg Municipal Planning By-law, 2016.

**APPLICATION PURPOSES:** Rezoning of the subject property for "Residential 4" and ancillary purposes so as to allow the development of 251 dwelling units in three buildings combined measuring 8794m<sup>2</sup> total floor area and with a maximum height of 12 storeys on the subject property.

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 27 October 2021:

- The agent/applicant will be responsible for providing the public / any interested party, on request, free of charge, a copy of the application documents. Please contact Conrad Wiehahn at [conrad@practicegroup.co.za](mailto:conrad@practicegroup.co.za) via e-mail for such a request.
- The application documents will / may be placed on the City's e-platform for access by the public / interested parties to inspect via the City's website [www.joburg.org.za](http://www.joburg.org.za).

Any objection or representation with regard to the application must be submitted to BOTH the authorised agent and the registration section of the Department of Development Planning at Thuso House, 61 Jorissen Street, Braamfontein, 2001, or posted to P O Box 30733, Braamfontein, 2017 or facsimile send to 011-339-4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and [conrad@practicegroup.co.za](mailto:conrad@practicegroup.co.za) by no later than 24 November 2021. The City of Johannesburg reference number for the application is 20-02-3463.

Authorised Agent:

Conrad Wiehahn

The Practice Group (Pty) Ltd

P O Box 35895

MENLO PARK, 0102

Tel: 012 362 1741

e-mail: [conrad@practicegroup.co.za](mailto:conrad@practicegroup.co.za)

Date of publication: 20 October 2021

**GENERAL NOTICE 1276 OF 2021****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016 FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners of Erf 1806, Valhalla, located at No. 56 Ninow Road, Valhalla, hereby give notice in terms of Section 16(1)(f) and as required in terms of Schedule 4 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 Deed Conditions (e) on Page 3, (i) on Page 4, (n)(i), (n)(ii), (n)(iii), (o)(i), (o)(ii), (o)(iii) and (p) on Page 5 of Title Deed Number T13226/2021, in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management by-law, 2016. The intension of the Registered Owner in this matter is to inter alia obtain approval for building lines relaxation applications. 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 27 October 2021 to 25 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 Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Closing date for any objections and/or comments: 25 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. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 0745828820 E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). City of Tshwane Reference: CPD/VAL/0688/1806 (Item 34261).

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**ALGEMENE KENNISGEWING 1276 VAN 2021****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURSWYET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars van Erf 1806, Valhalla, geleë te No. 56 Ninow Weg, Valhalla, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Titelakte Voorwaardes (e) op Bladsy 3, (i) op Bladsy 4, (n)(i), (n)(ii), (n)(iii), (o)(i), (o)(ii), (o)(iii) en (p) op Bladsy 5 van Titelakte Nommer T13226/2021 ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Die voorneme van die Geregistreerde Eienaar in hierdie aangeleentheid is om onder meer goedkeuring vir boulyn verslappings aansoeke te verkry. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan kontak maak met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) indien nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die 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 27 Oktober 2021 tot en met 25 November 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, hoek van Basden- en Rabie Strate, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 25 November 2021. 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 e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 0745828820: E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Stad Tshwane Verwysing: CPD/VAL/0688/1806 (Item 34261

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

## PROVINCIAL NOTICE 928 OF 2021

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

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Erf 829, Lyttelton Manor Extension 1 hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, of the above mentioned property. The property is situated at 161 Retief Avenue. The application is for the removal of conditions (c), (d), (e), (f), (h), (j), (k), (l)(i)(ii)(iii), (m)(i)(ii)(iii) and (n) in Title Deed T73757/2020. The intention of the applicant in this matter is to remove the restrictive conditions in the Title Deed regarding the excessive building lines, prescribed land uses, the nature and number of buildings, the allowable and prescribed building materials to be used in construction etc. as well as the removal of all other irrelevant and outdated conditions in the Title Deed. 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 the 20<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 the 17<sup>th</sup> of November 2021 (not more than 28 days after the date of first publication of the notice)*). *Dates on which notice will be published: 20 October 2021 and 27 October 2021. Closing date for any objections and/or comments: 17 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. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion. **Reference:** CPD/LYT/0387/829 & **Item No:** 34447.

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

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

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## PROVINSIALE KENNISGEWING 928 VAN 2021

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE AANSOEK OM DIE OPHEFFING VAN 'N BEPERKENDE TITEL VOORWAARDE IN  
TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS VERORDENING, 2016

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtige agent van die eienaar van Erf 829, Lyttelton Manor Uitbreiding 1, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs Verordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkende Titel voorwaardes vervat in die Titelakte van die eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendom is gelee te Retief Laan 161. Die aansoek is vir die Opheffing van voorwaardes (c), (d), (e), (f), (h), (j), (k), (l)(i)(ii)(iii), (m)(i)(ii)(iii) and (n) in die Titelakte T73757/2020. Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaarde in die titelakte rakende die straatboulyn, voorgekrewe grondgebruike, die aard en aantal van die geboue asook die toegelate en voorgeskrewe boumateriale in die konstruksie van die geboue en die verwydering van alle ander oorbodige en irrelevante voorwaardes in die Titelakte. Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na CityP\_Registration@tshwane.gov.za vanaf 20 Oktober 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 17 November 2021 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Datum waarop kennisgewing sal verskyn: 20 Oktober 2021 en 27 Oktober 2021. Sluitings datum vir besware en/of kommentare: 17 November 2021. Volledige besonderhede en planne (Indien beskikbaar) le ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 20 Oktober 2021 (die datum van die eerste publikasie van hierdie kennisgewing). Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion. **Verwysing: CPD/LYT/0387/829 en Item No: 34447.**

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

20-27

## PROVINCIAL NOTICE 929 OF 2021

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

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Erf 778, Lyttelton Manor Extension 1 hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, of the above mentioned property. The property is situated at 242 Retief Avenue. The application is for the removal of conditions (d), (e), (f), (g), (i), (k), (l), (m)(i)(ii)(iii), (n)(i)(ii)(iii) and (o) in Title Deed T2909/2001. The intention of the applicant in this matter is to remove the restrictive conditions in the Title Deed regarding the excessive building lines, the prescribed land uses, the nature and number of buildings, the allowable and prescribed building materials to be used in construction etc. as well as the removal of all other irrelevant and outdated conditions in the Title Deed. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from the 20<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 the 17<sup>th</sup> of November 2021 (not more than 28 days after the date of first publication of the notice). Dates on which notice will be published: 20 October 2021 and 27 October 2021. Closing date for any objections and/or comments: 17 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. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion. **Reference: CPD/LYT/0387/778 & Item No: 34446.**

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. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. **Address of Applicant: Physical:** 62B Ibez Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Postal:** Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Telephone No: 082 8044844. E-Mail: [fanus@acropolisplanning.co.za](mailto:fanus@acropolisplanning.co.za)

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## PROVINSIALE KENNISGEWING 929 VAN 2021

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE AANSOEK OM DIE OPHEFFING VAN 'N BEPERKENDE TITEL VOORWAARDE IN  
TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtigde agent van die eienaar van Erf 778, Lyttelton Manor Uitbreiding 1, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs Verordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkende Titel voorwaardes vervat in die Titellakte van die eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendom is geleë te Retief Laan 242. Die aansoek is vir die opheffing van voorwaardes (d), (e), (f), (g), (i), (k), (l), (m)(i)(ii)(iii), (n)(i)(ii)(iii) en (o) in die Titellakte T2909/2001. Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaarde in die titellakte rakende die straatboulyn, voorgekrewe grondgebruike, die aard en aantal van die geboue asook die toegelate en voorgeskrewe boumateriale in die konstruksie van die geboue en die verwydering van alle ander oorbodige en irrelevante voorwaardes in die Titellakte. Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 20 Oktober 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 17 November 2021 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Datum waarop kennisgewing sal verskyn: 20 Oktober 2021 en 27 Oktober 2021. Sluitings datum vir besware en/of kommentare: 17 November 2021. Volledige besonderhede en planne (Indien beskikbaar) le ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 20 Oktober 2021 (die datum van die eerste publikasie van hierdie kennisgewing). Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion. **Verwysing:** CPD/LYT/0387/778 en **Item No:** 34446.

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

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**PROVINCIAL NOTICE 937 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 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 20 October 2021 until 18 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 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](mailto: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](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 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 18 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: 20 October 2021 and 27 October 2021. Ref: CPD 9/2/4/2-6200T, Item no: 34340

20-27

**PROVINSIALE KENNISGEWING 937 VAN 2021****METROPOLITAANSE MUNISIPALITEIT STAD VAN TSHWANE****KENNISGEWING VAN 'N HERSONERINGSAAANSOEK 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. Die intensie 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 vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat diebeswaar(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 vanaf 20 Oktober 2021 totad 18 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 en Koerante. Die adres van die Munisipale kantore: Centurion Munisipale kantore, Kamer E10, Hoek van Basden- and Rabiëstrate, Centurion. Souenige 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. 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: 18 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: 20 Oktober 2021 and 27 Oktober 2021. Ref: CPD 9/2/4/2-6200T, Item no: 34340

20–27

**PROVINCIAL NOTICE 938 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, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Portion 113 of the farm Vlaktefontein No. 523-JR** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), for the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The rezoning is from "Undetermined" to "Educational" for educational purposes, to accommodate approximately 200 learners, with a coverage of 10%, F.A.R. of 0.1 and a height of 1 storey. The property is situated in Vlaktefontein in Ward 102.

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 20 October 2021 (the first date of the publication of the notice), until 17 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 LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria, 0002.

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

Dates on which notice will be published: 20 and 27 October 2021

Closing date for any objections and/or comments: 17 November 2021

**Reference:** CPD 9/2/4/2-6219T (Item No. 34437) **Our ref:** F4012

20-27

**PROVINSIALE KENNISGEWING 938 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD  
TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 113 van die plaas Vlakfontein No. 523-JR**, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-Dorpbeplanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die hersonering is van "Onbepaald" na "Opvoedkundig" vir opvoedkundige doeleindes, om ongeveer 200 leerders te akkommodeer, met 'n dekking van 10%, V.R.V. 0,1 'n hoogte van 1 verdieping. Die eiendom is geleë op Vlakfontein in Wyk 102.

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](mailto:CityP_Registration@tshwane.gov.za) vanaf 20 Oktober 2021 (die datum van eerste publikasie van die kennisgewing) tot 17 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).*

*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 LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria, 0002.

**Naam en adres van aansoeker:** SFP Stadsbeplanning (Edms) Bpk  
371 Melk Straat, Nieuw Muckleneuk of Posbus 908, Groenkloof, 0027  
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: [admin@sfplan.co.za](mailto:admin@sfplan.co.za)  
Datum waarop kennisgewing gepubliseer word: 20 en 27 Oktober 2021  
Sluitingsdatum vir enige besware en/of kommentaar: 17 November 2021

**Verwysing:** CPD 9/2/4/2-6219T (Item No. 34437) **Ons verwysing:** F4012

**PROVINCIAL NOTICE 939 OF 2021**  
**NOTICE OF 2021**  
**NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME**  
**APPLICATION IN TERMS OF CHAPTER 6, SECTION 48 OF THE CITY OF EKURHULENI**  
**SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**  
**EKURHULENI AMENDMENT SCHEMES**  
**G0440, G0441 & G0442**

We, The Royal Batlokwa Town and Regional Planners, being the authorised agent of the property owners of the properties mentioned below hereby give notice in terms of Section 48 of the City of Ekurhuleni Spatial Planning And Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni, Germiston Customer Care Centre for the amendment of the town planning scheme known as Ekurhuleni Town Planning Scheme, 2014 by rezoning the following properties from “Residential 1” to “Residential 3” subject to certain development conditions:

1. Ekurhuleni Amendment Scheme G0440  
Erf 572 Klopperpark Township, located at number 9 Somer Street
2. Ekurhuleni Amendment Scheme G0441  
Erf 43 Klopperpark Township, located at number 48 Sonning Street
3. Ekurhuleni Amendment Scheme G0442  
Erf 31 Klopperpark Township, located at number 75 Welkom Street

Particulars of the application(s) will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, 1<sup>st</sup> Level, United Building, c/o Meyer Street and Library Street, Germiston for the period of 28 days from 20 October 2021.

Objections to or representations in respect of the applications must be lodged with or made in writing to the Area Manager at the above address or at PO Box 145, Germiston 1400 within a period of 28 days from 20 October 2021.

Address of agent: The Royal Batlokwa Town and Regional Planners  
Email: [mpitengtso@gmail.com](mailto:mpitengtso@gmail.com)  
81 Quintus Van Der Walt Drive, Norkem Park, 1619

20–27

**PROVINCIAL NOTICE 947 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 Mimiti, being the applicant of property Portion 1 of Erf 3/100 Pretoria Township, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: 1226 Market Street. The rezoning is from Residential 1 to Residential 4. The intention of the applicant in this matter is to develop block of tenements. 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 27th of October and 3rd of November until 26th of November and the 3rd of December. 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, The Star and Beeld Newspaper. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street. Closing date for any objections and/or comments: 26th of November. Address of applicant: (138 Hesketh Drive, Moreleta Park, 0181). Telephone No: 0828587713. Dates on which notice will be published 27th of October and 3rd of November Reference: CPD 9/2/4/2 – 6151T. Item No. 34094.

27-03

**PROVINSIALE KENNISGEWING 947 VAN 2021****STAD TSHWANE METROPOLITAANSE GEMEENTE KENNISGEWING VAN 'N HERSONERINGSTOEPASSING INGEVOLGE ARTIKEL 16 (1) VAN DIE VERORDENING VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR, 2016**

Ons Mimiti, synde die aansoeker van eiendom Gedeelte 1 Erf 3/100 van die dorp Pretoria, gee hiermee ingevolge artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, kennis dat ons aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge artikel 16 (1) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë in: 1226 Market Street. Die hersonering gaan van Residensieel 1 na Residensieel 4. Die aansoeker se bedoeling in hierdie aangeleentheid is om: block huise te ontwikkel. Enige beswaar (s) en / of kommentaar (s), insluitend die gronde vir sodanige beswaar (s) en / of kommentaar (s) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar (s) indien nie ) en / of kommentaar (s) ingedien of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@tshwane.gov.za vanaf 27 Oktober en 3 November tot 26 November en 3 Desember. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kennisgewing in die Provinsiale Koerant, The Star en Beeld Koerant. Adres van munisipale kantore: LG004, Isivuno House, Lilian Ngoyistraat 143 Sluitingsdatum vir besware en / of kommentaar: 26 November. Adres van applikant: (138 Hesketh Drive, Moreleta Park, 0181). Telefoonnommer: 0828587713 Datums waarop kennisgewing gepubliseer moet word: 27 Oktober en 3 November. Verwysing: CPD 9/2/4/2 – 6151T Artikelnr. 34094.

27-03

**PROVINCIAL NOTICE 948 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, Multiprof Property Intelligence (Pty) Ltd, being the authorised agent of the owner of Portion 108 (a Portion of Portion 65) of the farm Kleinfontein 368-JR, 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 Consent Use for the establishment of a Lodge on the property. The subject property is situated along the N4 in Kleinfontein 368-JR. The R104 (Bronkhorspruit Road) passes on the northern side of the property. The current zoning of the property is "Undetermined".

The intention of this application is to establish a Lodge on the subject property which will allow for overnight accommodation, the hosting of weddings and events, and will include facilities for entertainment (such as picnic facilities) and new venue area. The proposal is for a Lodge with 3 self-catering guest units staff accommodation, recreation facilities and ancillary and subservient uses for the exclusive use by guests.

Any objection and/or comments, including the grounds for such objection(s) and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comments, shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 27 October 2021 until 24 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. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA

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

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

**Address of Municipal offices:** REGISTRY OFFICE, ROOM LG004, ISIVUNO HOUSE, 143 LILIAN NGOYI STREET, PRETORIA.

**Closing date for any objections and/or comments:** 24 November 2021.

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

**Reference:** CPD/0877/00108

**Item No:** 34347

**PROVINSIALE KENNISGEWING 948 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN N TOESTEMMINGSGEBUIK AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPS-BEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, Multiprof Property Intelligence (Pty) Ltd, synde die gemagtigde agent van die eienaar van die Restant van Gedeelte 108 ('n Gedeelte van Gedeelte 65) van die plaas Kleinfontein 368-JR, gee hiermee kennis ingevolge Klousule 16 van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014) kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir toestemming om die eiendom te gebruik vir 'n lodge. Die eiendom is geleë langs die N4 in Kleinfontein 368-JR. The R104 (Bronkhorspruitpad) loop aan die noordekant van die eiendom verby. Die huidige sonering is "Onbepaald".

Die voorneme van die aansoeker is om die Raad se toestemming te verkry om die eiendom te gebruik as 'n Lodge wat sal voorsiening maak vir oornagfasiliteite, trou- en ander onthale, en sal vermaakmaakliheidsfasiliteite (soos 'n piekniekplek) en nuwe lokaal. Die voorstelling is vir 'n lodge met 3 selfversorgingsgaste-eenhede, personeelverblyf, ontspanningsgeriewe en aanvullende gebruike vir uitsluitlike gebruik deur gaste.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 27 Oktober 2021 tot 24 November 2021.

Volledige besonderhede van die aansoek en planne (indien enige) mag gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette. As enige party wat belang stel of benadeel word deur die aansoek, 'n afskrif van die land ontwikkelings aansoek vereis, kan hulle skriftelik naevraag doen by die munisipaliteit deur die volgende te kontak: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

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

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

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

**Adres van die Munisipale kantore:** REGISTRASIE KANTOOR, KAMER LG004, ISIVUNO HUIS, 143 LILIAN NGOYI STRAAT, PRETORIA.

**Sluitingsdatum vir enige beswaar(e):** 24 November 2021.

**Naam en adres van gemagtigde agent:** Unit 25 Garsfontein Office Park, 645 Jacqueline Drive, Garsfontein / P.O. Box 1285, Garsfontein, 0042. Tel: (012) 361 5095 / Cell: 082 556 0944 / E-mail: [info@mpdp.co.za](mailto:info@mpdp.co.za)

**Reference:** CPD/0877/00108

**Item No:** 34347



**PROVINCIAL NOTICE 949 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Multiprof Property Intelligence (Pty) Ltd, being the applicant of property for Erf 619, Sinoville hereby give notice in terms of Section 16(1)(F) of the City of Tshwane Land use management by-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the title deed in terms of Section 16(2) of the City of Tshwane Land use management by-law, 2016 the property is situated at no. 218 Steenbras Avenue, Sinoville.

The application is for the removal of the following conditions A(a), A(b), A(c), A(d), A(e), A(f), A(g), C(a), C(b), C(c), C(d), C(e), D(a), D(b), D(c) in title deed T 4260 / 2021

The intension of the applicant in this matter is to apply to the municipality to obtain approval of building plans by removing the conditions which are restrictive and conditions which are considered outdated and / or no longer relevant on the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 on 27 October 2021, until 24 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 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:** Registry Office, Room IG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

**Closing date for any objections and/or comments:** 24 November 2021

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

**Dates on which notice will be published:** 27 October 2021 & 3 November 2021

**Reference:** CPD/0640/00619

**item no:** 34388

27-03

**PROVINSIALE KENNISGEWING 949 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS BY-WET, 2016**

Ons, Multiprof Property Intelligence (PTY) LTD, synde die aansoeker namens die eienaar van die Restant van Erf 619, Sinoville, gee hiermee kennis ingevolge Artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, dat ons by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die titelakte ingevolge Artikel 16 (2) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016 van die bogenoemde eiendom. Die eiendom is geleë op Steenbrasweg 218, Sinoville.

Die doel vir die opheffing van beperkende titelaktevoorwaardes is vir die verwyderingsvoorwaardes van toepassing op die titelakte van Erf 619, Sinoville naamlik voorwaardes: A(a), A(b), A(c), A(d), A(e), A(f), A(g), C(a), C(b), C(c), C(d), C(e), D(a), D(b), D(c) in Title deed T 4260 / 2021.

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

Enige beswaar(e) en/of kommentaar(e), met gronde vir die beswaar(e) en/of kommentaar(e) asook volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of te e-pos na [Cityp\\_registration@tshwane.gov.za](mailto:Cityp_registration@tshwane.gov.za) vanaf 27 Oktober 2021 tot en met 24 November 2021.

Volledige besonderhede van die aansoek en planne (indien enige) mag gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. As enige party wat belang stel of benadeel word deur die aansoek, 'n afskrif van die land ontwikkelings aansoek vereis, kan hulle skriftelik navraag doen by die munisipaliteit deur die volgende te kontak: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

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

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

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

**PROVINCIAL NOTICE 950 OF 2021**

**APPLICATION IS HEREBY MADE IN TERMS OF THE PROVISIONS OF SECTION 62(6) & 36 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAWS, 2018 READ WITH REGULATION 14 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE TITLE CONDITIONS NO. 3(a) AND 3(C)(i) ON THE DEED OF TRANSFER T14/54241 AND A SPECIAL CONSENT FOR A YOUTH REHABILITATION CENTRE ON ERF 474 IRONSYDE, VEREENIGING**

I, M.P. Thwala of Funani Environmental Management Solutions, being the authorized agent of the owner of Erf 474 Ironsyde Township, Vereeniging, hereby gives notice in terms of Section 62(6) and 36 of the Emfuleni Spatial Planning and Land Use Management By-Laws, 2018 read with the Spatial Planning and Land Use Management Act, (Act 16 of 2013) that the owner intends to apply to the Emfuleni Local Municipality for a Special Consent and removal of restrictive conditions number 3(a) and 3(c)(i) on the deed of transfer number T14/54241 in order to use the property mentioned above as a **Youth Rehabilitation Centre** for the drugs addicted youth.

All the relevant documents relating to this application will be open for inspection during normal office hours at the office of the manager: land use management, first floor, Old Trust Bank Building, Corner of President Kruger Street and Eric Louw Street, Vanderbijlpark, within 28 days from 27 October 2021.

Any person who wishes to object to the application or submit representations, must lodge their objection in writing to the municipal manager at the named address or to PO Box 3, Vanderbijlpark, 1990, or fax to 0169505533 within 28 days from 27 October 2021.

Address of the agent: (Attention: Manqoba Protas Thwala), Funani Environmental Management Solutions: P.O. Box 2719, Nigel 1419, Cell: 0836455999, Email address: [info@funaniems.co.za](mailto:info@funaniems.co.za)

**PROVINSIALE KENNISGEWING 950 VAN 2021****AANSOEK WORD HIERGEVOLGE INGEVOLGE INGEVOLGE VAN DIE BEPALINGS VAN ARTIKEL 62 (6) & 36 VAN DIE EMFULENI MUNICIPALITY RUIMTEBEPLANNING EN LANDGEBRUIKBESTUUR BY WETTE, 2018 GELEES MET REGULATIE 14 VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIK, 2013 (WET 16 VAN WET 2013) VIR DIE GELYKTIGE VERWYDERING VAN BEPERKENDE TITELVOORWAARDES 3 (a) EN 3 (C) (i) OP DIE AKTIE VAN OORDRAG T1454241 EN 'N SPESIALE TOESTEMMING VIR 'N JEUGREHABILITASIESENTRUM OP ERF 474 IRONSYPDE, VEREENIGING**

Ek, M.P. Thwala van Funani Environmental Management Solutions, synde die gemagtigde agent van die eienaar van Erf 474 Ironsyde Township, Vereeniging, gee hiermee kennisgewing ingevolge Artikel 62 (6) en 36 van die Emfuleni Verordening op Ruimtelike Beplanning en Grondgebruik, 2018 geles met die Wet op Ruimtelike Beplanning en Grondgebruik, (Wet 16 van 2013) wat die eienaar van voorneme is om by die Emfuleni Plaaslike Munisipaliteit aansoek te doen vir 'n spesiale toestemming en die verwydering van beperkende voorwaardes om die bogenoemde eiendom as 'n **Jeugrehabilitasiesentrum** te gebruik vir die dwelmverslaafde jeug.

Alle relevante dokumente rakende hierdie aansoek sal gedurende gewone kantoorure by die kantoor van die bestuurder ter insae lê: bestuur van grondgebruik, eerste verdieping, Old Trust Bank -gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, binne 28 dae vanaf 27 Oktober 2021.

Enige persoon wat beswaar wil maak teen die aansoek of verhoë wil indien, moet binne 28 dae vanaf 27 Oktober 2021 sy besware skriftelik by die munisipale bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1990 of faks aan 0169505533 indien.

Adres van die agent: (Aandag: Manqoba Protas Thwala), Funani Environmental Management Solutions: P.O. Box 2719, Nigel 1419, Cell: 0836455999, E -posadres: [info@funaniems.co.za](mailto:info@funaniems.co.za)

**PROVINCIAL NOTICE 951 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**NOTICE OF A CONSENT USE APPLICATION CLAUSE 16 OF THE TSHWANE TOWN-PLANNING**  
**SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND**  
**USE MANGEMENT BY-LAW, 2016**

I, Phumzile Nyatlo being the authorised agent of the owners of property Erf 1630 Chantelle Extension 16, hereby give notice in terms of section 16 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 Consent in terms of Clause 16 of the of the City of Tshwane Town Planning Scheme, 2008 (Revised 2014) read together with Section 16(3) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: 20 Greinhoutlaan Chantelle Extension 16.

The intension of the applicant in this matter is to: Establish a Guest House with 6 rooms.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: City Planning, Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st Floor, Room F8, Karenpark, Akasia Municipal Offices or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 27 October 2021 until 24 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). The land development application shall be accessible for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

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, 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, Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st Floor, Room F8, Karenpark, Akasia Municipal Offices  
Closing date for objections and/or comments: 24 November 2021.

Address of applicant: 11 Angelier Street, Brackenhurst Extension 2, Alberton, 1448.  
Telephone No: 073 087 9628/ 076 677 3756

Dates on which notice will be published: 27 October 2021

**Reference:** CPD/0972/01630 **Item No:** 34157

**PROVINSIALE KENNISGEWING 951 VAN 2021****STAD VAN TSHWANE METROPOLITAN GEMEENTE****KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEKBESLUIT 16 VAN DIE STADSBEPLANNINGSKEMA VAN TSHWANE, 2008 (HERSIENING 2014) GELEES MET AFDELING 16 (3) VAN DIE STAD VAN TSHWANE LANDGEBRUIKSBEHEER, 2016**

Ek, Phumzile Nyatlo, wat die gemagtigde agent is van die eienaars van eiendom Erf 1630 Chantelle Uitbreiding 16, gee hiermee ingevolge artikel 16 van die City of Tshwane Land Use Management By-law, 2016 kennis dat ek by die Stad Tshwane aansoek gedoen het Metropolitaanse munisipaliteit vir die wysiging van die Tshwane-stadsbeplanningskema, 2008 (hersien 2014), deur toestemming ingevolge klousule 16 van die City of Tshwane Town Planning Scheme, 2008 (hersien 2014) saamgelees met artikel 16 (3 ) van die City of Tshwane Verordening op die gebruik van grondgebruik, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë op: 20 Greinhoutlaan Chantelle Uitbreiding 16.

Die bedoeling van die aansoeker in hierdie aangeleentheid is om: 'n Gastehuis met 6 kamers te stig.

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), moet ingedien word by of skriftelik ingedien word by: Stadsbeplanning, Akasia Munisipale Kompleks Heinrichlaan 485 (Ingang Dale Street) 1ste verdieping, kamer F8, Karenpark, Akasia Munisipale kantore of na CityP\_Registration@tshwane.gov.za van 27 Oktober 2021.

As 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of bekom, kan 'n afskrif van die munisipaliteit aangevra word deur die afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. Die grondontwikkelingsaansoek is toeganklik vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die Provinsiale Koerant.

Daarbenewens kan die aansoeker by indiening van die aansoek óf elektronies 'n afskrif stuur, óf publiseer die aansoek, met bevestiging van volledigheid deur die munisipaliteit, vergesel van die elektroniese afskrif op hul webwerf, indien enige. Die aansoeker moet verseker dat die afskrif wat gepubliseer of gestuur word aan enige belanghebbende en geaffekteerde party, die afskrif is wat by die munisipaliteit by newlanduseapplications@tshwane.gov.za ingedien is.

Vir die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n e-posadres of 'n ander manier aan die munisipaliteit en die aansoeker moet verskaf om die kopie elektronies te verstrek.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer, in enige vorm gepubliseer of gebruik word op 'n manier wat die intellektuele eiendomsreg van die aansoeker inbreuk maak 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 nie beskou as 'n rede om die verwerking en oorweging te verbied nie. van die aansoek

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.

Adres van Munisipale kantoor: Stadsbeplanning, Akasia Munisipale Kompleks Heinrichlaan 485 (Ingang Dale Street) 1st Floor, Room F8, Karenpark, Akasia Municipal Offices.

Sluitingsdatum vir besware: 24 November 2021.

Adres van applikant: Angelier straat 11, Brackenhurst Extension 2, Alberton, 1448. Telefoonnommer: 073 087 9628/076 677 3756

Datums waarop kennisgewing gepubliseer moet word: 27 Oktober 2021

**Verwysing:** CPD/0972/01630 **Item No:** 34157

**PROVINCIAL NOTICE 952 OF 2021**

**APPLICATION IS HEREBY MADE IN TERMS OF THE PROVISIONS OF SECTION 62(4) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAWS, 2018 READ WITH REGULATION 14 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITION (K) ON THE DEED OF TRANSFER T25773/2013 ERF 1291 VEREENIGING EXTENSION 2**

I, M.P. Thwala of Funani Environmental Management Solutions, being the authorized agent of the owner of Erf 1291 Vereeniging Extension 2, hereby gives notice in terms of Section 62 (4) of the Emfuleni Spatial Planning and Land Use Management By-Laws, 2018 read with the Spatial Planning and Land Use Management Act, (Act 16 of 2013) that the owner intends to apply to the Emfuleni Local Municipality for removal of restrictive **condition (K)** in the title deed in order to allow an outbuilding on the property.

Particulars of this application may be inspected during normal office hours at the office of the manager: Land-use Management, first floor, Old Trust Bank Building, Corner of President Kruger Street and Eric Louw Street, Vanderbijlpark, for 30 days from the date of publishing this notice.

All the relevant documents relating to this application will be open for inspection during normal office hours at the office of the manager: land use management, first floor, Old Trust Bank Building, Corner of President Kruger Street and Eric Louw Street, Vanderbijlpark, within 28 days from 27 October 2021.

Any person who wishes to object to the application or submit representations, must lodge their objection in writing to the municipal manager at the named address or to PO Box 3, Vanderbijlpark, 1990, or fax to 0169505533 within 28 days from 27 October 2021.

Address of the agent: (Attention: Manqoba Protas Thwala), Funani Environmental Management Solutions: P.O. Box 2719, Nigel 1419, Cell: 0836455999, Email address: info@funaniems.co.za

**PROVINSIALE KENNISGEWING 952 VAN 2021**

**AANSOEK WORD HIERGEVOLGE INGEVOLGE INGEVOLGE VAN DIE BEPALINGS VAN ARTIKEL 62 (4) VAN DIE EMFULENI MUNICIPALITY RUIMTEBEPLANNING EN LANDGEBRUIKBESTUUR BY WETTE, 2018 GELEES MET REGULASIE 14 VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIK, 2013 (WET 16 VAN 2013) VIR DIE VERWYDERING VAN BEPERKENDE TITELVOORWAARDE (K) OP DIE TRANSFER T25773/2013 ERF 1291 VEREENIGING EXTENSION 2**

Ek, M.P. Thwala van Funani Environmental Management Solutions, synde die gemagtigde agent van die eienaar van Erf 1291 Vereeniging Uitbreiding 2, gee hiermee kennisgewing ingevolge artikel 62 (4) van die Emfuleni Verordening op Ruimtelike Beplanning en Grondgebruik, 2018 saam met die Ruimtelike Wet op die Beplanning en Grondgebruik, (Wet 16 van 2013) wat die eienaar voornemens is om by die Emfuleni Plaaslike Munisipaliteit aansoek te doen vir die verwydering van beperkende toestand (K) in die titelakte om 'n buitegebou op die eiendom toe te laat.

Besonderhede van hierdie aansoek kan gedurende normale kantoorure by die kantoor van die bestuurder nagegaan word: Grondgebruiksbestuur, eerste verdieping, Old Trust Bank-gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, vir 30 dae vanaf die datum van publikasie van hierdie kennisgewing.

Alle relevante dokumente rakende hierdie aansoek sal gedurende gewone kantoorure by die kantoor van die bestuurder ter insae lê: bestuur van grondgebruik, eerste verdieping, Old Trust Bank -gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, binne 28 dae vanaf 27 Oktober 2021.

Enige persoon wat beswaar wil maak teen die aansoek of verhoë wil indien, moet binne 28 dae vanaf 27 Oktober 2021 sy besware skriftelik by die munisipale bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1990 of faks aan 0169505533 indien.

Adres van die agent: (Aandag: Manqoba Protas Thwala), Funani Environmental Management Solutions: P.O. Box 2719, Nigel 1419, Cell: 0836455999, E-posadres: info@funaniems.co.za

**PROVINCIAL NOTICE 953 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 598 WALDRIF.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 598 Waldrif, situated on 11 Horingblende Avenue, Waldrif, 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, for the rezoning of Erf 598 Waldrif from "Residential 1" to "Residential 3" with a density of 1 dwelling unit per 200m<sup>2</sup>, height of 2 storeys, coverage of 50%, 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 offices of the agent hereunder, for 28 days from 27 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 27 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 27 OCTOBER 2021

**PROVINSIALE KENNISGEWING 953 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 598 WALDRIF.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 598 Waldrif, geleë te Horingblendelaan 11, Waldrif, 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 hersonering van Erf 598 Waldrif vanaf "Residensieel 1" na "Residensieel 3" met 'n digtheid van 1 woonhuis per 200m<sup>2</sup>, hoogte van 2 verdiepings, dekking van 50%, 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, vir 'n tydperk van 28 dae vanaf 27 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 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: 27 OKTOBER 2021



**PROVINCIAL NOTICE 954 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 28 OF THE FARM SUTTONS REST 689 I.Q.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Portion 28 of the farm Suttons Rest 689 I.Q., North of Roshnee Township, 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 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 28 of the farm Suttons Rest 689 I.Q. from "Agricultural" to "Residential 3" with a density of 1 dwelling unit per 400m<sup>2</sup>, height of 2 storeys, coverage of 50%, 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 27 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 27 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 27 OCTOBER 2021

**PROVINSIALE KENNISGEWING 954 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 28 VAN DIE PLAAS SUTTONS REST 689 I.Q.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Gedeelte 28 van die plaas Suttons Rest 689 I.Q., geleë noord van die Roshnee Dorpsgebied, 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 28 van die plaas Suttons Rest 689 I.Q. vanaf "Landbou" na "Residensieel 3" met 'n digtheid van 1 woonhuis per 400m<sup>2</sup>, hoogte van 2 verdiepings, dekking van 50%, 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, vir 'n tydperk van 28 dae vanaf 27 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 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: 27 OKTOBER 2021

**PROVINCIAL NOTICE 955 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 492 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 492 Bedworth Park, situated on 43 Ganymede Street, 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 492 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 27 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 27 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 27 OCTOBER 2021

**PROVINSIALE KENNISGEWING 955 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 492 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 492 Bedworth Park, geleë te Ganymedestraat 43, 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 492 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 27 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 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: 27 OKTOBER 2021

**PROVINCIAL NOTICE 956 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 27 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 27 Bedworth Park, situated on 11 Boreas 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 27 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 or the office of the agent hereunder, for 28 days from 27 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 0169275533 within 28 days from 27 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za  
DATE OF FIRST PUBLICATION: 27 OCTOBER 2021

**PROVINSIALE KENNISGEWING 956 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 27 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 27 Bedworth Park, geleë te Boreaslaan 11, 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 27 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 of die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 27 Oktober 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 Oktober 2021, skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169275533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 27 Oktober 2021

**PROVINCIAL NOTICE 957 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 883 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 883 Bedworth Park, situated on 16 Furrina 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 883 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 27 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 01698835533 within 28 days from 27 October 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 27 OCTOBER 2021

**PROVINSIALE KENNISGEWING 957 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 883 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 883 Bedworth Park, geleë te Furrinalaan 16, 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 883 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 27 Oktober 2021. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 Oktober 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 01698835533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 27 OKTOBER 2021

**PROVINCIAL NOTICE 958 OF 2021**

City of Tshwane Metropolitan Municipality

Notice of a Rezoning- and a Removal of Restrictive Conditions in the Title Deed Application in Terms of Section 16(1) and Section 16(2) of The City of Tshwane Land Use Management By-Law, 2016

We, Delacon Planning, being the applicant of Portions 1, 2 and 42 of Erf 218 Pretoria Industrial (to be consolidated and known as Portion 49 of Erf 218 Pretoria Industrial) 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 properties as described above as well as for the removal of certain restrictive conditions contained in the Title Deed in Terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the said properties. The properties are situated at 199 & 195 Watt Road and 196 Bessemer Road, Pretoria Industrial and the current zoning of the properties are Industrial 1. The purpose of the rezoning is to change the development controls (i.e the allowable height from 6 storeys (18 meters) to 7 storeys (35 meters) and the building lines to 0 meters on all boundaries). The zoning of the property will stay as is i.e Industrial 1. Application has also been made for the removal of the following conditions: Clause 3(a), (b), (c), (d), (e), (f), (g), (h), (i). Clause 4 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) & (k) and Clause 5 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) & (k) in Title Deed T39256/2016. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodge with, or made in writing to the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from **27 October 2021** until **24 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 or directly from the applicant at planning@delacon.co.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested an affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Full Particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices (Registry, LG004, Isivuno House, 143 Lilian Ngoyi Street) for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, the Beeld and the Citizen. Closing date for any objections and/or comments: **24 November 2021**. Dates on which notice will be published: **27 October 2021** and **3 November 2021**. Address of applicant: 101 Karin Avenue, Doringkloof Centurion, P. O. Box 7522, Centurion, 0046, E-mail: planning@delacon.co.za, Telephone No: (012) 667-1993 / 083 231 0543. Reference: Rezoning - CPD/9/2/4/2-6220T (Item no: 34439), Removal of restrictive conditions – CPD/0304/218/1 (Item no: 34440)

27-03

**PROVINSIALE KENNISGEWING 958 VAN 2021**

Die Stad Tshwane Metropolitaanse Munisipaliteit

Kennisgewing van 'n Hersonerings- en 'n Opheffing van Beperkende Voorwaardes in die Titellakte Aansoek ingevolge Artikel 16(1) en Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016

Ons, Delacon Planning, synde die applikant van Gedeeltes 1, 2 en 42 Pretoria Industrial gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpbeplanningskema, 2008 (Gewysig 2014) asook vir die opheffing van sekere voorwaardes vervat in die Titellakte in terme van Artikel 16(1) en Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016. Die eiendom is geleë te Wattstraat 199 en 195 en Bessemerstraat 196, Pretoria Industrial en die huidige sonering van die eiendomme is Industrieël 1. Die bedoeling van die applikant met hierdie aansoek is om die ontwikkelingsmaatreëls te verander (naamlik die toelaatbare hoogte van 6 verdiepings (18 meter) na 7 verdiepings (35 meter) en die boulyne na 0 meter vir alle grense. Die sonering van die eiendom bly onveranderd, nl. Industrieël 1. Aansoek is ook ingedien vir die verwydering van die volgende voorwaardes: Klousule 3(a), (b), (c), (d), (e), (f), (g), (h), (i). Klousule 4 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) & (k) and Klousule 5 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) & (k) in Titellakte T39256/2016.

Enige beswaar en/of kommentaar teen die aansoek, met redes daarvoor, tesame met die volledige kontakbesonderhede van die persoon wat die beswaar of kommentaar indien en waarsonder die Munisipaliteit nie instaat is om met die persoon wat die beswaar of kommentaar gelewer het te kommunikeer nie, moet skriftelik vanaf **27 Oktober 2021 tot 24 November 2021** by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za ingedien of gerig word. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of bekom, kan 'n afskrif van die aansoek aangevra word by die munisipaliteit by newlanduseapplications@tshwane.gov.za of direk by die applikant by planning@delacon.co.za. Alternatiewelik kan die applikant by die indiening van die aansoek, 'n afskrif van die aansoek elektronies aanstuur of die aansoek publiseer op die applikant se webtuiste (indien enige) tesame met die bevestiging vanaf die munisipaliteit dat die aansoek volledig is. Die applikant sal toesien dat die afskrif van die aansoek wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur is, die afskrif van die aansoek is soos dit ingedien is by die munisipaliteit by newlanduseapplications@tshwane.gov.za. Om die aansoek te bekom, moet die belanghebbende en geaffekteerde party beide die munisipaliteit en die applikant voorsien met 'n e-pos adres of enige ander manier om die aansoek elektronies te kan verskaf. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe geneem het om 'n afskrif van die aansoek te besigtig en / of te bekom nie, word die versuim deur 'n belanghebbende of 'n geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, (Registrasie, LG004, Isivuno Huis, Lilian Ngoyistraat 143) vir 'n periode van 28 dae vanaf die eerste verskyning van die kennisgewings in die Provinsiale Koerant, die Beeld en Citizen. Sluitingsdatum vir enige besware: **24 November 2021**. Datums waarop kennisgewings gepubliseer sal word: **27 Oktober 2021 en 3 November 2021**. Adres van applikant: Karinlaan 101, Doringkloof, Centurion, Posbus 7522, Centurion, 0046, E-pos: planning@delacon.co.za, Telefoonnr: 012 667 1993 / 083 231 0543. Verwysing: Hersonerings - CPD/9/2/4/2-6220T (Item no: 34439 en Opheffing van Beperkende Voorwaardes - CPD/0304/218/1 (Item no: 34440).

27-03

**PROVINCIAL NOTICE 959 OF 2021**

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAY OF 2016 READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW OF 2016

I, Isidore Kalenga, being the authorized agent of the owner of Erf 378 Mulbarton Ext 1, hereby give notice in terms of Section 21 of The City of Johannesburg Municipal Planning By-law of 2016 read with the Spatial Planning and Land Use Management Act, 2013 that I have applied to the Johannesburg Metropolitan Municipality (Customer Care Centre) for the amendment of the Town Planning Scheme by the rezoning of the property described above, situated at Erf 378 Mulbarton, from "Residential 1" to "Business 1" to allow a Block of Offices. Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager: City Planning Department, City Council of Johannesburg, 8<sup>th</sup> floor, Customer Care Centre, 158 Civic Boulevard, Braamfontein, Johannesburg between 08h30 to 15h00 weekdays for a period of 28 days from 27 October 2021. Objection to or representation in respect of the application must be lodged with or made in writing to The Area Manager: City Planning Department, Johannesburg Customer Care Centre at the above address or at PO Box 1049, Johannesburg, 2000 within a period of 28 days from 27 October 2021. Address of applicant:

Isidore Kalenga  
40 The Quails, Noordwyk, Midrand, 1687  
Cell: 061 437 09 89  
E-mail: raoul2kalenga@yahoo.com

27-03

**PROVINCIAL NOTICE 960 OF 2021****NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTION AND REZONING APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Centre) for the removal of certain conditions contained in the Title Deed T 10216/1988 of Erf 89 Senderwood Ext 1 which property is situated at 1 Donne Road Senderwood and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property, from "Residential 1" to "Residential 3" at a density of 85 units per hectare to allow 35 dwelling units.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 27 October 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, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 27 October 2021. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. Cell Number: 083 255 6583. Email: [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za).

27-03

CONTINUES ON PAGE 130 OF BOOK 2

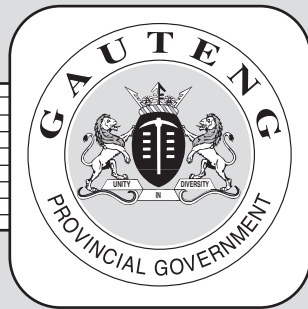
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27 OCTOBER 2021  
27 OKTOBER 2021

**No: 366**

**PART 2 OF 3**

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**PROVINCIAL NOTICE 961 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, Noel Brownlee being authorized agent of the owner of Portion 13 of Erf 133 Edendale hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 63 Thirteenth Avenue, Edendale from "Residential 1" to "Residential 3" at a density of 80 units per hectare, to allow a total of 8 residential units.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 27 October 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, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 27 October 2021.

Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za)

27-03

**PROVINCIAL NOTICE 962 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 62(6) AND SECTION 38 (1) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAWS, 2018 READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013) FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS B(A), B(B) AND B(C) IN THE DEED OF TRANSFER NO. T53135/2021 AND AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME, 1987 BY THE REZONING OF ERF 713 VANDERBIJLPARK SE7 TOWNSHIP FROM "RESIDENTIAL 1" TO "RESIDENTIAL 4" FOR A STUDENT ACCOMMODATION ESTABLISHMENT**

I, M.P. Thwala of Funani Environmental Management Solutions, being the authorised agent of the owner of Erf 713, SE7 Township hereby gives notice in terms of Section 62(6) and Section 38(1) of Emfuleni Municipality Spatial Planning and Land Use Management by-Laws, 2018, read with the spatial planning and land use management act 2013 (act 16 of 2013) that I have applied to the Emfuleni Local municipality for the amendment of the Vanderbijlpark Town Planning Scheme, 1987, through the simultaneous removal of restrictive Conditions B(a), B(b) and B(c) in the DEED OF TRANSFER number T53135/2021 and the Rezoning of the property described above, situated on number 23 Theo Wendt Street, at SE7 township, Vanderbijlpark from "Residential 1" to "Residential 4" with an annexure that the property be used for student housing.

All the relevant documents relating to this application will be open for inspection during normal office hours at the office of the manager: land use management, first floor, Old Trust Bank Building, Corner of President Kruger Street and Eric Louw Street, Vanderbijlpark, within 28 days from 27 October 2021.

Any person who wishes to object to the application or submit representations, must lodge their objection in writing to the municipal manager at the named address or to PO Box 3, Vanderbijlpark, 1990, or fax to 0169505533 within 28 days from 27 October 2021.

Address of the agent: (Attention: Manqoba Protas Thwala), Funani Environmental Management Solutions: P.O. Box 2719, Nigel 1419, Cell: 0836455999, Email address: [info@funaniems.co.za](mailto:info@funaniems.co.za)

**PROVINSIALE KENNISGEWING 962 VAN 2021****KENNISGEWING VAN TOEPASSING INGEVOLGE ARTIKEL 62 (6) EN ARTIKEL 38 (1) VAN DIE EMFULeni MUNICIPALITY RUIMTELIKE BEPLANNING EN LANDGEBRUIKBESTUUR BY WETTE, 2018 GELEES MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDSGEBRUIK (WET 16 VAN 2013) VIR DIE GELYKTIGE VERWYDERING VAN RESTRIEWE VOORWAARDES B (A), B (B) EN B (C) IN DIE AKTIE VAN OORDRAG NR. T53135/2021 EN WYSIGING VAN DIE VANDERBIJLPARK STADSBEPANNINGSKEMA, 1987 DEUR DIE HERSONING VAN ERF 713 VANDERBIJLPARK SE7 DORP VAN "RESIDENTIAL 1" TO "RESIDENTIAL 4" FOR A STUDENT AKKOMMODASIE VESTIGING**

Ek, M.P. Thwala van Funani Environmental Management Solutions, synde die gemagtigde agent van die eienaar van Erf 713, sê SE7 Township hiermee kennisgewing ingevolge Artikel 62 (6) en Artikel 38 (1) van die verordeninge op Ruimtelike Beplanning en Grondgebruik van Emfuleni Munisipaliteit, 2018, gelees met die wet op ruimtelike beplanning en grondgebruik 2013 (wet 16 van 2013) wat ek by die Emfuleni Plaaslike munisipaliteit aansoek gedoen het vir die wysiging van die Vanderbijlpark Stadsbeplanningskema, 1987, deur die gelyktydige verwydering van beperkende voorwaardes B (a), B (b) en B (c) in die Oordragakte T53135/2021 en die hersonering van die eiendom hierbo beskryf, geleë op nommer 23 Theo Wendtstraat, dorp SE7, Vanderbijlpark van "Residensieel 1" na "Residensieel" 4 "met 'n bylae dat die eiendom vir studentebehuising gebruik word.

Alle relevante dokumente rakende hierdie aansoek sal gedurende gewone kantoorure by die kantoor van die bestuurder ter insae lê: bestuur van grondgebruik, eerste verdieping, Old Trust Bank -gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, binne 28 dae vanaf 27 Oktober 2021.

Enige persoon wat beswaar wil maak teen die aansoek of verhoë wil indien, moet binne 28 dae vanaf 27 Oktober 2021 sy besware skriftelik by die munisipale bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1990 of faks aan 0169505533 indien.

Adres van die agent: (Aandag: Manqoba Protas Thwala), Funani Environmental Management Solutions: P.O. Box 2719, Nigel 1419, Cell: 0836455999, E-posadres: info@funaniems.co.za

**PROVINCIAL NOTICE 963 OF 2021**

**APPLICATION IS HEREBY MADE IN TERMS OF THE PROVISIONS OF SECTION 38(1) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAWS, 2018 READ WITH REGULATION 14 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992 BY THE REZONING OF PORTION 5 OF ERF 1409 BEDWORTH PARK EXTENSION 7 TOWNSHIP FROM "RESIDENTIAL 1" TO "RESIDENTIAL 4" FOR A STUDENT ACCOMMODATION**

I, M.P. Thwala of Funani Environmental Management Solutions, being the authorised agent of the owner Portion 5 of Erf 1406 Bedworthpark Extension 7 hereby gives notice in terms of Section 38(1) of Emfuleni Municipality Spatial Planning and Land Use Management by-Laws, 2018, read with the spatial planning and land use management act 2013 (act 16 of 2013) that I have applied to the Emfuleni Local municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, by the Rezoning of the property described above, situated 12 Sirius Road, Bedworthpark Extension 7 area known as River bend Gardens from "Residential 1", to "Residential 4" with an annexure that the properties be used for student housing.

All the relevant documents relating to this application will be open for inspection during normal office hours at the office of the manager: land use management, first floor, Old Trust Bank Building, Corner of President Kruger Street and Eric Louw Street, Vanderbijlpark, within 28 days from 27 October 2021.

Any person who wishes to object to the application or submit representations, must lodge their objection in writing to the municipal manager at the named address or to PO Box 3, Vanderbijlpark, 1990, or fax to 0169505533 within 28 days from 27 October 2021.

Address of the agent: (Attention: Manqoba Protas Thwala), Funani Environmental Management Solutions: P.O. Box 2719, Nigel 1419, Cell: 0836455999, Email address: info@funaniems.co.za

**PROVINSIALE KENNISGEWING 963 VAN 2021**

**AANSOEK WORD HIERGEVOLGE INGEDIEN INGEVOLGE DIE BEPALINGE VAN ARTIKEL 38 (1) VAN DIE EMFULENI MUNICIPALITY RUIMTELIKE BEPLANNING EN LANDGEBRUIKBESTUUR BY WETTE, 2018 GELEES MET REGULASIE 14 VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIK, 2013 (WET 16 VAN 2013) VIR DIE WYSIGING VAN DIE VEREENIGING STAD PLANNING SCHEME, 1992 DEUR DIE HERSONERING VAN GEDEELTE 5 VAN ERF 1409 BEDWORTH PARK UITBREIDING 7 DORP VAN "RESIDENTIAL 1" TO "RESIDENTIAL 4" VIR 'N STUDENTEVEERBLIF**

Ek, M.P. Thwala van Funani Environmental Management Solutions, synde die gemagtigde agent van die eienaar Gedeelte 5 van Erf 1406 Bedworthpark Uitbreiding 7, gee hiermee kennis ingevolge artikel 38 (1) van die verordeninge op ruimtelike beplanning en grondgebruik van Emfuleni Munisipaliteit, 2018, gelees met die wet op ruimtelike beplanning en grondgebruik 2013 (wet 16 van 2013) wat ek by die Emfuleni Plaaslike munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Stadsbeplanningskema, 1992, deur die hersonering van die eiendom hierbo beskryf, geleë in Siriusweg 12, Bedworthpark Uitbreiding 7, gebied bekend as River bend Gardens van "Residensieel 1", na "Residensieel 4" met 'n bylae dat die eiendomme gebruik kan word vir studentehuisvesting.

Alle relevante dokumente rakende hierdie aansoek sal gedurende gewone kantoorure by die kantoor van die bestuurder ter insae lê: bestuur van grondgebruik, eerste verdieping, Old Trust Bank -gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, binne 28 dae vanaf 27 Oktober 2021.

Enige persoon wat beswaar wil maak teen die aansoek of verhoë wil indien, moet binne 28 dae vanaf 27 Oktober 2021 sy besware skriftelik by die munisipale bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1990 of faks aan 0169505533 indien.

Adres van die agent: (Aandag: Manqoba Protas Thwala), Funani Environmental Management Solutions: P.O. Box 2719, Nigel 1419, Cell: 0836455999, E-posadres: info@funaniems.co.za

## PROVINCIAL NOTICE 964 OF 2021

## THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

**NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY- LAW, 2016  
SUNDERLAND RIDGE EXTENSION 42**

I, Hugo Erasmus from the firm Hugo Erasmus Property Development CC (CK:2001/028128/23), being the authorized agent of the land owner, hereby gives notice in terms of section 16(1)(f) and Schedule 13 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 Sunderland Ridge Extension 42 in terms of section 16(4) of the City of Tshwane Land Use Management Bylaw , 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the ground for such objection(s) an /or comments, with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comments(s), can be submitted during normal office hours at the office indicated below, or made in writing to: The Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) within 28 days of publishing in the Provincial Gazette, Beeld and Pretoria News. Dates on which the publications will take place will be 27 October 2021 (first date) and 3 November 2021 (second date). Closing date for any objections and/or comments: 24 November 2021.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy van be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatively an identical application can be requested from the applicant by using the following contact detail of the applicant, which must provide it within a period of 3 days. Address of applicant: Hugo Erasmus Property Development, PO Box 7441, Centurion, 0046 and Offices: 4 Konglomoraat Avenue, Zwartkop x8, Centurion, Email: hugoerasmus@midrand-estates.co.za, Tel: 082 456 87 44, Tel: (012) 643-0006

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 or 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 of 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.

**PROVINSIALE KENNISGEWING 964 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE  
STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016  
SUNDERLAND RIDGE UITBREIDING 42**

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development CC (CK:2001/028128/23), synde die gemagtigde agent van die Grondeienaar, gee hiermee ingevolge Artikel 16(1) (f) en Skedule 13 van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 dat ek in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die stigting van die dorp, Sunderland Ridge Uitbreiding 42, soos verwys na in die Bylae hierby.

Enige beswaar en/of kommentaar insluitende die gronde vir so 'n beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar wil lewer nie, kan gedurende gewone kantoorure ingedien word by die Kantoor hieronder aangedui, of gerig word aan 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) binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Pretoria News koerante. Datums waarop kennisgewings gepubliseer word: 27 Oktober 2021 (eerste datum) en 3 November 2021 (tweede datum). Sluitingsdatum vir enige besware/kommentare is 24 November 2021.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: [Newlanduseapplications@tshwane.gov.za](mailto:Newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n inditiese afskrif van die aansoek 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. Adres van die applikant: Hugo Erasmus Property Development, Posbus 7441, Centurion, 0046 en Kantore: Konglomoraatlaan 4, Swartkop x8, Centurion: epos: [hugoerasmus@midrand-estates.co.za](mailto:hugoerasmus@midrand-estates.co.za); Telefoon nommers 082 456 87 44 en (012) 643-0006

Daar benewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op die 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 of geaffekteerde party die Munisipaliteit en die aansoeker 'n e-pos of ander maniere moet verskaf om sodoende 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 word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie.

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

**PROVINCIAL NOTICE 965 OF 2021**

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016, THAT I/WE THE UNDERSIGNED, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:

THE REMOVAL OF RESTRICTIONS FROM A REGISTERED TITLE DEED

*REGISTERED TITLE DEED NUMBER: T000033656/2017*

*Clause (k) – Buildings including outbuildings, hereafter erected on the erf shall be located not less than 6.10 meters from the boundary thereof abutting on a street.*

SITE DESCRIPTION:

ERF/ERVEN (STAND) NO(s):	Erf 57
TOWNSHIP (SUBURB) NAME:	CHELTONDALE
STREET ADDRESS:	79 ORCHARDS ROAD
	CHELTONDALE
CODE:	2192

Particulars of this application will be open for inspection from 08h00 to 15h30 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 of representation with regard to the application must be submitted to both the owner / agent and the Registration Centre of the Department of Development planning at the above address, or posted to PO Box 30733, Braamfontein 2017, or a facsimile sent to (011) 339-4000, or an email sent to: [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) by not later than 24<sup>th</sup> 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.

Alan Robert Mason  
96 Barkston Drive, Blairgowrie, RANDBURG 2194  
Work (011) 787-1651 - Cell (082) 458-3794  
[amason@lantic.net](mailto:amason@lantic.net)



**PROVINCIAL NOTICE 966 OF 2021****NOTICE IN TERMS OF CLAUSES 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 (N)**

I, W. Louw, being the authorized agent, hereby gives notice in terms of clauses 38 and 62 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Municipal Council for the removal of certain conditions in the Title Deed of Portion 134 (a portion of portion 8) of the Farm Houtkop 594 IQ, which are situated west of crossing Skippie Botha Street and Tafelberg Avenue the simultaneous amendment of the Vereeniging Town Planning Scheme, 1994 from "Agricultural" to "Special" for agricultural and for a transport business. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Manager: Land Use Management, 1 Floor, Old Trust Bank Building, corner of President Kruger and Eric Louw Streets, Vanderbijlpark, for 28 days from 27 October 2021. An electronic copy can be obtained from the applicant. 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 room 202, Old Trustbank building, Corner Eric Louw and Klasie Havenga streets, Vanderbijlpark, or by registered mail to P.O.Box 3, Vanderbijlpark, 1900 or faxed (not available), or via e-mail to [debbier@emfuleni.gov.za](mailto:debbier@emfuleni.gov.za) within a period of 28 days from 27 October 2021.

Address of authorized agent: Mr. W. Louw, 1 Schubert Street, Vanderbijlpark, 1911.  
Tel / Fax: 0833848784 / 0865463812 e-mail: [willemlouwvaal@gmail.com](mailto:willemlouwvaal@gmail.com)

**PROVINSIALE KENNISGEWING 966 VAN 2021****KENNISGEWING IN TERME VAN KLOUSULES 38 AND 62 VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR BYWET, 2018 (N)**

Ek, W. Louw, synde die gevolmagtigde agent, gee hiermee kennis ingevolge klousules 38 en 62 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Bywet, 2018 dat ek van voornemens is om by die Emfuleni Munisipale Raad aansoek te doen vir die opheffing van sekere beperkende voorwaardes soos beskryf word in die titelakte van Gedeelte 134 ('n gedeelte van gedeelte 8) van die plaas Houtkop 594 IQ geleë wes van kruising Skippie Bothastraat en Tafelberglaan en die gelyktydige wysiging van die Vereeniging Dorpsbeplanningskema, 1994 deur die hersonering van bogenoemde eiendom vanaf "Landbou" na "Spesiaal" vir die doeleindes van landbou en 'n vervoer onderneming.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Bestuurder: Ontwikkelingsbeplanning van die Emfuleni Munisipale Raad, 1 ste vloer, Ou Trustbankgebou, hoek van President Kruger en Eric Louwstrate, Vanderbijlpark, vir 'n tydperk van 28 dae vanaf 27 Oktober 2021. 'n Elektroniese kopie kan aangevra word by die applikant. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 Oktober 2021 per geregistreerde pos (Posbus 3, Vanderbijlpark, 1900), faksimilee (nie beskikbaar), per hand (kamer 202, OuTrustbankgebou, hv Eric Louw en Pres.Krugerstrate, Vanderbijlpark) of per e-pos ([debbier@emfuleni.gov.za](mailto:debbier@emfuleni.gov.za)) gerig word.

Adres van die gevolmagtigde agent: Mnr. W. Louw, Schubertstraat 1, Vanderbijlpark, 1911.  
Tel/Faks 0833848784 / 0865463812 ; e-pos: [willemlouwvaal@gmail.com](mailto:willemlouwvaal@gmail.com)

**PROVINCIAL NOTICE 967 OF 2021****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

I, Magdalena Johanna Smit from Urban Devco cc, being the applicant for the removal of restrictive title conditions on Remaining portion of Holding 77 Poortview Agricultural Holdings, hereby give notice in terms of Section 41. (7) and 21. (2) (a) of the City of Johannesburg Municipal Planning By-Law, 2016 that I have applied to the City of Johannesburg Metropolitan Municipality for the removal of restrictive title conditions, Clause A. 2. (d) (iv) and (v), of the Deed of Transfer T50105/2002 on Remaining portion of Holding 77 Poortview Agricultural Holdings. The removal of the above-mentioned restrictive title conditions, is needed in order to remove the restrictive title conditions registered against title deed No. T50105/2002, in order to regularise the existing steel structure, within the building line and to remove the restrictive conditions regarding steel structures in the Title Deed, with the ultimate purpose to get building plans approved. The subject property is situated at number 77 Lawrence Road. 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 applicant/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 both the applicant and the Registration Section of the Department of Development Planning at the below 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), from 27 October 2021 until 24 November 2021. Full particulars and plans may be inspected at the City's e-platform and at the City's Metro Link, 158 Civic Boulevard, Braamfontein during normal office hours for a period of 28 days from the date of publication of the advertisement in the Provincial Gazette and the Citizen Newspaper. The applicant will be responsible to provide any interested party, on request, with a copy of such documents.

**Address of the municipality:** Department of Development Planning, City of Johannesburg Metropolitan Municipality, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

**Closing date of any objections and/or comments:** 24 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.

**Date on which notice will be published:** 27 October 2021.

**Application submission date:** 10 September 2021.

**Municipal Reference Number :** REF NO. 20/13/3141/2021

**PROVINCIAL NOTICE 968 OF 2021****NOTICE IN TERMS OF CLAUSES 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 (H)**

I, W. Louw, being the authorized agent, hereby gives notice in terms of clauses 38 and 62 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Municipal Council for the removal of certain conditions in the Title Deed of Erf 107, Vanderbijlpark CW1 which are situated at 47 Faraday Boulevard, and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987 from "Residential 1" to "Residential 1" with a annexure for offices.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Manager: Land Use Management, 1 Floor, Old Trust Bank Building, corner of President Kruger and Eric Louw Streets, Vanderbijlpark, for 28 days from 27 October 2021. An electronic copy can be obtained from the applicant.

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 room 206, Old Trustbank building, Corner Eric Louw and Klasie Havenga streets, Vanderbijlpark, or by registered mail to P.O.Box 3, Vanderbijlpark, 1900 or faxed (not available), or via e-mail to erikavdw@emfuleni.gov.za within a period of 28 days from 27 October 2021.

Address of authorized agent: Mr. W. Louw, 1 Schubert Street, Vanderbijlpark, 1911.  
Tel / Fax: 0833848784 / 0865463812 e-mail: willemlouwvaal@gmail.com

**PROVINSIALE KENNISGEWING 968 VAN 2021****KENNISGEWING IN TERME VAN KLOUSULES 38 AND 62 VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR BYWET, 2018 (H)**

Ek, W. Louw, synde die gevolmagtigde agent, gee hiermee kennis ingevolge klausules 38 en 62 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Bywet, 2018 dat ek van voornemens is om by die Emfuleni Munisipale Raad aansoek te doen vir die opheffing van sekere beperkende voorwaardes soos beskryf word in die titelakte van erf 107, Vanderbijlpark, CW1 geleë te Faradayboulevard 47 Vanderbijlpark, en die gelyktydige wysiging van die Vanderbijlpark Dorpsbeplanningskema, 1987 deur die hersonering van bogenoemde eiendom vanaf "Residensieël 1" na "Residensieël 1" met 'n Bylaag vir kantore.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Bestuurder: Ontwikkelingsbeplanning van die Emfuleni Munisipale Raad, 1 ste vloer, Ou Trustbankgebou, hoek van President Kruger en Eric Louwstrate, Vanderbijlpark, vir 'n tydperk van 28 dae vanaf 27 Oktober 2021. 'n Elektroniese kopie kan aangevra word by die applikant.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 Oktober 2021 per geregistreerde pos (Posbus 3, Vanderbijlpark, 1900), faksimilee (nie beskikbaar), per hand (kamer 206, Ou Trustbankgebou, hv Eric Louw en Pres. Krugerstrate, Vanderbijlpark) of per e-pos (erikavdw@emfuleni.gov.za) gerig word.

Adres van die gevolmagtigde agent: Mnr. W. Louw, Schubertstraat 1, Vanderbijlpark, 1911.  
Tel/Faks 0833848784 / 0865463812; e-pos: willemlouwvaal@gmail.com

**PROVINCIAL NOTICE 969 OF 2021****ERVEN 4488, 4489, 4490 AND 4491 KENSINGTON**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erven 4488, 4489, 4490 and 4491 Kensington:

- (1) The removal of Conditions "FIRST:", "SECOND:", "THIRD:", "FOURTH:", "FIFTH:" AND "SIXTH:" from Deed of Transfer T23135/2015 in respect of Erven 4488, 4489, 4490 and 4491 Kensington;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the Erven from "Residential 1" to "Educational", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 13-18205. Amendment Scheme 13-18205 will come into operation on date of publication.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 176/2021

**PROVINCIAL NOTICE 970 OF 2021****City of Johannesburg Land Use Scheme, 2018.**

Notice is hereby given, in terms of Section of 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that we the undersigned intend to apply to the City of Johannesburg for an amendment to the land use scheme, from use zone "Residential 1" to "Residential 2". Height: 2 Storeys. Coverage: 60%. F.A.R: 1.0. Density: 30 dwelling units per hectare to allow 4 units on site. Building lines: 2.0 along street frontage. **Site Description:** Township: Fontainebleau. Stand Number: 475. Street Address: at 67 Hester Road, Fontainebleau Township Code:2194. The above application, will be open for inspection on the e-platform 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"), or available for inspection at the Department of Development Planning's walk in services at the City's Metro Link at the Metro Centre, 158 Civic Boulevard, Braamfontein, (or at the temporary Metro Link facility in Thuso House at 61 Jorissen Street, Braamfontein) from 8:00 to 15:30 on weekdays, or a copy of the application can be requested from the Applicant's agent as per the contact details below. Objections to, or representations with regard to this application must be submitted in writing to the E.D.: Development Planning, at the above address, or posted to Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or by facsimile send to (011) 339 4000, or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by no later than 24<sup>th</sup> November 2021. (state date- 28 days from the date on which the application notice was first displayed.) The agent can also be notified as per details below. Details of authorized agent: Full Name: Bienfait Bula, Postal Address: Suite 97, Private Bag X12, Cresta, 2118 Cell: 079 634 1952 Email Address: [bienfaitbula@gmail.com](mailto:bienfaitbula@gmail.com) Date 27/10/2021

**PROVINCIAL NOTICE 971 OF 2021**

## THE CITY OF JOHANNESBURG LAND USE SCHEME 2018

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that we, Moses Rammutla and Wendy Rammutla being the owners of the property, intend to apply to the City of Johannesburg for and amendment of the land use scheme.

SITE DESCRIPTION: RE OF ERF 1617 TURFFONTEIN

STREET ADDRESS: 3 MOFFET STREET, TURFFONTEIN, 2092

The purpose of the application is to remove restrictive condition of title, namely Conditions (B) 1 and 2 in Deed of Transfer No. T021348/04, in order to permit a tavern.

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, 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 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 not later than 24 November 2021. OWNERS: Moses Rammutla and Wendy Rammutla. 3 Moffet Street, Turffontein, 2092 Tel: 073 977 6020, email: [marktime\\_s@yahoo.com](mailto:marktime_s@yahoo.com) Date of Publication: 27 October 2021.

## PROVINCIAL NOTICE 972 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, **Rudolf van Vuuren of A4 Advisory and Consulting (Pty) Ltd**, being the applicant of property, **Erf 270, Eldoraigne** 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:

**No 994 Saxby Avenue (Corner Saxby Avenue and Ruimte Road).**

The rezoning is from **"Residential 1"** to **"Special"**

The intension of the applicant in this matter is to develop the property for the purposes of **Offices, Medical Suites, Place of Refreshment and Place of Instruction.**

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 **27 October 2021**, until **24 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 / Beeld newspapers.

Address of Municipal offices: 156A Rabie St  
Die Hoewes  
Centurion  
0163

Closing date for any objections and/or comments: **24 November 2021**

Address of applicant: **2 Leeuwenhoek St  
Duncanville  
Vereeniging  
1939**

**Physical and postal addresses are the same.**

Telephone No: **087 056 0100**

E-mail: **rudolfv@a4consulting.co.za**

Dates on which notice will be published: **27 October and 3 November 2021**

**Reference:** CPD .....Item No:

27-03

## PROVINSIALE KENNISGEWING 972 VAN 2021

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**KENNISGEWING VAN 'N HERSONERINGSAAANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE**  
**STAD TSHWANE MUNISIPALITEIT**  
**GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, **Rudolf van Vuuren van A4 Advisory and Consulting (Pty) Ltd**, synde die applikant van **Erf 270, Eldoraigne** gee hiermee kennis in terme van Artikel 16(1)(f) of the Stad Tshwane Grondgebruiksbestuur By-wet, 2016, dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 van die eiendom soos hierbo. Die eiendom is geleë te:

**Nr. 994 Saxby Laan (Hoek van Saxby Laan and Ruimte Pad).**

Die hersonering is vanaf "**Residensieël 1**" na "**Spesiaal**"

Die applikant in hierdie geval beplan om die eiendom te ontwikkel vir **Kantore, Mediese Spreekkamers, Verversingsplek en Plek van Instruksie**.

Enige beswaar(e) en/of kommentaar, insluitend die redes vir sulke beswaar(e) of kommentaar, tesame met volle kontakbesonderhede, waarsonder die munisipaliteit nie kan terugvoer gee aan die persoon of entiteit wat die beswaar(e) en/of kommentaar ingedien het nie. Enige beswaar(e) en/of kommentaar soos genoem, moet op skrif ingedien word by: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na [CityP.Registration@tshwane.gov.za](mailto:CityP.Registration@tshwane.gov.za) vanaf **27 Oktober 2021**, tot **24 November 2021**.

Volle besonderhede en planne (indien van toepassing) mag ge-inspekteur word gedurende normale kantoor-ure by die Munisipale Kantore soos hieronder en vir 'n periode van 28 dae vanaf datum van eerste publikasie van hierdie kennisgewing in die Provinsiale, Beeld en Citizen Koerante.

Adres van Munisipale kantore: Rabie Str 156A  
Die Hoewes  
Centurion  
0163

Sluitingsdatum vir enige besware en/of kommentare: **24 November 2021**

Adres van applikant: **Leeuwenhoek Str 2**  
**Duncanville**  
**Vereeniging**  
**1939**

**Fisiese en posadres is dieselfde.**

Tel Nr: **087 056 0100**

E-pos: **rudolfv@a4consulting.co.za**

Publikasie datums van die kennisgewing: **27 Oktober and 3 November 2021**

**Verwysing:** CPD .....Item Nr:

27-03

**PROVINCIAL NOTICE 973 OF 2021****NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 READ TOGETHER WITH THE APPLICABLE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013.**

I, Nkosifaneludumo Mdaka being the authorized agent of the owners of Erf 97 Albemarle Township hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Spatial Planning and Land Use Management By-law, 2019 read together with the applicable provisions of the Spatial Planning and Land Use Management Act, No. 16 of 2013, that I have applied to Ekurhuleni Metropolitan Municipality (Germiston Customer Care) for the Rezoning and Removal of Conditions 9 and 10 contained in the Title Deed No. **T29129/2016**. The rezoning will be from Residential 1 to Residential 3 to allow for 5 dwelling units.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Development, (Germiston Customer Care Centre), 175 Meyer Street, Germiston, 1400, for a period of **28 days** from **12 October 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to and in duplicate to the Area Manager: City Development, at the abovementioned address or at PO BOX 145 Germiston, 1400, within a period of **28 days** from **12 October 2021**.

Address of Agent: Nkosifaneludumo Mdaka

Unit 4 Crestview Mews, 277 Weltevreden Road, Blackheath, 2195

Cell: 072 796 4490

Email: [dumo@siyadumo.co.za](mailto:dumo@siyadumo.co.za)

Website: [www.siyadumo.co.za](http://www.siyadumo.co.za)



**PROVINSIALE KENNISGEWING 973 VAN 2021****KENNISGEWING INGEVOLGE AFDELING 68 VAN DIE STAD EKURHULENI METROPOLITAANSE GEMEENTE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, 2019 LEES SAAM MET DIE TOEPASLIKE BEPALINGS VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIK, 2013.**

Ek, Nkosifaneludumo Mdaka, is die gemagtigde agent van die eienaars van die dorp Albemarle Township en gee hiermee kennis ingevolge artikel 68 van die stad Ekurhuleni Metropolitaanse verordening op ruimtelike beplanning en grondgebruikbestuur, saamgelees met die toepaslike bepalinge van die ruimtelike gebied. Wet op Beplanning en Grondgebruikbestuur, nr. 16 van 2013, dat ek by die Ekurhuleni Metropolitaanse Munisipaliteit (Germiston-kliëntediens) vir die hersonering en opheffing van voorwaardes 9 en 10 vervat in die akte nr. T29129 / 2016. Die hersonering sal plaasvind vanaf Residensieel 1 na Residensieel 3 om voorsiening te maak vir 5 wooneenhede.

Besonderhede van die aansoek le te insae gedurende gewone kantoorure by die kantoor van die Area Bestuurder: Stadsbeplanning, (Germiston Customer Care Centre), Meyerstraat 175, Germiston, 1400, vir 'n tydperk van 28 dae vanaf 12 Oktober 2021.

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 12 skriftelik by of in tweevoud by of tot die Area Bestuurder: Stedelike Ontwikkeling by bogenoemde adres of by Posbus 145 Germiston, 1400, ingedien of gerig word Oktober 2021.

Adres van gemagtigde agent:

Nkosifaneludumo Mdaka

Unit 4 Crestview Mews, 277 Weltevreden Road, Blackheath, 2195

Cell: 072 796 4490

e-pos: [dumo@siyadumo.co.za](mailto:dumo@siyadumo.co.za)

webwerf: [www.siyadumo.co.za](http://www.siyadumo.co.za)

**PROVINCIAL NOTICE 974 OF 2021****NOTICE OF AN APPLICATION FOR THE AMENDMENT OF THE LAND USE SCHEME IN TERMS OF SECTION 45. (1) OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018. AMENDMENT SCHEME No. 1950.**

I, Magdalena Johanna Smit from Urban Devco cc, being the applicant for the rezoning of Holding 6 Lammermoor Agricultural Holdings, 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 have applied to Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme, 1980 by the rezoning of Holding 6 Lammermoor Agricultural Holdings from "Agricultural" to "Agricultural" with an Annexure to allow for commercial uses which may include a warehouse with related and subservient uses including offices, the manager's house, staff accommodation, workshop, washing bay, loading and off-loading areas for delivery trucks. The subject property is situated along Elandsdrift Road, within the Northern side of Mogale City, South West of the Lanseria Airport. The application will be known as Amendment Scheme No. 1950. 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 27 October 2021 until 24 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.

**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:** 24 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 Street address: 54 Shannon Road, Noordheuwel, Krugersdorp.

**Dates on which notice will be published:** 27 October 2021 and 03 November 2021.

**Application submission date:** 25 June 2021.

27-03

PROVINCIAL NOTICE 975 OF 2021



**GAUTENG PROVINCE**

CO-OPERATIVE GOVERNANCE AND  
TRADITIONAL AFFAIRS  
REPUBLIC OF SOUTH AFRICA

**CONSOLIDATED ANNUAL MUNICIPAL  
PERFORMANCE REPORT FOR  
2019/20 FINANCIAL YEAR**

**(SECTION 47 REPORT OF THE MSA)**

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**ABBREVIATIONS AND ACRONYMS**

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

## LEGISLATIVE MANDATES AND SCOPE OF COVERAGE

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

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

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

## FOREWORD BY THE MEC

Section 47 of the Municipal Systems Act enjoins us to produce an annual report that must reflect on the work of municipalities in the province. Part of this work must reflect on municipalities that have underperformed for the period under review. It makes the call about the remedial action that must be taken. That, the act would among others anticipate underperformance is telling to say the least.

The state of municipalities remains one of the most painstaking preoccupations, not just for government, but for the general population of the province and the rest of the people of our country. If recent developments in the body politic of our country is anything to go by, it should then go without say that we live in troubled times.

Our response to the cynicism of our age, in the main characterised by an extraordinary form of malaise in our system of local government, where corruption has become endemic, failure in political leadership is the order of the day – we have had to take bold steps and implement interventions in accordance with the constitution. The report we are presenting contains injunctions about what we have done to deal with the most pressing service delivery challenges in our municipalities.

In the past, we have made the point that our approach is methodical, informed by objective material conditions each municipality finds itself in. A practical instance relates to the decision to intervene in Tshwane. When the problems of the municipality were still in the nascent stages, we decided to issue directives as a first act of intervention. When it became clear that the apex structure, the municipal council was no longer able to fulfil its obligations in terms of the law, we then placed the Tshwane under administration.

It was the same circumstances in Emfuleni Local Municipality, we took the drastic decision much earlier and decided that the Provincial Government would take over certain functions to ensure the most effective way of intervening. We had come to the realisation that the municipality had become the breeding ground for the most cynical forms of malfeasance.

We have done two important things as a way of ensuring that all municipalities in the Gauteng City Region are positioned to deliver basic services to the people. Firstly, at the beginning of the term we instituted a Committee of Inquiry whose sole task was to establish the state of municipalities in Gauteng. We are pleased that the committee has concluded its work and has made its recommendations. As part of the comprehensive 21-year review of local government to be undertaken by the National Department of Cooperative Governance, we will use the recommendations as a basis of our input into the review. On a monthly basis the PMO (Back 2 Basics) assesses the performance of all our municipalities in line with their own plans, the support plans of the Provincial Government and the Local Government Support Framework.

Secondly, we have established the Regional Support Teams (DDM). The task of these teams is to give effect to the interventions relating to the financial recovery process in certain municipalities and the more extensive interventions such as assuming executive functions in supply chain, finance, and basic service delivery. What we have sought to do is to help enhance what is working and turnaround those areas where there are blockages.

We have also drawn from the capacities of the various municipalities to help those that are struggling. In this instance, we would enlist the services of ERWAT, a water utility of Ekurhuleni to help with certain areas of work in Emfuleni. Our daily work is constituted by planning, implementation, monitoring and evaluation and interventions. We have also instituted various turnaround plans as part of strengthening capacity whilst we bring new energy into the system of local government.

We can say without fear or favour that there have been challenges. We can also say confidently that there are pockets of excellence. The challenges are not insurmountable – and the Gauteng municipalities with the full support of both the national and provincial spheres of government stand ready to take us to a higher level of the developmental phase.



**Lebogang Maile, MPL**

**MEC: Human Settlements, Urban Planning, Cooperative Governance and Traditional Affairs**

CONSOLIDATED MUNICIPAL ANNUAL PERFORMANCE REPORT FOR 2019/20 MUNICIPAL FINANCIAL YEAR  
(SECTION 47 OF THE MSA) ||

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## MESSAGE FROM THE HEAD OF DEPARTMENT

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The latter part of the period covered in this report, was marked by the outbreak of the Global pandemic that reached our shores and brought with it, an end to life as we knew it. The virus outbreak resulted in unforeseen service delivery demands and extra financial burdens on municipalities.

While municipalities across the province are taking strain under the increased service delivery demands, Gauteng COGTA continues to thrive for higher levels of collaboration with all municipalities in order to manage and address serious service delivery challenges.

Despite the challenges brought by covid 19 pandemic, some level of progress has been made in several areas of service delivery and overall support to these municipalities has been provided. All our municipalities are struggling under mounting challenges that have direct impact on their ability to deliver services to communities. At the same time, the existing vacant posts within these municipalities are putting extra strain on meeting service delivery demands.

During the financial year under review, municipalities continued to face challenges of water and electricity losses, cable theft, vandalism, illegal connections, ageing infrastructure, inadequate financial resources for repairs and maintenance of infrastructure.

Provision of basic services to informal settlements remain a challenge as these areas continue to have further structural problems that make it difficult to provide them with services. Innovative ways to provide services to informal settlements include, provision of water through mobile water tankers, public stand-pipes, and plastic tanks. The target to formalise these areas needs to be urgently addressed to ensure that there is improved service delivery to these households.

Given that Gauteng is the economic engine of the country, contributing over 34,8% of the overall country's GDP, it is worth noting that, the evidence drawn from the departmental in-year monitoring, suggests that the districts and local municipalities are struggling to attract investments to stimulate local economies. This is despite municipalities having adopted the LED strategies,

developed, and implemented LED plans. The main contributing factor to this challenge highlighted by municipalities being the lack of skilled personnel and financial resources.

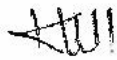
The socio-economic impact brought about by the Covid-19 Pandemic, resulted in job losses which in turn resulted in even lesser revenue collection by the already struggling municipalities. These economic changes have greatly demanded municipalities to achieve more with the reduced fiscal capabilities available to them. This situation called for the implementation of a number of strategies for optimal operation. Some of these included the continued implementation of the cost containment measures.

During this period under review, it became even more evident that municipalities struggled to collect on service charges, and this was substantiated by growing debtor's book and the dependency on intergovernmental transfers. Collection of revenue by municipalities are prioritized to ensure that municipalities remain financially viable to allow them to continually provide services to our residents.

Now, more than ever, the collaboration and cooperation between the communities and local government became paramount in the interest of effective service delivery. Ward committees are expected to partake in the activities of municipalities thereby contributing to reductions of community complaints and service delivery protests.

In conclusion, I would like to note that although the functionality of municipalities is painting a picture of concern in general, the key to improving a picture of our municipalities lies in the shifting of all our efforts and the implementation of measures that were put in place to maximise positive impact of service delivery initiatives for the sole betterment of our communities.

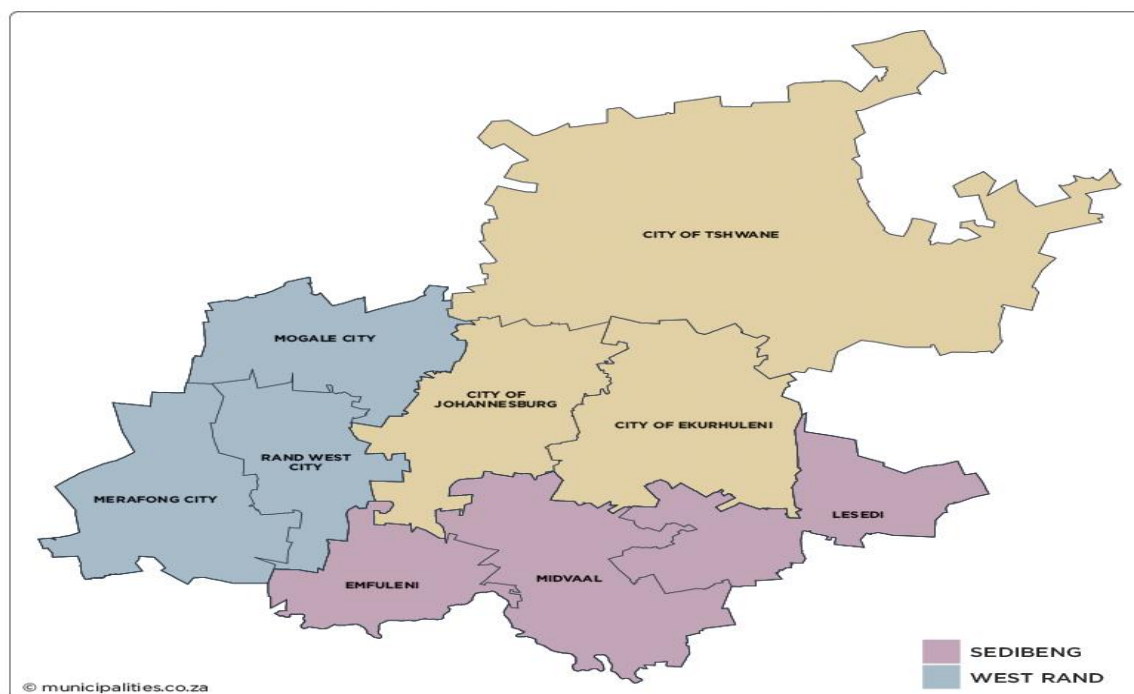
Khululekile Mase,  
20/7/2021



**Acting HoD: Cooperative Governance and Traditional Affairs**



## GAUTENG OVERVIEW AND DEMOGRAPHICS



Gauteng is the smallest yet the most populous province in South Africa, its population grew by 2.0% between 2011 and 2016 (Census 2011 and Community Survey 2016), which is a growth from 12 272 263 to 13 399 725. Gauteng makes up 24.1% of 57.78 million of South African/national population. The provincial landscape is approximately 18 178km<sup>2</sup> or 1.4% of the total surface area of South Africa. Gauteng is bordered by Free State, Northwest, Limpopo, and Mpumalanga provinces. The province consists of three Metropolitan (Ekurhuleni, City of Johannesburg, and City of Tshwane), two district (Sedibeng and Westrand DM) and six local municipalities.

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

**CONSOLIDATED MUNICIPAL ANNUAL PERFORMANCE REPORT FOR 2019/20 MUNICIPAL FINANCIAL YEAR  
(SECTION 47 OF THE MSA)**

### Distribution of Gauteng Population by District, Municipality and Broad Age

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

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

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

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## EXECUTIVE SUMMARY

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### **Institutional Transformation and Organisational Development**

An overall, of 22 544 (22%) against 103 987 of the approved positions in municipalities are vacant. According to municipalities, the high vacancies exist within basic service delivery units such as water, electricity and sanitation and waste management. The situation has mainly contributed to persistent and increasing water and electricity losses and sanitation overflows.

By the end of the 2019/20 FY, Sedibeng DM, Merafong city LM and the City of Joburg had the highest vacancy rates within the Section 54 and 56 senior management categories. The Midvaal LM and the City of Ekurhuleni are the only municipality that filled over 90% of its section 54 and 56 senior management positions.

Whilst municipalities continued to struggle in terms of meeting the 50% target for women at senior management levels, the Rand West City and Lesedi local municipalities made some progress to ensure gender balance at Section 54 and 56 senior management categories. The two municipalities recorded 66% and 50% of positions occupied by women at these levels respectively.

### **Basic Service Delivery**

Municipalities made progress in providing water service to its residents. According to municipal in-year reports, the municipal performance in this area is aggregated at 92% and 98% against the annual targets for formal and informal areas, respectively. The formal households within the developed urban and per-urban areas accessed water through water taps, ground water from boreholes and tinkering service in the out-laying areas where there is no water supply network. In order to ensure continued monitoring of water consumption, municipalities installed water meters to determine the quantity of water consumption by individual formal households to enhance its billing of households.

Sanitation services to informal households was provided through ventilated improved pit (VIP), chemical toilets and flushing septic tanks. Ekurhuleni MM provided 2 623 chemical toilets, bringing the total number of overall toilets to 41 083 in the city, the City have through its "Basic Services

Relief Programme”, improved the ratio of chemical toilets to household from 1:10 to 1:5 in some of the identified informal settlements.

### **Local Economic Development**

Municipal Capital Expenditure - Generally, municipalities do not report adequately under this key performance area. The CoJ MM, Ekurhuleni MM, Sedibeng DM, Lesedi LM, WRDM and Merafong LM have collectively managed to spend 86% of its allocated budget for LED activities. However, municipalities did not disclose the types of projects that were implemented with the funding.

Rand Value of Investment - An analysis on municipal quarterly performance suggest that districts and local municipalities were not doing enough in facilitating a conducive environment to stimulate local economic development. The metropolitan municipalities have over the financial year attracted investment to a value of over R34 billions to advance local economy.

### **Financial Viability and Management**

Bulk Purchases Expenditure, Gauteng municipalities spent R49 billion (32%) on bulk purchases against the total actual operating budget of R155,1 billion for the year ended 30 June 2020. Lesedi LM spent the highest on bulk purchases 47%. In terms of employee related costs, National Treasury norm on the employee expenditure is 25% to 40%. Sedibeng DM and West Rand DM performed above the NT norm. Majority of their operating expenditure was incurred on employee costs at 70% and 71% respectively. The City of Johannesburg MM performed below the norm at 23%, City of Ekurhuleni MM at 24%.

The aggregated actual performance on repairs and maintenance (R&M) expenditure for the year ended 30 June 2020 is at R5,8 billion (4%) against the actual operating expenditure of R155,1 billion compared to the R7 billion (6%) performance for 30 June 2019. The performance is below the NT norm of 8% expenditure on R&M. Eskom and Rand Water Accounts - There has been discussion between Emfuleni LM, Merafong City LM and Eskom on their new proposed payment arrangement. Rand West City LM also entered into a payments agreement with Eskom and negotiated payment extension terms with top Ten creditors. Councillors in Arrears - Councillors owed municipalities total of R9,1 million in 2019/20 financial year compared to R1,5 million in 2018/19 financial year. City of Johannesburg MM followed by Emfuleni LM and Mogale City have the highest debt owed by the Councillors at the end of the financial year.

### **Good Governance and Public Participation**

Ward Committees - the City of Tshwane reported to be in a process of re-establishing ward committees through the drafting of a by-law and public participation, which will be followed by an election of ward committee members.

Municipalities realised a decline in functionality of ward committees, this is evident by a decline from 91% in 2017/18 to 81% in 2018/19 and ultimately 54% in 2019/21 FY. According to municipalities, the decline experienced during 2019/20 financial year was mainly due to the declared National Disaster Management Lockdown, introduced to curb the possible spread of covid 19 pandemic. However, all municipalities reflected some form of engagement with communities through public meetings and IDP forums.

## INTRODUCTION

### Purpose of the Report

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

In terms of National Treasury MFMA Circular 104 dated 20 August 2020, the Minister exempted municipalities and municipal entities from complying with the deadlines provided in sections 126(1) and (2), 127(1) and (2) and 129(1) and 133(2) of the MFMA for a period of 2 months. Ordinarily, the annual performance reports and annual financial statements would be tabled to councils in January of each year. However, due to the covid 19 pandemic, the Minister of Finance extended the timelines for the tabling of the annual reports and financial statements for the metros, districts and local municipalities to 31 March 2021.

This implies that all municipal performance reports, required as per Section 46 of the Municipal Systems Act, council must consider the annual report of the municipality by no later than two months from the date on which the annual report was tabled in council in terms of section 127, adopt an oversight report containing the council’s comments on the annual report.

### Limitations of the Report

All municipalities with the exception of Emfuleni LM, have tabled their section 46 performance reports to their respective councils, and have shared such reports with the department for assessment. The performance reports submitted by municipalities to the department for assessment and analysis are without the MPAC oversight. However, the non-submission of the

oversight reports by municipalities, has no material effects on the performance analysis of the section 46 reports, as the submitted reports have been audited by the Auditor General (AG).

In consolidating the MSA Section 47 municipal annual performance report, the department considered the reports tabled in councils by the respective municipalities. The reports are inclusive of the annual financial statements (AFS) audited by the AG. The quarterly performance information sourced from municipalities, monthly municipal infrastructure grant reports, and the independent publications from the municipal IQ, were also used for this purpose.

### **Analysis Approach**

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

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

The report also includes a section on Cross Cutting Issues which include the Integrated Development Planning (IDP), Spatial Development Frameworks (SDF's) and Disaster Management.

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

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

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

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

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



**1.1 Overall Vacancy Rates with respect to Staff Establishment**

Municipality	2017/18				2018/19				2019/20			
	Approved posts No.	Employees No.	Vacancies	% Vacancy rate	Approved posts No.	Employees No.	Vacancies	% Vacancy rate	Approved posts No.	Employees No.	Vacancies	% Vacancy rate
City of Joburg MM	29698	27503	2195	7%	34741	32316	2425	6.98%	40442	38024	2 418	6%
City of Tshwane MM	26098	19660	6438	25%	26599	19829	6770	25%	26599	18169	8430	32%
Ekurhuleni MM	20492	17125	3367	16%	15076	8772	2420	27%	21194	17327	3867	18%
Sedibeng DM	644	622	22	3%	622	575	32	4%	628	609	19	8%
Lesedi LM	677	585	90	13%	677	640	99	13%	785	678	107	16%
Emfuleni LM	6323	2708	3748	59%	6323	2260	4005	64%	6265	2260	4005	64%
Midvaal LM	852	721	131	18%	852	745	107	42%	890	769	121	12%
West Rand DM	690	377	313	45%	690	690	313	45%	690	377	313	45%
Merapong City LM	1616	878	738	46%	1648	868	786	47%	1648	868	786	47%
Mogale City LM	2184	1368	816	37%	2551	1353	1183	46%	2551	1353	1183	46%
Rand West City LM	1756	1158	596	34%	2295	1121	1174	51%	2295	1 121	1174	51%
<b>Total</b>	<b>91030</b>	<b>72705</b>	<b>18454</b>	<b>20%</b>	<b>65475</b>	<b>49340</b>	<b>12544</b>	<b>19%</b>	<b>103987</b>	<b>80434</b>	<b>22544</b>	<b>22%</b>

Table 2: Overall Vacancy Rates with Respect to Staff Establishment

The above table indicate that, about 22 544 (22%) against 103 987 of the approved positions in municipalities are vacant. According to municipalities, the high vacancies exist within basic service delivery units which include water, electricity, sanitation, and waste management. Emfuleni and Merapong City LMs recorded the highest vacancies at 64% and 47% respectively, particularly in the service delivery areas which has contributed to a persistent water, electricity losses and sanitation overflows in these municipalities.

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

Municipality	2017/18				2018/19				2019/20			
	Approved Section 54 & 56 posts	Filled Section 54 & 56 posts	Section 54 & 56 vacancies	% Vacancy rate	Approved Section 54 & 56 posts	Filled Section 54 & 56 posts	Section 54 & 56 vacancies	% Vacancy rate	Approved Section 54 & 56 posts	Filled Section 54 & 56 posts	Section 54 & 56 vacancies	% Vacancy rate
City of Joburg MM	21	11	10	47%	21	13	8	38%	21	13	8	38%
City of Tshwane MM	10	9	1	10%	10	9	1	10%	10	9	1	10%
Ekurhuleni MM	25	22	3	12%	25	25	0	0%	25	24	1	4%
Sedibeng DM	6	5	1	16%	6	4	2	33%	6	3	3	50%
Lesedi LM	7	6	1	14%	6	3	3	50%	6	5	1	16%
Emfuleni LM	7	0	7	100%	8	6	2	25%	8	7	1	12%
Midvaal LM	7	7	0	0%	7	4	3	43%	7	7	0	0%
West Rand DM	6	5	1	16%	6	5	1	16%	6	4	2	33%
Merafong City LM	10	9	1	10%	7	6	1	14%	7	4	3	42%
Mogale City LM	10	10	0	0%	10	9	1	10%	10	9	1	10%
Rand West City LM	7	7	0	0%	7	6	1	14%	7	6	1	14%
<b>Total</b>	<b>116</b>	<b>91</b>	<b>25</b>	<b>23%</b>	<b>114</b>	<b>88</b>	<b>26</b>	<b>23%</b>	<b>113</b>	<b>91</b>	<b>22</b>	<b>19%</b>

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

The Midvaal LM and the City of Ekurhuleni are the only municipalities that filled over 90% of its section 54 and 56 senior management positions. According to the above table, municipalities filled a total of 91 or 81% against 113 council approved senior management positions.

Despite the overall downward trend at the Section 54 and 56 level, where the vacancy rates declined from 23% in 2018/19 to 19% in 2019/20 FY, the vacancy rates within these categories remain a key area of concern as vacancy rate.

While municipalities filled a total of 91 (81%) against 113 council approved section 54 and 56 senior management positions, challenges still remain in achieving a zero (0%) vacancies at this management category. The vacancies at senior management level have a potential to affect the delivery of services within municipalities and should therefore be urgently filled for management stability.

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

Critical Posts	2017/18				2018/19				2019/20						
	Total Number of Posts	Posts filled	Number of vacancies	Municipality	% Vacancy rate	Total Number of Posts	Posts filled	Number of vacancies	Municipality	% Vacancy rate	Total Number of Posts	Posts filled	Number of vacancies	Municipality	% Vacancy rate
Municipal Manager	11	10	1	Emfuleni	9%	11	8	3	Lesedi Midvaal CoT	27%	11	10	1	Tshwane	9%
Chief Financial Officer	11	8	3	City of Joburg Sedibeng Emfuleni	27%	11	6	5	West Rand Rand West City Sedibeng Emfuleni Lesedi	45%	11	8	3	Sedibeng Lesedi Merafong City	27%
Public Works and Basic Services/Technical Services Manager	9	8	1	Emfuleni	11%	9	7	2	Emfuleni Lesedi	22%	9	7	2	Emfuleni Sedibeng	22%
Corporate Support Services Manager	11	9	2	City of Joburg Emfuleni	18%	11	9	2	City of Joburg Emfuleni	18%	11	10	1	City of Joburg	9%
Community Services Manager	11	3	0	None	0%	11	10	1	Emfuleni	9%	11	10	1	City of Joburg	9%
Development and Town Planning Manager	12	9	3	Emfuleni West Rand Merafong City	25%	11	10	1	Emfuleni	9%	11	9	2	West Rand Mogale City	18%
<b>Total</b>	<b>65</b>	<b>46</b>	<b>10</b>		<b>15%</b>	<b>65</b>	<b>49</b>	<b>14</b>		<b>22%</b>	<b>64</b>	<b>54</b>	<b>10</b>		<b>16%</b>

**Table 4: Filling of Senior Manager Critical Posts**

According to the above table, the most critical positions which is the Municipal Manager (MM) and Chief Financial Officers (CFO) remain vacant within the City of Tshwane, Sedibeng DM, Lesedi LM and Merafong LM, respectively. About 44 or 68% against 53 managers directly accountable to Municipal Managers have been filled.

While the vacancies of the critical positions (Section 54 And 56 Managers) declined from 22% in 2018/19 to 16% in 2019/20 financial year, the existing vacant posts are putting extra strain on meeting service delivery demands. The vacancies of managers accountable to the MM have a potential to impact on the institutional stability to the point of affecting service delivery.

#### **1.4 Employment Equity**

Section 13 of the Employment Equity Act requires municipalities to implement affirmative action measures to ensure that suitably qualified people from designated groups (historically disadvantaged people, women, and people with disabilities) have equal employment opportunities and are equitably represented in all occupational categories and levels.

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

The mainstreaming of gender equality continues to be a challenge in Gauteng municipalities. Municipalities are still struggling to appoint women and people living with disabilities at Section 54 and 56 senior management level. Only 32 (35%) against 92 of the filled positions are occupied by women and there is no evidence in municipal reports of municipalities having appointed people living with disabilities at this level. The below table reflects the percentage of women appointed at section 54 and 56 senior management level.

Municipality	Municipalities meeting EE Targets							
	2017/18		2018/19		2019/20			% of Posts Filled by Women
	Number of Senior Manager Posts Approved	Women appointed in Senior Management posts	Number of Senior Manager Posts Approved	Women appointed in Senior Management posts	Number of Senior Manager Posts Approved	Number of Senior Manager Posts Filled	Women appointed in Senior Management posts	
City of Joburg MM	21	5	21	3	21	14	5	
City of Tshwane MM	25	3	10	3	10	9	3	33%
Ekurhuleni MM	10	7	25	9	25	24	9	37%
Sedibeng DM	6	2	6	1	6	4	1	25%
Lesedi LM	7	1	6	1	6	3	2	66%
Emfuleni LM	7	0	8	0	8	6	1	16%
Midvaal LM	7	1	7	1	7	6	1	16%
West Rand DM	6	2	6	3	6	4	2	50%
Merafong City LM	10	4	7	2	7	6	2	35%
Mogale City LM	10	4	10	3	10	9	4	44%
Rand West City LM	7	2	7	2	7	7	2	28%
<b>Total</b>	<b>116</b>	<b>31(26%)</b>	<b>114</b>	<b>25(22%)</b>	<b>113</b>	<b>92</b>	<b>32</b>	<b>35%</b>

Table 5: Employment Equity Targets

Based on the above table, municipalities do struggle to meet its employment equity targets. The occupation of section 54 and 56 senior management positions by women remain below 50% target. However, by end of 2019/20 FY, Lesedi and Westrand DM are the only municipalities that ensured gender balance is at 50% and beyond at this management categories.

### 1.5 Implementation of the Performance Management Systems (PMS) Framework

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

Municipality	Functional PMS Unit	Adoption of IDP & SDBIP 19/20	PMS Framework developed and adopted	KPI as part of performance targets	Section 57 PA signed 19/20	Internal Audit Committee established	Appointed PAC	PMS audited by internal auditor for functionality and legal Compliance	2019/20 AR Audited by AG
Legislation/ Regulation	Sec. 40 MSA	Sec. 25 MSA	Sec. 39 MSA	Sec. 41 MSA	Sec. 57 MSA	Sec. 45 MSA	Sec. 45 MSA	Sec. 38 & 45 MSA	Sec. 46 MSA
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	IP
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Table 6: Status of Performance Management Systems (Core Components) (\* IP – In Progress)

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

While municipalities reported to have the mechanisms to monitor and review its performance, municipalities have been inconsistent in performance reporting. Municipalities would report on different indicators and reporting is in some cases not consistent over different periods. The inconsistencies made it difficult to draw comparisons between municipalities and create challenges in the ability to track trends and patterns. The use of SMART indicators has not been embedded in the planning and reporting processes, resulting in a weakening in the quality of analysis. The data reported for the KPIs do not always reflect accurate baselines and targets (quarterly and annual targets), thus making it difficult to analyse and present a conclusive performance picture of municipalities in the province. In addition, municipalities have over the years displayed inability to coordinate information and data to a central reporting point. Evident to this is the non-reporting on some key information or indicators that municipalities may have delivered on.

## 1. 6 Human Resource Development Strategies

The Human Resources Development Strategy's (HRDS) key mission is to maximise the potential of individuals through knowledge and skills acquisition to improve their livelihoods. Capacity

building at municipalities is crucial in achieving effective service delivery. As such, Human Resource management is aimed at strengthening institutional capacity. This is enshrined in the Section 68 of the Municipal Systems Act which prescribes:

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

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

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

The White Paper on Human Resources introduced the Recruitment and selection policy, Skills Development Plan, and HRM and HRD policies, to elevate human resources management and development to a strategic level in order to capacitate municipalities through the development of progressive and innovative human resources strategies and policy frameworks. The table below presents the development and implementation status of these policies per municipality.

Municipality	Recruitment & Selection Policy			Skills Development Plan			Employment Equity Plan			HRM&D Policies	
	Reviewed / Developed	Approved	Implemented	Reviewed / Developed	Approved	Implemented	Reviewed / Developed	Approved	Implemented	Reviewed / Developed	Approved
City of Johannesburg	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	IP	IP
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong City	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City	Yes	IP	IP	Yes	IP	IP	Yes	Yes	Yes	Yes	IP

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

### 1.7 Development and Implementation of Specific HR Policies and Systems

According to municipal section 46 annual performance reports, most municipalities have developed and implemented a comprehensive Human Resource Management and Human Resource Development policy (HRM and HRD) and Skills Development Plan. According to the above table, municipalities are implementing skills development plans and employment equity plans. However, the Rand West city do not have approved skills development plans and recruitment and selection policy in place. However, there seems to be a general lack of the more progressive human capital development and retention policies, such as career development, talent management, succession planning, retention and exit strategies.

There are indications that HRM functions are increasingly considering automated systems for increased efficiency and effectiveness of transactional human resource functions. An example in case is the COT, which implemented an electronic leave system (e-Leave solution) and all employees had been moved from the manual to the electronic system. The Emfuleni local municipality was in a process of acquiring of an e-Recruitment system.



**1.8 Workplace Skills Plans Submitted by Municipalities**

Municipalities	2017/18		2018/19		2019/20	
	Employees No.	No. of staff trained	Employees No.	No. of staff trained	Employees No.	No. of staff trained
City of Joburg MM	27503	5784	32316	7 821	38024	206
City of Tshwane MM	19660	11304	20325	14490	18169	13715
Ekurhuleni MM	17125	6807	15076	6187	17327	4290
Sedibeng DM	622	68	575	0	678	58
Lesedi LM	677	49	640	60	678	51
Emfuleni LM	2708	887	2260	150	2260	445
Midvaal LM	721	75	745	58	769	170
West Rand DM	377	0	690	0	690	0
Merafong LM	878	80	868	34	868	49
Mogale LM	1368	129	1353	78	1707	5
Rand West City LM	1158	62	1121	64	1121	0
<b>Total</b>	<b>72 724</b>	<b>21 493 (29%)</b>	<b>55644</b>	<b>6631(12%)</b>	<b>82291</b>	<b>18989(23)</b>

Table 8: Workplace Skills Plans submitted by municipalities

According to the above table, municipalities showed a level of legal compliance and discipline in implementing the work skills plans and training of employees. According to municipal reports, in terms of skills development, all municipalities except West Rand and Rand West City municipalities have invested in the training and development of its workforce.

During the financial year under review, Midvaal LM appointed a Training Provider to conduct a Minimum Competency Regulations training. A total of twenty (20) officials were enrolled for the Minimum Competency Regulations Training Program. The first 10 officials completed the submissions of Portfolios of Evidence and currently undergoing final assessment and verification. Participants to receive final statement of results and related certificates by the end of September 2020 from the Local Government Sector Education and Training Authority (LGSETA) in terms of the applicable regulations. The other ten (10) officials commenced training in May 2020 and completed in December 2020. The City of Johannesburg trained two hundred and six (206) youth through artisan. However, the return on investment from training has not been assessed or reported in both the current and previous financial year.

### 1.9 Observations and Challenges

- i) Emfuleni and Merafong City LMs recorded the highest staff vacancies at 64% and 47% respectively, particularly in the service delivery areas which has contributed to a persistent water, electricity losses and sanitation overflows in these municipalities.
- ii) Municipalities filled a total of 91 (81%) against 113 council approved Section 54 and 56 senior management positions but, challenges still remain in achieving zero (0%) vacancies at this management category.
- iii) Municipalities are struggling to appoint women and people living with disabilities at Section 54 and 56 senior management level. Only 32 (35%) against 92 of the filled positions are occupied by women.

### 1.10 Support Interventions by National and Provincial Government

- i) The Department supported Emfuleni LM with the organizational structure and institutional review.
- ii) The Department supported Emfuleni, Merafong, Rand West, Mogale and Lesedi municipalities to institutionalise Performance Management System.
- iii) Department intervened in Lesedi LM, Midvaal LM and Sedibeng DM, where MEC directed municipalities to fill the vacant senior management positions (S.54 and S.56 ) within a specified timeframe.

## **KEY PERFORMANCE AREA TWO: 2. BASIC SERVICE DELIVERY**

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

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

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

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

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

## 2.1 Municipal Performance on Core Service Delivery Indicators

Municipality	Portable water			Sanitation			Electricity			Refuse Removal		
	2017/18	2018/19	2019/20	2017/18	2018/19	2019/20	2017/18	2018/19	2019/20	2017/18	2018/19	2019/20
City of Joburg MM	Not	1 292 571	1 479 466	Not reported	1 292 571	1 469 663	396 304	Not reported	118 647	118 647	1 182 997	1 476 566
City of Tshwane MM	684 121	697 803	828 486	600 912	607 856	810 019	9 152	Not reported	713 006	Not reported	2 338	100%
Ekurhuleni MM	1 023 486	1 012 037	1 027 676	989 985	1 505 051	1 505 051	543 924	559 835	598 865	847 235	866 344	866 344
Lesedi LM	39 700	39 393	40 000	37 000	39 000	37 225	33 014	33,014	33 608	35 923	39 393	37 148
Emfuleni LM	221 000	248 921	Not reported	180 492	181 300	Not reported	63 505	64 751	Not reported	Not reported	189,659	Not reported
Midvaal LM	38 046	38 046	38 046	37 960	38 046	38 046	14 497	38 046	38 046	34 648	43 515	38 046
Merafong LM	66 625	66 625	69 950	66 603	65 925	67 369	27 513	28 969	31 164	31 391	108 152	98 487
Mogale City LM	54 595	84 673	71 482	130 669	84 947	71 482	30 559	37 929	71 482	115 500	100 386	100 630
Rand West LM	53 737	58 678	59 265	53 737	84 265	84 264	53 737	45 702	46 609	53 737	65 000	61 901

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

## 2.2 Water Service Provision

During 2019/20 FY, municipalities reported to have provided water service to its residents. An analysis of municipal quarterly reports suggest that municipalities have generally performed well at achieving annual water provision targets. A few instances of non-achievement of targets are reported across formal and informal households. Accordingly, the municipal performance in this area is aggregated at 92% and 98% against the annual targets of the formal and informal areas, respectively.

According to municipalities, all the formal households were connected to municipal water networks. The city of Tshwane saw a connection of 2 826 households, while Ekurhuleni reported a connection of 2 317 new households to water provision network.

According to municipal reports, communities residing in informal households were also provided with water service through mobile water tankers, public standpipes, and plastic tanks. The below are performance highlights per municipality in this regard:

- i) The City of Tshwane reported to have provided 171 informal settlements with water, the city reported to have transported over 150 million liters of water to communities through water

tankers to areas that have limited infrastructure, and additional standpipes were installed in identified areas.

- ii) Ekurhuleni reported to have installed 169 water standpipes in informal settlements. The water service to 119 informal settlements was provided in a form of water tankers.
- iii) Lesedi LM reported to have provided water services to all five (5) informal settlements within its jurisdiction.

However, Lesedi LM reported to have delayed the replacement of the asbestos of water pipe-line in Heidelberg due to covid 19 lockdown restrictions. However, the municipality indicated that the project would be completed in the next financial year (2020/2021).

### **2.3 Water Quality and Risk Management Blue Drop**

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

During the financial year under review, a total of 4 (four) against eleven (11) municipalities reported to have maintained the Blue Drop water quality standards. For example, Ekurhuleni MM reported to have recorded a water quality target in excess of 95%, thereby retaining the Blue Drop requirement for the city. Emfuleni LM recorded a Blue Drop score of 57%, the municipality did cite the expiry of the Rand Water analytical services contract as a challenge. Merafong LM reported a Blue Drop score of 100%, having retained an average 99.36% since July 2019. Midvaal LM reported its Blue Drop status at 94%. The remaining municipalities did not report on its water quality standards.

### **2.4 Sanitation Services Provision**

Municipalities reported to have continued to provide sanitation service to formal and informal households residents. According to municipal quarterly performance reports, municipalities have performed well in the provision of the service. On aggregate, municipalities have achieved a combined 90% and 98% at formal and informal households respectively.

During the financial year under review, municipalities continued to connect new and privately developed houses to its sanitation networks. The municipal quarterly reports suggest that Lesedi LM connected twenty-four (24) privately developed houses to its sanitation network. In Emfuleni LM, a total of seven (7) sanitation projects were reported to be at a design stage, local contractors were appointed to clear sewer spillages, and to unblock sewer with an allocation of R14 million. Accordingly, about eight (8) sewer unblocking trucks were deployed. However, the sewer spillages continued to flow into households and public spaces of the municipality. According to the municipality, the insufficient infrastructure maintenance budget affected performance in this area.

The informal households also received sanitation services. An analysis on municipal quarterly performance reports suggest that municipalities have in this respect, delivered largely as per annual performance targets, recording 100% in this regard. The service was provided through, the ventilated improved pit (VIP), chemical toilets and flushing septic tanks.

Ekurhuleni MM reported to have provided 2 623 chemical toilets. Accordingly, the city has through its “Basic Services Relief Programme”, improved the ratio of chemical toilets to household from 1:10 to 1:5 in some of the identified informal settlements.

Lesedi LM reported to have delayed the upgrading of the sewer pipe-line in Tokolohong township due to covid 19 restrictions. In compliance with the lockdown regulations, the contractors and officials had to stay away from the construction sites. However, the municipality indicated that the project would be completed in the next financial year (2020/2021).

## 2.5 Electricity Services Provision

The City of Tshwane, Ekurhuleni, Midvaal, Lesedi and Emfuleni local municipalities, reported to have provided electricity to all of its licenced supply areas. Accordingly, all the newly developed formal households were connected to municipal grid. The below are performance highlights per municipality in this regard:

- i) The COT reported to have connected 1 263 formal households to electricity network. Ekurhuleni electrified 5 280 households, installed 725 streetlights and 100 high mast lights (including 12 solar high mast lights).

- ii) In Lesedi LM, the electricity service was extended to Impumelelo Extension 3 where a total of 804 new households were connected to the grid.

According to the municipal reports, communities residing in informal households were provided with electricity service. On aggregate, a combined 54% of informal settlements were provided with electricity service.

- i) In Ekurhuleni, the informal households received the service through the provision of the PV solar lighting units and high mast lights streetlights.
- ii) Midvaal local municipality indicated that none of its informal areas were provided with electricity. However, about 88-kV bulk electricity connection lines were installed for future electrification of informal areas.
- iii) Mogale City LM reported to have provided access to seven informal households.

In Midvaal LM and City of Tshwane, the covid 19 lockdown restrictions were reported to have delayed the commissioning of Hatherley substation and of a network in Pienaarspoort electrification projects, respectively.

## **2.6 Reduction of Water and Electricity Losses**

The non-revenue water and electricity has a significant impact municipal revenue. According to the International Finance Corporation, electricity utilities in Sub-Saharan Africa (SSA) lose 23% of all energy consumed due to operational inefficiencies, compared to a 10% global average. The table below reflects a comparison of two (2) financial years in terms of the percentage and the rand value losses on both water and electricity.

Municipality	Reduction of Non-Revenue Water				Reduction of Non-Revenue Electricity			
	% Water Losses	Rand Value Loss	% Water Losses	Rand Value Loss	% Electricity Losses	Rand Value Loss	% Electricity Losses	Rand Value Loss
	(2018/19)	2018/19	(2019/20)	2019/20	(2018/19)	2018/19	(2019/20)	2019/20
Ekurhuleni	39%	R 1 002 005 635	30%	R 1 083 752 695	11%	R 1 184 000 058	14%	R 1 881 788 377
City of Joburg	24%	R 1 386 000 000	20%	R 1 233 200 000	25%	R 2 893 632 000	30%	R 3 438 559 000
City of Tshwane	30%	R 1 015 432 369	30%	R 988 88 000	18%	R 1 456 856 198	22%	R 1 940 000 000
Midvaal LM	37%	R 34 538 605	0%	R 0	13%	R 31 900 824	13%	R 39 921 275
Lesedi LM	25%	R 19 045 000	0%	R 25 200 000	27%	R 51 210 000	19%	R 35 860 000
Emfuleni LM	41%	R 385 076 940	Audit report not yet issued		21.50%	R 368 332 737	Audit report not yet issued	
Merafong City LM	47%	R 68 363 490	26%	R 43 733 103	44%	R 118 935 943	51%	R 150 167 272
Rand West City	30%	R 75 344 529	0%	R 0	24%	R 115 650 202	25%	R 147 015 179
Mogale City	12%	R 371 164 763	0%	R 0	9%	R 464 998 52	0%	R 0

**Table 10: Reduction of Water and Electricity Losses**

\*The above data is as recorded in the 2019/20 audit reports \*the municipal 4<sup>th</sup> quarter report, which makes a reflection on the overall annual performance, suggests that all municipalities have some level of both water and electricity losses.

Gauteng municipalities' performance in 2019/20 show that Midvaal (13%), Ekurhuleni MM (13%) managed electricity losses better than their peers. Ekurhuleni and City of Tshwane experienced higher water loss when compared to its peers. These municipalities recorded 30% of water loss respectively. Whilst the audit reports presented Mogale City to have a zero percent (0%) of electricity loss, the municipal quarterly reports suggest that the municipal loss in this area was at 13% by the end of the financial year. Merafong LM and the City of Joburg had the highest electricity loss level recording 51% and 30% respectively.

However, according to municipal quarterly performance reports, increased illegal connections and the bypassing of water and electricity meters, ageing and vandalism of infrastructure were generally reported to have contributed to the losses. According to Merafong and Emfuleni LMs, this would often lead to the overloading and subsequently to the collapse of the distribution networks.

During the financial year, municipalities implemented the following initiatives to reduce their losses:

- i) Meter and tariff management,
- ii) Replaced conventional electrical meters with prepaid electricity meters as well as replacement of faulty/bridged prepaid meters,



- iii) Installed bulk online meters at all Eskom intake points to ensure that Eskom is billing municipalities correctly,
- iv) Undertook regular inspections and auditing of meters and installation of smart meters continued across municipalities.
- v) at large business customers and households to ensure that water and electricity meters have not been tampered with,
- vi) Upgraded the identified ageing electrical networks,
- vii) Retrofitting of all 400Watt HPS floodlights on high-mast poles with new energy efficient LED type floodlights, and
- viii) Installation of electricity pre-paid meters at Mohlakeng hostel, previously, the hostel's consumption was not monitored.

## 2.7 Formalisation of Informal Settlements

The key objective of upgrading of informal settlements is to facilitate the structured in situ upgrading of informal settlements, as opposed to relocation to achieve the following complex and interrelated policy objectives:

- i) Tenure security: To enhance the concept of citizenship, incorporating both rights and obligations, by recognising and formalising the tenure rights of residents within informal settlements;
- ii) Health and security: To promote the development of healthy and secure living environments by facilitating the provision of affordable and sustainable basic municipal engineering infrastructure to the residents of informal settlements. This must allow for scaling-up in the future; and
- iii) Empowerment: To address social and economic exclusion by focusing on community empowerment and the promotion of social and economic integration, building social capital through participative processes, and addressing the broader social needs of communities.

A formalisation project aims to address illegalities associated with an informal settlement. This entails amongst other steps, resolving ownership of the land, proclaiming the land, reviewing land use restrictions, reviewing zoning, and planning permissions, investing in bulk infrastructure, regularising the land thereby bringing it under the full control of the municipality.

An analysis on municipal quarterly performance report suggests that a combined total of six (6) informal settlements were formalised in Gauteng. The City of Tshwane formalized three (3), while City of Joburg, Ekurhuleni and Mogale City formalised one (1) informal settlement each. In addition, municipalities such as COT, Midvaal LM and Merafong LM, reported on the rezoning applications received, issuing of title deeds and relocations.

- i) Midvaal reported some success with regards to Sicelo De-densification and relocation project, which resulted in 200 households relocation from the densely populated Sicelo informal settlement (Extension 5) to alternative land (Portion 47, Langkuil). according to the municipality, additional land parcels are in the process of being surveyed and subdivided, to be allocated to beneficiaries. the municipality further indicated that plans are also ongoing for the formalisation of other informal settlements (e.g. Boitumelo, Piels Farm and Khayelitsha), with property having been identified and feasibility studies underway to determine the suitability of the property for housing developments.
- ii) The COT reported to have issued a total of 2 095 title deeds as part of its efforts towards providing tenure to residents.
- iii) Mogale City and Merafong City LMs reported the delays in township approval applications, land ownership (settlements located on private land), and geological limitations (settlements located on dolomitic land) to have impacted the formalisation process of informal settlements.

## 2.8 Waste Management

Generally, the standard service level for residential waste collection is once-a-week, door-to-door waste collection. Municipalities seem to have been consistent with skip collection, street sweeping and litter picking and clearing of illegal dumping sites to maintain public health. However, illegal dumping, shortage of equipment, poor mechanical condition of plant and equipment was reported to have had affected the waste collection services in Merafong and Emfuleni LMs. Ekurhuleni MM reported the increased waste volume as collections were missed, as waste pickers ceased to work during the lockdown. The delays in the procurement of new bulk containers affected waste collection services in Mogale City LM.

## 2.9 Observations and Challenges

- i) It is evident in municipal performance reports, that covid 19 impacted service delivery (water, sanitation, electricity, and waste management) as most projects had to be delayed due to lockdown regulations.
- ii) Although Emfuleni LM invested R14 million on the clearing and unblocking of sewer-lines, the sewer spillages continued to flow into households and public, and this is due to insufficient financial resources.
- iii) Despite municipalities installing of smart and prepaid meters for consumption monitoring and informed billing and the efforts undertaken to reduce the losses, the levels of water and electricity losses remain unacceptably high across municipalities. According to municipalities the losses were due to increased cable theft, illegal connections, meter tampering, ageing and vandalism of related infrastructure.  
Merafong LM and the City of Joburg had the highest electricity loss level recording 51% and 30% respectively.
- iv) The insufficient reporting under formalisation of informal settlements, affected the performance assessment and analysis. There is no evidence in municipal performance reports that shows municipal commitment to the formalisation of informal settlements.
- v) Illegal dumping, shortage of equipments, poor mechanical condition of plant and equipment was reported to have had affected the waste collection services in Merafong and Emfuleni LMs. The delays in the procurement processes in Mogale City LM also affected the service.

## 2.10 Support Interventions by National and Provincial Government

- i) Emfuleni LM could not be supported with repairs and maintenance of sewer pump stations as intended. This is due to the Department being unable to finalise the arrangements on time for the transfer of funds to the implementing Agent, ERWAT.
- ii) A funding for electrification of Siculo and Savanna City housing developments in Midvaal LM was availed by the Department of Energy. According to the municipality, a total amount of R6.4 million was made available for this project.
- iii) Midvaal local municipality indicated that none of its informal areas were provided with electricity. However, about 88-kV bulk electricity connection lines were installed for future

electrification of informal areas. According to the municipality the project funds will be availed by the Department of Energy through INEP.

- iv) In response to Covid 19 pandemic outbreak, the Department of Water and Sanitation donated 150 water tanks to informal areas of local municipalities within Sedibeng and Westrand districts.

## **KEY PERFORMANCE AREA THREE:**

### **3. LOCAL ECONOMIC DEVELOPMENT (LED)**

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

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

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

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

#### **3.1 Municipal Capacity in terms of Approved and Filled LED Positions**

Municipality's ability to transform the local economic development landscape is dependent on having the right institutional capacity and financial means to successfully drive the local economic development (LED) objectives. The below table presents the status of appointments and vacancies within the municipal LED units.

Municipality	2017/18				2018/19				2019/20			
	No of posts approved	No of filled posts	Vacancies	Vacancies (as a % of total post)	No of posts approved	No of filled posts	Vacancies	Vacancies (as a % of total post)	No of posts approved	No of filled posts	Vacancies	Vacancies (as a % of total post)
City of Joburg MM	111	102	9	8%	163	93	69	43%	163	120	49	41%
City of Tshwane MM	139	64	75	54%	796	548	248	31%	796	553	243	31%
Ekurhuleni MM	91	77	16	18%	92	70	22	24%	106	80	26	25%
Sedibeng DM	7	7	0	0%	5	5	0	0%	93	55	38	41%
Lesedi LM	11	6	5	45%	6	4	2	33%	6	4	2	33%
Midvaal LM	2	1	1	50%	1	1	0	0%	3	2	1	33%
Emfuleni LM	6	4	2	33%	6	4	2	33%	Information not provided			
West Rand DM	7	7	0	0%	7	7	0	0%	7	7	0	0%
Merafong City LM	8	3	5	63%	8	3	5	62%	8	3	5	62%
Mogale City LM	8	4	4	50%	8	4	4	50%	24	17	8	33%
Rand West City LM	11	9	2	22%	11	11	0	0%	11	11	0	0%
<b>Total</b>	<b>399</b>	<b>284</b>	<b>119</b>	<b>45%</b>	<b>1103</b>	<b>750</b>	<b>352</b>	<b>45%</b>	<b>1217</b>	<b>852</b>	<b>372</b>	<b>30%</b>

Table 11: Municipal LED Units in Municipalities

According to the above table, municipalities have struggled with high LED unit vacancies. An example in case is Merafong City, Sedibeng, and the City of Joburg that recorded 62%, 41% and 41% vacancies, respectively. According to municipalities, the delays in the filling of vacant positions were due to the limitations of financial resources.

### 3.2 Municipal Capital Expenditure

The development challenges and projected lower economic growth require large investments to drive the economic transformation in municipalities. Sufficient capital expenditure is critical to enable the successful implementation of LED initiatives and to facilitate economic growth and uplift communities.

The optimal utilisation of available budget is an indicator of a commitment by municipalities to bring about local economic difference within its jurisdictions. It is therefore increasingly important to monitor the allocation and utilisation of the available financial resources in the implementation of LED programmes. The table below provides information with regards to the allocations of capital budgets and its expenditure across municipalities.

Municipality	2017/18			2018/19			2019/20		
	Budget	Adjustment Budget	Actual Expenditure	Budget	Adjustment Budget	Actual Expenditure	Budget	Adjustment Budget	Actual Expenditure
City of Joburg MM	332 000 000	16 500 000	352 000 000	34 737 000	22 698 000	22 698 000	195 109	191 599	191 599
City of Tshwane MM	Capital budget not indicated			Capital budget not indicated			Capital budget not indicated		
Ekurhuleni MM	246 120 000	304 009	186 200	186 200	159 839	156 055 000	351 783 402	293 733 504	193 924 838
Sedibeng DM	1 107 000	2 095 000	2 097 000	5436	5 436	4 588	26 274	23 670	23 022
Lesedi LM	248 000	166 000	163 000	2 640	2 710	1 773	5 656	55 272	10 312
Emfuleni LM	-686 000	-686 000	-348 000	Capital budget not indicated			Capital budget not indicated		
Midvaal LM	Capital budget not allocated			Capital budget not allocated			Capital budget not allocated		
West Rand DM	2 000 000	0	2 000 000	0	0	0	0	0	0
Merapong City LM	1 275 00	2 651 000	2 651 000	3 674	0	0	899 000	899 000	1 294 000
Mogale City LM	Capital budget not allocated	38 636	51 309	38 636	51 309	48 723	No data	No data	No data
Rand West City LM	2 959 000	2 909 000	6 850 000	Capital budget not allocated			40 228	32 950	17 982

Table 12: Municipal Capital Expenditure -Economic Services

According to the above table, out of five (5) municipalities where local economic development (LED) financial data was reported, about two (2), which is Lesedi and Westrand City LM underspent their

allocated capital budgets. Midvaal and Westrand DM reported to have not allocated budget for this function. Emfuleni and the City of Tshwane have not disclosed its LED budgets allocations and expenditure. Importantly, the City of Tshwane has not in the last three financial years reported on LED budget allocations. According to municipalities that reported on this indicator, the budget constraints, which include lower allocations was highlighted as a challenge, thereby affecting performance under this area. The non-reporting on budget allocations and expenditure of capital budget, made it difficult to assess and analyse performance and provide a conclusive performance picture in area.

The municipal non-reporting and under expenditure of LED allocated capital budgets suggests that the municipalities seem not to appreciate capital investment in infrastructure, as the critical driver of LED.

### **3.3 Existence of LED Strategies and Plans**

The Municipal Systems Act (No.32 of 2000) requires that municipal LED strategies are developed as part of the integrated development planning process, including stakeholder consultation. The Local Economic Development (LED) strategies are vital tools by which municipalities would guide the implementation of radical economic developments. An effective LED strategy would assist the reduction of adverse effects on local economic growth such as the rapid urbanisation of which affects municipalities alike. To mitigate the risks, LED requires absolute commitment by stakeholders in the development and implementation of LED.



Municipalities	2017/18		2018/19		2019/20	
	LED Strategy	Reasons for no strategy in place	LED Strategy	Reasons for no strategy in place	LED Strategy	Reasons for no strategy in place
City of Joburg MM	Yes	-	Yes	-	Yes	-
City of Tshwane MM	Yes	-	Yes	-	Yes	-
Ekurhuleni MM	Yes	-	Yes	-	Yes	-
Sedibeng DM	Yes	-	Yes	-	Yes	-
Lesedi LM	Yes	-	Yes	-	Yes	-
Emsfuleni LM	Yes	-	Yes	-	Yes	-
Midvaal LM	Yes	-	Yes	-	Yes	-
West Rand DM	Yes	-	Yes	-	Yes	-
Merafong City LM	Yes	-	Yes	-	Yes	-
Mogale City LM	Yes	-	Yes	-	Yes	-
Rand West City LM	Yes	-	Yes	-	Yes	-

Table 13: Status of LED Strategies and Plans

Based on the above table, municipalities have strengthened their LED strategies and plans in compliance with legislative and regulatory requirements. A key challenge facing municipalities, is the lack of integration and alignment of their LED strategies and plans with those of the province. There is a need to closely align municipal LED strategies with the GCR Economic Development Plan 2030, launched in June 2016, which itself is aligned to the Gauteng Spatial Development Framework, 2030 (2016); and the Gauteng Integrated Infrastructure Master Plan, 2030 (GIIMP) (2016).

The GCR Economic Development Plan also builds on various strategies that have been approved by the Gauteng Provincial Government, including, among others, the Gauteng Township Revitalisation Strategy, Gauteng Trade and Investment Strategy, Gauteng Informal Business Upliftment Strategy, and the GCR 25 Year Transport Master Plan. There is also a need to strengthen LED strategies and plans to develop and give effect to targeted efforts towards building and revitalising township economies - supporting the development of township industries, enterprises, and co-operatives.

### 3.4 Municipal Plans to Stimulate Second Economy

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

- i) Metropolitan municipalities developed the Built Environment Performance Plans to guide and integrate planning and spatial transformation. Through the BEPP that metropolitan municipalities have identified key spatial zones, economic nodes and corridors that are prioritized for development.
- ii) The City of Joburg, City of Ekurhuleni and the City of Tshwane municipalities attracted investment to the value of R 7.5, R 3 and R8.1 billion respectively in the reporting municipal financial.
- iii) The Gauteng Department of Agriculture and Rural Development (GDARD) sponsored Midvaal LM with two tractors. These tractors have been used by local farmers' clusters in the eastern and western parts of the Meyerton town.
- iv) Emfuleni LM issued trading permits to informal traders and spaza shops and developed an Agricultural Processing framework.
- v) Emfuleni identified a site to develop an Automotive Hub in Vanderbijlaprk.
- vi) Sedibeng DM facilitated the implementation of the Tourism Youth Hospitality Programme, 47 learners graduated in the hospitality programme and 8 participants were permanently employment.

### 3.5 Rand Value of Investment Attracted

Municipality	Baseline	Annual Target	Value	Annual Target Actual	Annual Target % Achievement
City of Joburg MM	R4.4billion	R15 billion	R16.35billion	R27.340billion	100%
City of Tshwane MM	R2.4billion	R2.6billion	R2 604 200 000	R3 023 000.00	100%
Ekurhuleni MM	R8.356billion	R5billion	R5 170 000 000	R7 549 092 770	100%
<b>Total</b>	<b>R14 364 000 000</b>	<b>R22 600 000 000</b>	<b>R23 809 200 000</b>	<b>R34 892 115 770</b>	<b>100%</b>

Table 14: Rand Value Investment Attracted

The above table indicates progress made by metropolitan municipalities in terms of attraction of investments. The metropolitan municipalities have over the financial year attracted investment to a value of over R34.8 billion to advance local economy. The municipal quarterly performance suggest that districts and local municipalities were not doing well in facilitating a conducive environment to stimulate local economic development. This is evident by districts and local municipalities non-reporting on investment attraction.

### 3.6 Number of SMMEs Supported by Gauteng Municipalities

Municipality	2017/18		2018/19		2019/20	
	Planned target	Actual	Planned target	Actual	Planned target	Actual
City of Joburg MM	No planned target	8 000	16 000	16 818	11000**	16474**
City of Tshwane MM	25	18	270	387	270	387
Ekurhuleni MM	No planned target	0	0	0	500**	464**
Sedibeng DM	No planned target	0	No planned target	994	No planned target	0
Lesedi LM	No planned target	0	0	0	No planned target	10**
Emfuleni LM	No planned target	3**	0	0	No planned target	10**
Midvaal LM	No planned target	3	No planned target	65	No planned target	2**
West Rand DM	No planned target	0	No planned target	0	No planned target	0
Merafong LM	No planned target	400	No planned target	295	No planned target	38
Mogale City LM	No planned target	80	No planned target	308	No planned target	188
Rand West City LM	No planned target	100	No planned target	80	No planned target	350
<b>Total</b>	<b>25</b>	<b>8 604</b>	<b>0</b>	<b>18 840</b>	<b>11 770</b>	<b>17 923</b>

Table 15: Number of SMMEs Supported

The development and support of SMME remains critical to sustain economic growth. The above table suggest that municipalities supported 17 923 small and medium enterprises (SMME), which is a slight decrease of 917 when compared to the previous financial year. The following are some of the SMME support initiatives by Gauteng municipalities:

- i) The City of Johannesburg supported 16 474 SMMEs through property transactions.
- ii) The City of Tshwane supported 441 SMMEs through various business support initiatives provided by the City partnership with the Small Enterprise Development Agency

- (SEDA, The Department of Trade and Industry and Gauteng Enterprise Propeller. In addition, a total of 297 enterprises were supported through business development support programme.
- iii) Midvaal arranged workshops to capacitate SMME's on the Supply Chain processes, registration on the local database to compete for municipal projects and the requirements for qualification.
  - iv) Midvaal further arranged an access to funding workshop in collaboration with National Empowerment Fund and Small Enterprise Finance Agency to capacitate SMMEs.
  - v) Emfuleni built storage facility for informal traders at mark-park in Vereeniging. The municipality furthermore provided clear-view security fencing around food-vendor kiosk at Mark-park in Vereeniging.
  - vi) In partnership with DTI, Emfuleni facilitated training of 51 informal traders on basic business management skills. Forty-two (42) youths were enrolled on Business Administration learner-ship program and 36 Cooperatives were offered training on Cooperative Act, Cooperatives Governance and Conflict Management skills.
  - vii) Thirty-seven (37) emerging farmers in Mogale City were supported through the mechanisation programme and with farming inputs.
  - viii) West Rand region identified agricultural development as local economic development thrusts and service delivery priorities to contribute to job creation during the reporting year.
  - ix) Mogale embarked on the development of the Chamdor Automotive. SMMEs were subcontracted and job opportunities created to benefit the community. The construction was funded by GGDA to the value of R14 million and equipment was funded by AIDC valued at R4.5 million. During the period under review, approximately 40 business licenses were issued.
  - x) The registered SMMEs and cooperatives within Rand West City were trained on various initiatives including business mentorship programmes, support to access commercial opportunities and capacity building.

**3.7 Employment Opportunities created through EPWP and PPP.**

Municipality	2017/18			2018/19			2019/20		
	EPWP	CWP	LED INITIATIVES	EPWP	CWP	LED INITIATIVES	EPWP	CWP	LED INITIATIVES
City of Joburg MM	8 232	0	0	18 680	0	0	16471	0	0
City of Tshwane MM	16 114	0	0	13 152	0	0	8688	0	0
Ekurhuleni MM	2 158	104	0	4 454	0	0	4627	713**	0
Sedibeng DM	147	2 844	0	4 500	0	0	57**	3425**	0
Lesedi LM	130	0	101	117	0	101	140	0	0
Emfuleni LM	0	0	0	329	1000	15	248	0	15
Midvaal LM	364	837	1 062	395	9131	149	724	0	1 664
West Rand DM	0	0	403	0	0	403	0	0	0
Merafong LM	427	0	5157	371	2145	3014	20	2100	2294
Mogale LM	1 098	2 620	1 244	1380	2620	115	1498	0	0
Rand West City LM	409	0	610	553	4000	0	124	0	25
<b>Total</b>	<b>29 079</b>	<b>6 405</b>	<b>8 577</b>	<b>7 092</b>	<b>18 896</b>	<b>3 797</b>	<b>32540</b>	<b>6 238</b>	<b>3 998</b>

Table 16: Number of Employment Opportunities Created

The above table indicates the number of job opportunities that Gauteng municipalities have created through government existing programmes which are EPWP, CWP and LED initiatives.

### 3.8 Observations and Challenges

- i) Municipalities have struggled with high LED vacancy rates throughout the financial year. Municipalities highlighted the non-availability of financial resources as a challenge that lead to the delay in the filling of vacancies.
- ii) Out of five (5) municipalities where LED financial data was reported, two (2), which is Lesedi and Westrand City LM underspent their allocated capital budgets. Midvaal and Westrand DM reported to have not allocated budget for this function. Emfuleni and the City of Tshwane have not disclosed its budgets for this purpose. According to municipalities, the budget constraints affected performance in this area.
- iii) Municipal quarterly performance reports suggest that districts and local municipalities are struggling to facilitate a conducive environment to stimulate local economies. This is evident by its non-reporting on investment attraction.

### 3.9 Support Interventions by National and Provincial Government

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

- i) The Department hosted a youth engagement in partnership with Local Government Youth Development Forum and NYDA to ensure that sector departments, government entities, and private sector bring opportunities to empower young unemployed people in Merafong LM,
- ii) Assisted Mogale City Local Municipal in drafting Youth Development POA and establishing a Youth Directorate in collaboration with DPME (Ministry) and NYDA – Pilot project to be rolled out to all municipalities in Gauteng. Pilot project to be rolled out to all municipalities in Gauteng,
- iii) Department partnered with NGO – the KDZ Training to provide training to Youth on Agriculture in Midvaal, and
- iv) The Department hosted a capacity building session for Municipal Youth Practitioners in partnership with SALGA, NYDA, DPME & LGSETA.

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

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

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

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

#### 4.1 Historical Trends of the Audited Budget Statements of Municipalities

Over the years municipalities were unable to collect revenue, they often find themselves in cash flow difficulties due to their unrealistic revenue estimates and not realisable revenue targets which resulted in overstatement of revenue. Municipalities are therefore encouraged by Treasuries to be realistic when budgeting as guided by the MFMA and the relevant MFMA circulars on municipal budgets.

Historical Trends of Budgets Performances - Surplus/(Deficit) '000					
Municipality	2019/20	2018/19	2017/18	2016/17	2015/16
City of Johannesburg MM	5,623,051	4,427,557	4,887,835	1,263,251	3,770,475
City of Tshwane MM	17,673	24,255,162	(304,394)	3,040,520	1,098,445
City of Ekurhuleni MM	959,631	(779,542)	1,657,507	1,179,836	1,971,411
West Rand DM	(28,113)	31,030	(95,107)	40,399	9,643
Rand West City LM	25,762	187,223	(180,936)	(18,183)	-
Merafong City LM	376,337	107,652	(252,245)	(129,557)	(131,111)
Mogale City LM	1,461,700	350,217	221,802	(141,306)	(15,490)
Sedibeng DM	(15,038)	(24,082)	(89,351)	(32,823)	(45,227)
Emsfuleni LM	1,312,148	548,525	(662,087)	(803,693)	(494,048)
Midvaal LM	96,962	20,587	50,576	21,217	(16,630)
Lesedi LM	222,818	65,433	90,390	9,026	704
<b>Total</b>	<b>10,052,931</b>	<b>29,189,762</b>	<b>5,323,990</b>	<b>4,428,687</b>	<b>6,148,172</b>

Table 17: National Treasury Database – 2015/16 to 2019/20 financial years

The table above shows the past audited budget performance of municipalities for five (5) financial years i.e. 2015/16 to 2019/20. The table further shows the budgets of municipalities closed off the financial with surplus or deficit. It should be noted that the 2019/20 figures might change in future as they were populated with information from the 2020/21 approved budget prior audits.

The NT circulars are clear that municipalities with unfunded budget must develop financial turnaround strategies outlining plans to move the municipality from unfunded to funded budgets over time. A trend of a deficit budget for consecutive financial years is an indicator that the municipality has financial problems. While awaiting the audited budget performance for 2019/20 for the full trend analysis, metropolitan municipalities over the years operated surplus budgets. In the West Rand



and Sedibeng regions the performance is worrying, except that Mogale City LM, Midvaal LM and Lesedi LM shows a satisfactory picture over the years.

#### 4.2 Assessing the Vulnerability of Municipalities' Cash Position

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

The Municipal Budgets and Reporting Regulations (MBRR) issued under the MFMA in 2009 states that a negative cash position for 3 (three) consecutive months is an immediate indicator of financial difficulties experienced by a municipality. Ineffective and inefficient cash management could affect the going concern of a municipality. Should the above persist, the municipality may be placed under administration to normalise operations. The table below shows the status of cash positions of Gauteng municipalities for the 2019/20 financial year:

#### Cash Management

The table below shows aggregated closing balance as of 30 June 2019 and 30 June 2020 end of the municipal financial years.

Cash Management at the end of the Financial Year '000		
Municipality	S71 Closing balance as at the end of 30 June 2019	S71 Closing balance as at the end of 30 June 2020
City of Johannesburg MM	4,396,912	23,681,155
City of Tshwane MM	2,451,685	(7,816,869)
City of Ekurhuleni MM	3,555,139	(28,215,212)
West Rand DM	8,000	135,605
Rand West City LM	20,953	(177,338)
Merafong City LM	70,748	267,329
Mogale City LM	60,677	1,099,170
Sedibeng DM	21,740	(346,129)
Emsfuleni LM	100,156	(4,004,443)
Midvaal LM	241,843	(546,383)
Lesedi LM	38,605	(597,482)
<b>Total</b>	<b>10,966,459</b>	<b>(16,520,597)</b>

Table 18: National Treasury Database - Cash balances per municipality – 2018/19 and 2019/20 financial years

All eleven (11) municipalities closed off both the 2018/19 financial year with positive cash balances as reported in the section 71 monthly budget statements (MBS). However, for 2019/20 financial year, seven (7) municipalities closed off with negative cash balances i.e., City of Tshwane MM, City of Ekurhuleni MM, Rand West LM, Sedibeng DM, Emfuleni LM, Midvaal LM, and Lesedi LM bringing the aggregated figure also to a negative amount of R16, 5 billion. It should be noted that the status of the figures might change after the release of the 2019/20 audited AFS by the Auditor-General South Africa (AGSA) as at the time of writing this report the outcome of the reports for City of Tshwane MM and Emfuleni LM were not yet out.

### 4.3 Operating Expenditure Budgets

#### 4.3.1 Operating Revenue

The table and graph below show the total operating revenue performance for period ended 30 June 2019 and 30 June 2020.

Operating Revenue Performance							R'000
Municipality	2018/19			2019/20			
	Adjusted Budget	Total Actual Revenue	% of Total Actual Revenue	Adjusted Budget	Total Actual Revenue	% of Total Actual Revenue	
City of Johannesburg MM	52,214,845	52,060,643	100%	65,344,870	64,082,574	98%	
City of Tshwane MM	32,991,191	32,282,996	98%	41,045,621	32,718,455	80%	
City of Ekurhuleni MM	36,205,712	34,191,941	94%	39,148,558	35,688,228	91%	
West Rand DM	254,475	319,829	126%	220,246	230,026	104%	
Rand West City LM	1,877,635	1,604,315	85%	1,858,163	1,766,582	95%	
Merapong City LM	1,203,379	1,424,538	118%	1,656,222	1,544,142	93%	
Mogale City LM	2,742,902	2,648,837	97%	3,116,791	2,190,338	70%	
Sedibeng DM	377,722	363,185	96%	390,715	357,882	92%	
Emfuleni LM	5,492,578	5,382,796	98%	5,925,607	5,865,355	99%	
Midvaal LM	1,046,243	1,023,290	98%	1,185,873	1,105,507	93%	
Lesedi LM	785,466	744,901	95%	865,517	861,651	100%	
<b>Total Operating Revenue</b>	<b>135,192,148</b>	<b>119,788,857</b>	<b>89%</b>	<b>160,758,183</b>	<b>146,410,741</b>	<b>91%</b>	

Table 19: Operating revenue performance per municipality – 2018/19 and 2019/20 financial years

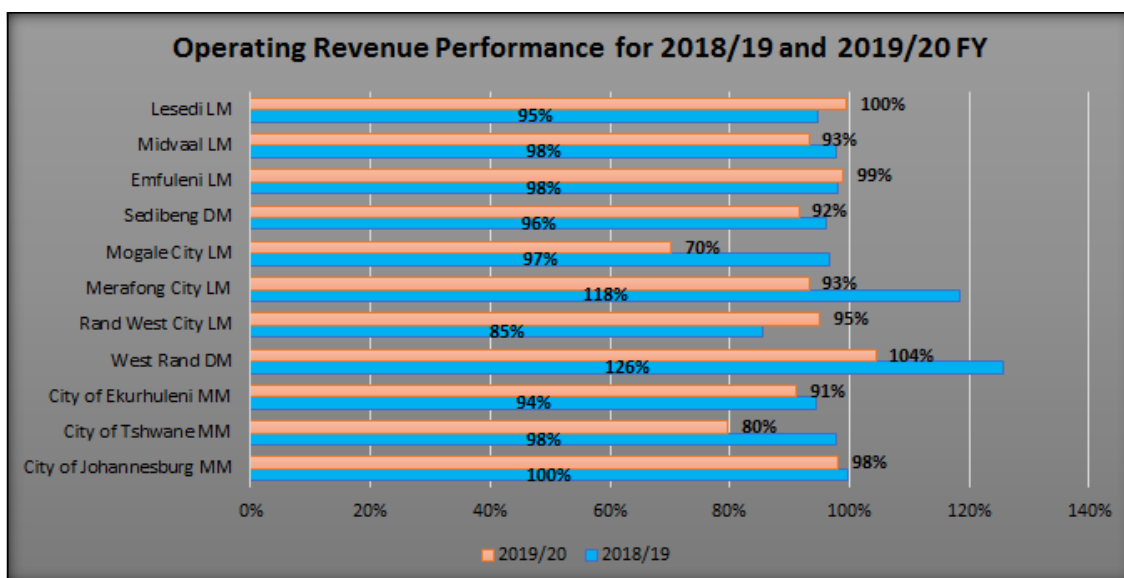


Figure 1: Operating revenue performance per municipality – 2018/19 and 2019/20 financial years

The total revenue performance for the financial year ended June 2019 was reported at R119,2 billion (89%) against the adjusted budget of R135,1 billion. The revenue performance improved in the 2019/20 financial year recording R146,4 billion (91%) performance against the budget of 160,7 billion. It is noted that performance by the following individual municipalities performed below the 95% norm in the 2019/20 financial year i.e., City of Ekurhuleni MM, City of Tshwane MM, Mogale City LM, Merafong City LM, Sedibeng DM and Midvaal LM.

**4.3.2 Operating Expenditure**

The table and graph below provide information on the operating expenditure budget for the period ended 30 June 2019 and 30 June 2020. The actual aggregated expenditure for 30 June 2020 amounted to R127 billion (95%) against the total adjustment operating expenditure budget of R134 billion for all Gauteng municipalities.

Operating Expenditure Performance						R'000
Municipality	2019/20			2018/19		
	Adjusted Budget	Total Actual Expenditure	% of Total Actual Expenditure	Adjusted Budget	Total Actual Expenditure	% of Total Actual Expenditure
City of Johannesburg MM	64,921,275	59,983,621	92%	51,116,884	48,702,739	95%
City of Tshwane MM	35,643,320	33,825,644	95%	32,927,934	31,391,984	95%
City of Ekurhuleni MM	39,276,139	37,172,236	95%	36,165,075	33,633,107	93%
West Rand DM	274,566	260,887	95%	291,072	247,501	85%
Rand West City LM	1,937,096	1,960,466	101%	1,937,607	1,848,140	95%
Merafong City LM	1,649,254	1,259,226	76%	1,387,189	1,333,827	96%
Mogale City LM	3,115,658	846,079	27%	2,738,042	2,230,062	81%
Sedibeng DM	401,250	372,959	93%	401,804	388,658	97%
Emsfuleni LM	5,819,215	4,572,569	79%	5,457,847	5,809,210	106%
Midvaal LM	1,261,580	1,058,121	84%	1,115,733	1,267,507	114%
Lesedi LM	877,177	659,935	75%	792,983	631,945	80%
<b>Total Operating Revenue</b>	<b>155,176,531</b>	<b>141,971,742</b>	<b>91%</b>	<b>134,332,170</b>	<b>127,484,681</b>	<b>95%</b>

Table 20: Operating expenditure performance per municipality – 2018/19 and 2019/20 financial years

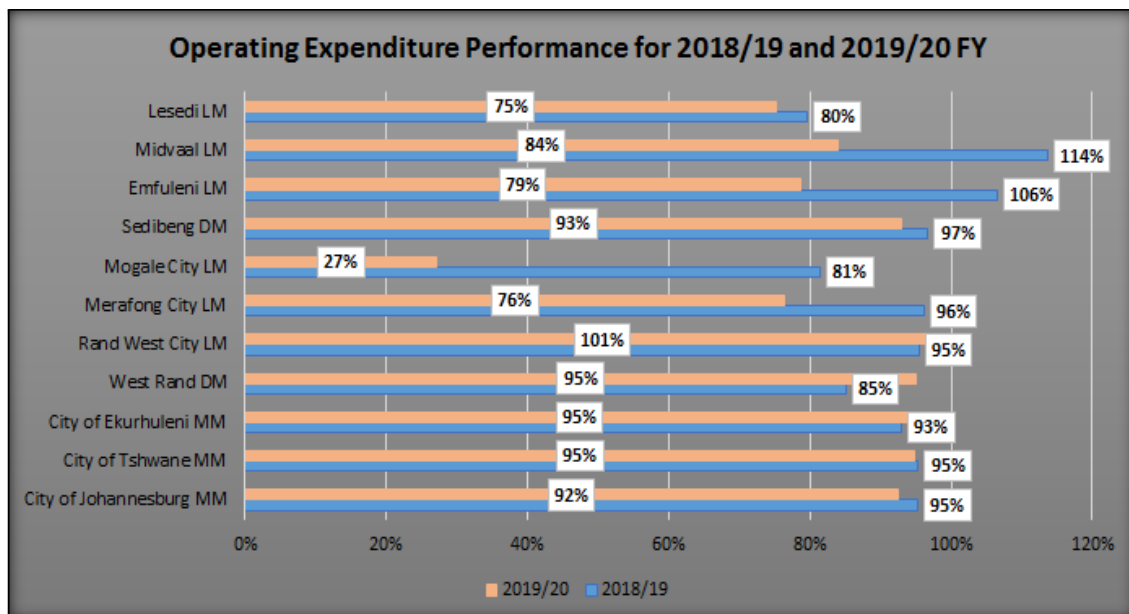


Figure 2: Operating expenditure performance per municipality – 2018/19 and 2019/20 financial years

City of Tshwane MM, City of Ekurhuleni MM and West Rand DM performed as per NT norm of 95% and Rand West City LM exceeded the norm recording 101% as of 30 June 2020. The low

performance amount of 27% as at June 2019 for Mogale City LM is attributed to the validity and credibility of information resulting from data string uploaded on the mSCOA system.

### 4.3.3 Operating Expenditure by Type

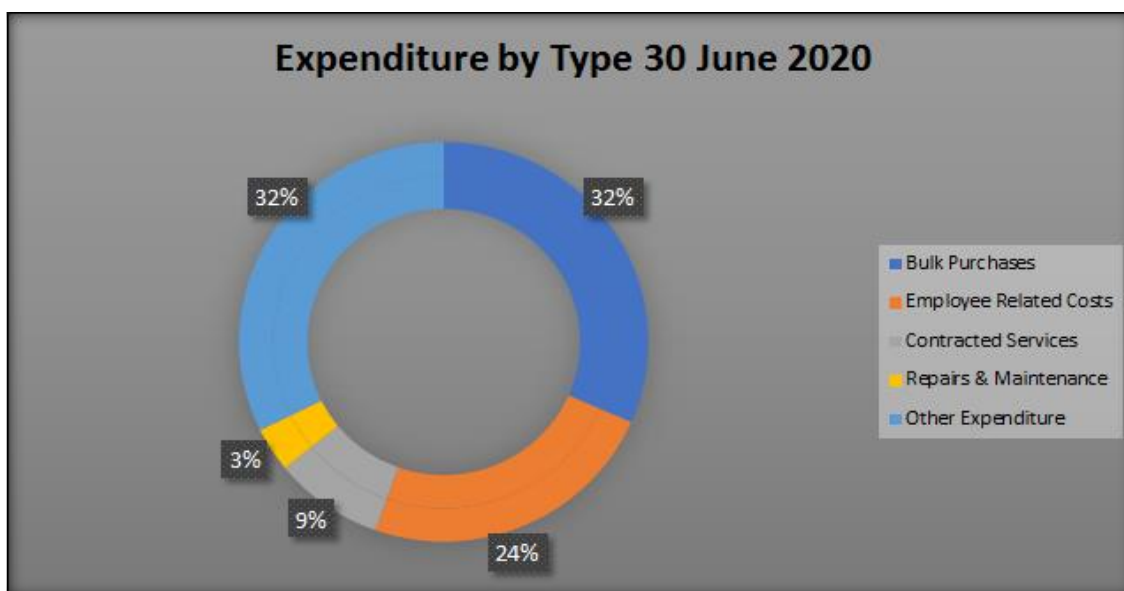


Figure 3: Operating Expenditure by Type – 2018/19 financial year

The graph above shows percentage attributed to each expenditure type against the total actual operating expenditure as of 30 June 2020. The overall total actual operating expenditure of R155, 1 billion was spent largely on bulk purchases and other expenditure, both at 32%, followed by employee related costs at 24%, contracted services at 9% and lastly, 3% on repairs and maintenance.

### 4.3.4 Bulk Purchases Expenditure

The graph below shows percentage performance on actual total operating expenditure vs the actual bulk purchases as at 30 June 2020:

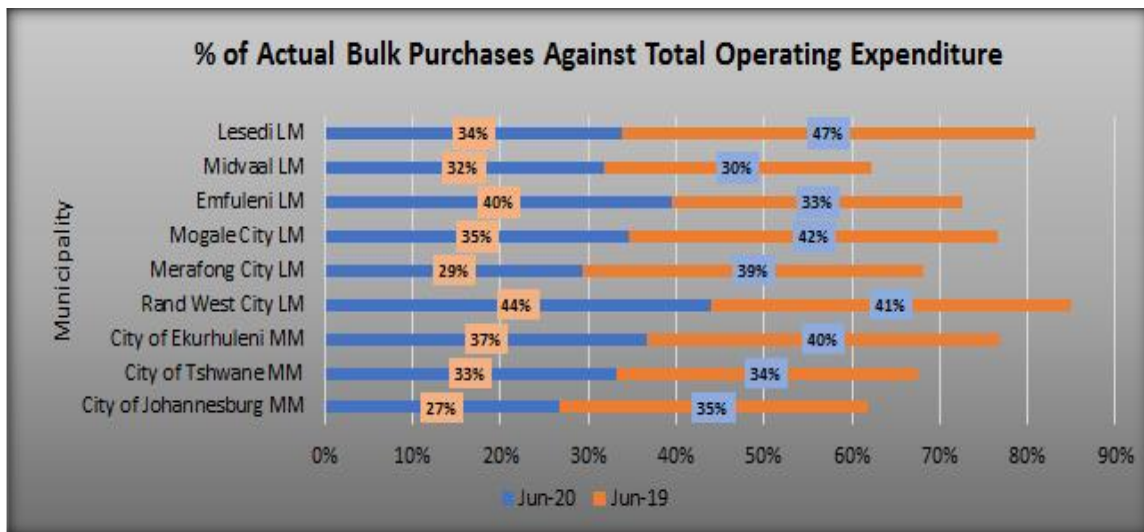


Figure 4: Bulk purchases performance per municipality – 2018/19 and 2019/20 financial years

Gauteng municipalities spent R49 billion (32%) on bulk purchases against the total actual operating budget of R155,1 billion for the year ended 30 June 2020. Lesedi LM spent the highest on bulk purchases at 47% followed by Mogale City LM at 42%, Rand West City LM at 41% and City of Ekurhuleni MM at 40%. West Rand DM and Sedibeng DM do not provide basic services as a result they do not incur expenditure for bulk water and electricity.

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

#### 4.3.5 Employee Related Costs

The graph below shows percentage performance on the total actual operating expenditure vs the actual employee related costs per municipality for the period ended June 2020.

The National Treasury norm on the employee expenditure is 25% to 40%. Of the total actual operating expenditure budget of R155,1 billion municipalities spent an aggregated R38 billion (25%) on the employee related costs compared to R33 billion (26%) spent in 2018/19 financial year.

Sedibeng DM and West Rand DM performed above the NT norm. Majority of their operating expenditure was incurred on employee costs at 70% and 71% respectively as they do not provide basic services to the customers.

The following municipalities performed below the norm i.e., City of Johannesburg MM at 23%, City of Ekurhuleni MM at 24%, Merafong City LM at 21%, Mogale City LM at 22%, Emfuleni LM at 20%, Midvaal LM and Lesedi LM at 23 respectively.

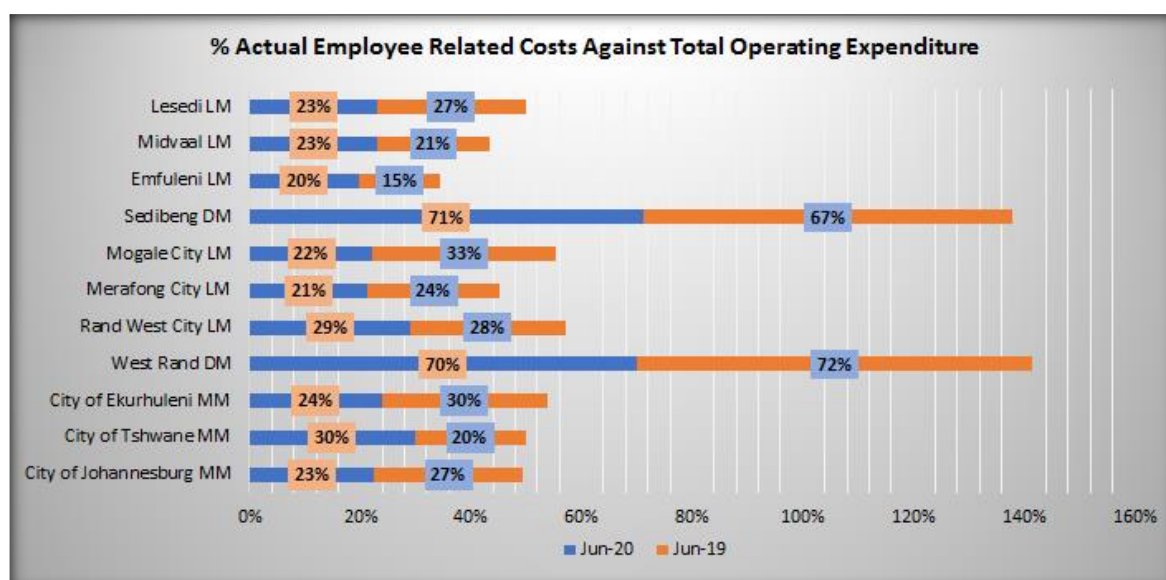


Figure 5: Employee Related Costs per municipality – 2018/19 and 2019/20 financial years

### 4.3.6 Contracted Services

The table below shows percentage performance on actual total operating expenditure vs the actual contracted services for the period ended June 2019 and June 2020:

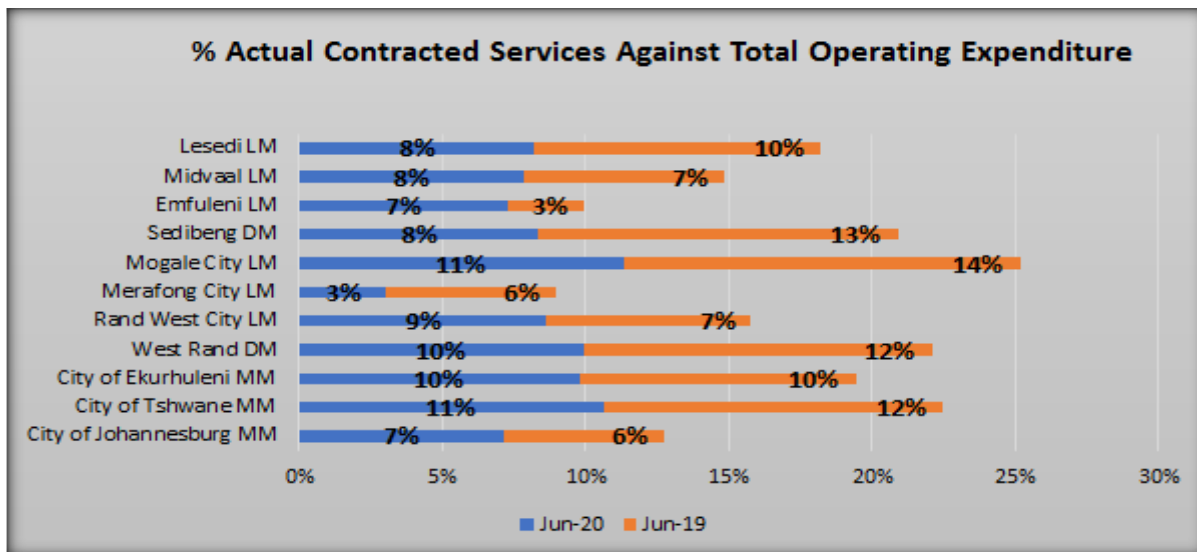


Figure 6: Actual contracted services per municipality – 2018/19 and 2019/20 financial years

The aggregated actual contracted services expenditure for the year ended 30 June 2020 is at R13,5 billion (9%) against the actual operating expenditure of R155,1 billion. The NT norm on the contracted services expenditure is 2% to 5%. The graph above shows that for 2018/19 financial year, all the municipalities spent on the use of consultants above the NT norm except for Merafong City LM by 3%. Municipalities are expected to implement cost containment regulations to curb the high use of consultants.

**4.3.7 Repairs and Maintenance**

The table below shows percentage performance on actual total operating expenditure vs the actual repairs and maintenance (R&M) for the period ended 30 June 2019 and June 2020:



Repairs & Maintenance - June 2020				
Municipality	Total Actual Operating Expenditure	Actual Repairs & Maintenance	% Actual Repairs & Maintenance June 2020	% Actual Repairs & Maintenance June 2019
City of Johannesburg MM	64,921,275	2,028,272	3%	7%
Ekurhuleni MM	35,643,320	2,504,051	7%	6%
City of Tshwane MM	39,276,139	753,059	2%	4%
West Rand DM	274,566	279	0%	0%
Rand West City LM	1,937,096	70,960	4%	39%
Merafong City LM	1,649,254	7,754	0%	15%
Mogale City LM	3,115,658	116,843	4%	0%
Sedibeng DM	401,250	8,228	2%	1%
Emfuleni LM	5,819,215	183,656	3%	1%
Midvaal LM	1,261,580	99,983	8%	8%
Lesedi LM	877,177	29,359	3%	4%
<b>Total</b>	<b>155,176,531</b>	<b>5,802,443</b>	<b>4%</b>	<b>6%</b>

Table 21: Actual repairs and maintenance per municipality – 2018/19 and 2019/20 financial years

The aggregated actual performance on repairs and maintenance (R&M) expenditure for the year ended 30 June 2020 is at R5,8 billion (4%) against the actual operating expenditure of R155,1 billion compared to the R7 billion (6%) performance for 30 June 2019. The performance is below the NT norm of 8% expenditure on R&M. Midvaal LM recorded the 8% performance as per NT norm for both financial years.

#### 4.4 Capital Budget Expenditure

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

Capital Expenditure Budget Components - June 2020									
Municipality	2019/20 Adjusted Budgets	Governance & Administration	Community & Public safety	Economic & Environmental services	Trading services	Other	Actual Capital Expenditure	% Actual Capital Expenditure 2019/20	% Actual Capital Expenditure 2018/19
City of Johannesburg MM	5,207,565	140,126	1,184,836	1,511,230	1,834,722	-	4,670,914	90%	79%
City of Tshwane MM	3,695,118	291,209	8,970,193	417,167	720,782	2,131	10,401,482	281%	77%
City of Ekurhuleni MM	5,000,624	871,835	966,730	845,284	1,284,727	-	3,968,576	79%	68%
West Rand DM	12,739	18	-	-	-	-	18	0%	0%
Rand West City LM	231,715	21,655	974	79,145	139,954	-	241,728	104%	98%
Merafong City LM	266,043	-	-	-	-	-	-	0%	48%
Mogale City LM	220,527	(8,864)	54,149	24,595	68,408	-	138,288	63%	93%
Sedibeng DM	2,283	663	39	-	-	-	702	31%	82%
Emfuleni LM	335,448	31,711	10,000	10,358	48,187	-	100,256	30%	42%
Midvaal LM	153,277	1,582	10,440	10,992	91,106	-	114,120	74%	58%
Lesedi LM	59,686	2,115	2,883	9,104	22,445	-	36,547	61%	49%
<b>Total Capital</b>	<b>15,185,025</b>	<b>1,352,051</b>	<b>11,200,244</b>	<b>2,907,875</b>	<b>4,210,331</b>	<b>2,131</b>	<b>19,672,632</b>	<b>130%</b>	<b>77%</b>

Table 22: Capital Expenditure per municipality for 2018/19 and 2019/20 financial years

Municipalities spent R19, 6 billion (130%) for the 2019/20 financial year on the capital expenditure against the adjusted budget of R15, 1 billion. The expenditure performance improved by 53% compared to the 2018/19 financial year performance of 77%. It should be noted that the department noted that the figures presented on this table as sourced from the Section 71 reports raise question in relation to its validity and credibility, especially figures for City of Tshwane MM and Rand West City LM. Municipalities spent majority of the Capex budget in the main in three (3) departments i.e. Community Service Infrastructure at R11,2 billion (57%) followed by Trading Services Infrastructure of R4,2 billion (21%) then the Economic and Environment Infrastructure R2,9 billion (15%).

#### 4.5 Eskom and Rand Water Accounts

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

Eskom Account: Electricity as at 30 June 2020						
Municipality	Current	Due 31 to 60 days	Due 61 to 90 days	Due 91 Plus	Balance as at 30 June 2020	Movement
Lesedi LM	-	-	-	-	-	😊
City of Johannesburg MM	1,001,170,627	-	-	-	1,001,170,627	😊
City of Tshwane MM	730,871,369	-	-	-	730,871,369	😊
City of Ekurhuleni MM	726,139,028	-	-	-	726,139,028	😊
Midvaal LM	21,530,151	-	-	-	21,530,151	😊
Mogale City LM	49,850,558		59,608,231	-	109,458,789	😞
Rand West LM	25,493,765		27,097,005	387,776,811	440,367,580	😞
Merafong City LM	27,879,404	49,138,514	49,287,804	294,589,868	420,895,590	😞
Emfuleni LM	159,240,931	-143,499,999	20,219,797	2,000,770,115	2,036,730,844	😞
<b>TOTAL DEBT</b>	<b>1,741,005,206</b>	<b>-94,361,485</b>	<b>156,212,836</b>	<b>2,683,136,794</b>	<b>5,487,163,978</b>	😞

Table 23: Gauteng Provincial Treasury report for June 2020

Although metropolitan municipalities, Lesedi LM and Midvaal LM managed to pay their Eskom accounts timeously though out the financial year, other municipalities such as Emfuleni LM, Rand West City LM, Merafong City and Mogale City LM are on payment arrangements with Eskom in terms of their outstanding debts. There has been further discussion between Emfuleni LM, Merafong City LM and Eskom on their new proposed payment arrangement as there has been court interdicts between Eskom and the two municipalities. With Rand West City LM declared a section 135 of the MFMA by informing the MEC of CoGTA of their financial distress. They entered into a payments agreement with Eskom and further negotiated payment extension terms with top Ten creditors.

Rand Water Account: as at 30 June 2020						
Municipality	Current	30 days	60 days	90 days	Balance as at June 2020	Movement
Lesedi LM	-	-	-	-	-	
City of Johannesburg MM	468,959,695	-	-	-	468,959,695	
City of Ekurhuleni MM	370,463,174	-	-	-	370,463,174	
City of Tshwane MM	265,822,169	-	-	-	265,822,169	
Midvaal LM	11,783,525	-	-	-	11,783,525	
Mogale City LM	31,662,963	32,026,503	-	-	63,689,466	
Merafong City LM	23,190,641	40,475,664	3,066,831	-	60,453,766	
Rand West City LM	25,792,216	25,305,900	12,162,954	2,049,751	65,310,821	
Emfuleni LM	4,264,078	47,406,469	198,860,463	550,350,768	868,270,552	
	<b>1,201,938,461</b>	<b>145,214,536</b>	<b>214,090,248</b>	<b>552,400,519</b>	<b>2,174,753,168</b>	

Table 24: Gauteng Provincial Treasury report for June 2020

The four municipalities, Emfuleni LM, Rand West City LM, Merafong City LM and Mogale City were also in arrears as at 30 June 2020 however Emfuleni LM and Rand West City managed to enter into the payment arrangement with Rand Water and Mogale City managed to settle its account to the current position. The Metropolitan Municipalities, Lesedi LM and Midvaal LM were still able to pay their bulk water accounts in full as at 30 June 2020.

#### 4.6 Creditors Analysis

Section 65 (2) (e) of the MFMA requires an accounting officer of a municipality to ensure that all money owing by the municipality be paid within 30 days on receipt of the relevant invoice or statement. The table below provides for a creditors age analysis for 2018/19 and 2019/20 financial years.

A total amount of R21,2 billion was owed by all Gauteng municipalities for goods and services rendered to municipalities as of 30 June 2020 compared to an amount of R16,6 billion owed at the end of June 2019. The amount owed decreased by 22% between the two financial years.

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

Creditor Age Analysis - June 2020							
Municipality	0 - 30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days	Total 2019/20	Total 2018/19	% Incr/(Decr)
City of Ekurhuleni MM	7,952,598	-	-	-	7,952,598	1,386,785	83%
Rand West City LM	97,709	-	-	-	97,709	836,925	-757%
Midvaal LM	2,559,768	-	-	-	2,559,768	99,734	96%
Mogale City LM	396,241	-	90,776	509,667	996,684	493,413	50%
Merafong City LM	8,496	837	-	-	9,333	564,658	-5950%
City of Johannesburg MM	24,815	269	-	232,471	257,555	2,808,302	-990%
Emsfuleni LM	247,384	153,119	36,355	410,179	847,037	2,698,722	-219%
Sedibeng DM	410,987	120,671	93,518	26,674	651,849	189,492	71%
City of Tshwane MM	3,974,146	11,503	6,992	381,103	4,373,744	7,559,985	-73%
West Rand DM	221,708	151,118	100,320	2,999,695	3,472,842	37,748	99%
Lesedi LM	7,999	3,653	2,012	25,031	38,695	8,216	79%
<b>Total</b>	<b>15,901,851</b>	<b>441,170</b>	<b>329,972</b>	<b>4,584,821</b>	<b>21,257,814</b>	<b>16,683,980</b>	<b>22%</b>
<b>% per Age Analysis</b>	<b>75%</b>	<b>2%</b>	<b>2%</b>	<b>22%</b>	<b>100%</b>		

Table 25: Creditors Age Analysis per municipality – 2018/19 and 2019/20 financial years

The comparison of total creditors as at 30 June 2019 and 30 June 2020 indicated that the following municipalities managed to reduce significantly the creditors amounts i.e. Rand West City LM, Merafong City LM, City of Johannesburg MM, Emsfuleni LM and City of Tshwane MM

#### 4.6.1 Debtors Analysis

The table below shows the performance of debtors for 2019/20 financial year. The total municipal consumer debt amounted to R62,1 billion as at 30 June 2019, the amount has increased by R17,1 billion (22%) escalating to R79,3 billion accounted for as at 30 June 2020.

R64,7 billion (82%) of the R62,1 billion total debt was owed to municipalities for the period of 90 days and above. The amount may be deemed irrecoverable as it remained uncollectable for a long period of time unless municipalities embark on radical credit control measures to recover the money. In some municipalities, the measures to recover old debt i.e. the appointment of debt collectors were proven to be expensive than the actual revenue collected on behalf of the municipality resulting in more financial distress.

Debtors Age Analysis - June 2020							
Municipality	0 - 30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days	Total 2019/20	Total 2018/19	% Incr/(Decr)
City of Johannesburg MM	2,291,425	1,324,574	1,156,095	26,375,533	31,147,628	25,180,304	19%
City of Tshwane MM	3,266,332	603,174	639,193	11,723,348	16,232,047	11,858,675	27%
City of Ekurhuleni MM	2,285,112	774,726	536,171	12,838,011	16,434,021	12,097,004	26%
West Rand DM	-	-	-	-	-	48,083	0%
Sedibeng DM	-	-	-	-	-	606,193	0%
Rand West City LM	145,080	88,466	78,939	2,371,541	2,684,027	1,892,038	30%
Merafong City LM	173,126	36,585	55,944	1,763,432	2,029,087	1,557,919	23%
Mogale City LM	6,091	2,703	1,049	67,046	76,890	59,310	23%
Ermfuleni LM	430,854	222,061	258,811	8,411,038	9,322,763	7,753,422	17%
Midvaal LM	68,486	25,390	15,676	326,328	435,881	326,722	25%
Lesedi LM	59,507	26,120	24,630	828,418	938,675	748,627	20%
<b>Total</b>	<b>8,726,013</b>	<b>3,103,800</b>	<b>2,766,508</b>	<b>64,704,696</b>	<b>79,301,018</b>	<b>62,128,297</b>	<b>22%</b>
<b>% per Age Analysis</b>	<b>11%</b>	<b>4%</b>	<b>3%</b>	<b>82%</b>	<b>100%</b>		

Table26: Debtors Age Analysis – 2018/19 and 2019/20 financial years

#### 4.6.2 Councillors in Arrears

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

Councillors in Arrears 30 June 2020					
	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
City of Johannesburg MM	1,568,689	428,961	583,542	596,384	3,177,576
City of Ekurhuleni MM	38,050	70,108	66,237	54,383	228,778
City of Tshwane MM	Not reported	Not reported	Not reported	Not reported	Not reported
Rand West City LM	139,775	64,103	349,194	132,416	685,489
Merafong City LM	5,836	210,124	Not reported	484,425	700,385
Mogale City LM	647,257	579,164	Not reported	713,721	1,940,142
Ermfuleni LM	12,103	690,706	705,694	724,925	2,133,428
Midvaal LM	77,146	17,796	32,409	78,242	205,593
Lesedi LM	55,809	18,353	13,487	11,427	99,075
<b>Total</b>	<b>2,544,665</b>	<b>2,079,315</b>	<b>1,750,562</b>	<b>2,795,923</b>	<b>9,170,466</b>

Table 27: Councillors in Arrears per municipality – 2018/19 and 2019/20 financial years

The outstanding debts of Councillors were sourced from the reports submitted to the department on monthly basis. Councillors owed municipalities total of R9,1 million in 2019/20 financial year compared to R1,5 million in 2018/19 financial year. City of Tshwane MM did not report on the figures

for all the quarters of 2019/20 financial year. Also, Merafong City LM and Mogale City LM also did not report in quarter 2.

City of Johannesburg MM followed by Emfuleni LM and Mogale City have the highest debt owed by the Councillors at the end of the financial year. Councillors from district municipalities pay for services at local municipalities that are within their area of jurisdiction. Councillors are expected to be upholding the highest standard of compliance on the payments of services to also encourage the culture of payment to their constituencies. City of Johannesburg, City of Ekurhuleni, Midvaal LM, Lesedi LM and Emfuleni LM have payment arrangements in place for councillors' municipal services in arrears.

#### 4.7 Grant Performance

The table below shows individual grants performance by municipalities for the period under review. The total allocations for Gauteng municipalities was reported at R3, 4billion and only R1, 3 billion (39%) was spent at the end of June 2020. Majority of low performance is attributed to the impact of challenges posed by Covid-19.

- i) **Finance Management Grant (FMG)** – the following municipalities spent below the norm on the grant i.e. City of Tshwane MM (50%), West Rand DM (6%), Emfuleni LM (35%) and Merafong City LM (84%).
- ii) **Infrastructure Skills development Grant** – City of Johannesburg MM is the only municipality that receives the grant, the over performance of the grant is as a result of the approved roll overs from the previous financial year.
- iii) **Neighborhood Development Partnership Grant (NDPG)** – City of Johannesburg MM, City of Ekurhuleni MM and City of Tshwane MM spent the lowest on this grant, at 24%, 46% and 0% respectively.
- iv) **Municipal Infrastructure Grant (MIG)** – the following municipalities did not spend the entire allocation of this grant i.e. Merafong City LM (0%), Emfuleni LM (7%), Midvaal LM (79%) and Lesedi LM (30%).
- v) **Public Transport Network Grant (PTNG)** – the low performance of this grant is as a result of the City of Johannesburg MM at (-1%), City of Ekurhuleni MM (91%) and City of Tshwane MM (61%).

- vi) **Expanded Public Works Programme Integrated Grant** - the following municipalities did not spend the entire allocation of this grant i.e. Merafong City LM (31%), Mogale City LM at (25%) and Sedibeng DM at 86%.
- vii) **Integrated National Electrification Programme (INEP)** – Mogale City LM is the only municipality that did not spend the entire allocation of this grant performing at 82%.
- viii) **Energy Efficiency and Demand Side Management Grant (EEDSMG)** – on this grant the lowest performance was recorded from City of Johannesburg (0%), City of Tshwane MM at (75%), Emfuleni LM at (50%) and Lesedi LM at (86%).
- ix) **Water Services Infrastructure Grant (WSIG)** – the low performance on this grant was recorded from Rand West City LM at (77%), Mogale City LM at (90%) and Lesedi LM at (46%).



<b>National Grant Expenditure - 30 June 2020 R'000</b>			
<b>Grant Name</b>	<b>Total Transferred</b>	<b>Total Actual Expenditure</b>	<b>% Actual</b>
<b>National Treasury Grants</b>			
Financial Management Grant (FMG)	17,580	12,224	70%
Infrastructure Skills Development Grant (ISDG)	6,200	170,495	2750%
Neighbourhood Development Partnership Grant (NDPG)	185,360	10,229	6%
Integrated City Development Grant (ICDG)	-	71,972	0%
Integrated Urban Development Grant (IUDG)	120,599	-	0%
<b>Sub-Total</b>	<b>329,739</b>	<b>264,920</b>	<b>80%</b>
<b>Cooperative Governance</b>			
Municipal Infrastructure Grant	312,842	136,825	44%
Municipal Disaster Recovery Grant (MDRG)	5,276	1,410	27%
Municipal Systems Improvement Grant (MSIG)	-	32	0%
<b>Sub-Total</b>	<b>318,118</b>	<b>138,267</b>	<b>43%</b>
<b>Transport</b>			
Public Transport Network Grant (PTNG)	2,406,495	643,745	27%
Rural Road Assets Management Systems Grant (RRAMSG)	5,328	1,640	31%
<b>Sub-Total</b>	<b>2,411,823</b>	<b>645,385</b>	<b>27%</b>
<b>Public Works</b>			
Expanded Public Works Programme Integrated Grant (EPWPIG)	86,321	65,397	76%
<b>Sub-Total</b>	<b>86,321</b>	<b>65,397</b>	<b>76%</b>
<b>Energy</b>			
Integrated National Electrification Programme Grant (INEPG)	117,608	105,250	89%
Energy Efficiency and Demand Side Management Grant (EEDSMG)	33,000	16,779	51%
<b>Sub-Total</b>	<b>150,608</b>	<b>122,029</b>	<b>81%</b>
<b>Water Affairs</b>			
Water Services Infrastructure Grant (WSIG)	169,891	107,809	63%
<b>Sub-Total</b>	<b>169,891</b>	<b>107,809</b>	<b>63%</b>
<b>Grant Totals</b>	<b>3,466,500</b>	<b>1,343,807</b>	<b>39%</b>

Table 28: National Treasury Section 71 publication for period ended June 2020

## 4.8 Financial Ratios

### 4.8.1 Current Ratio

Table below shows municipality's ability to pay back its short-term liabilities with its short-term assets for the period ended June 2020:

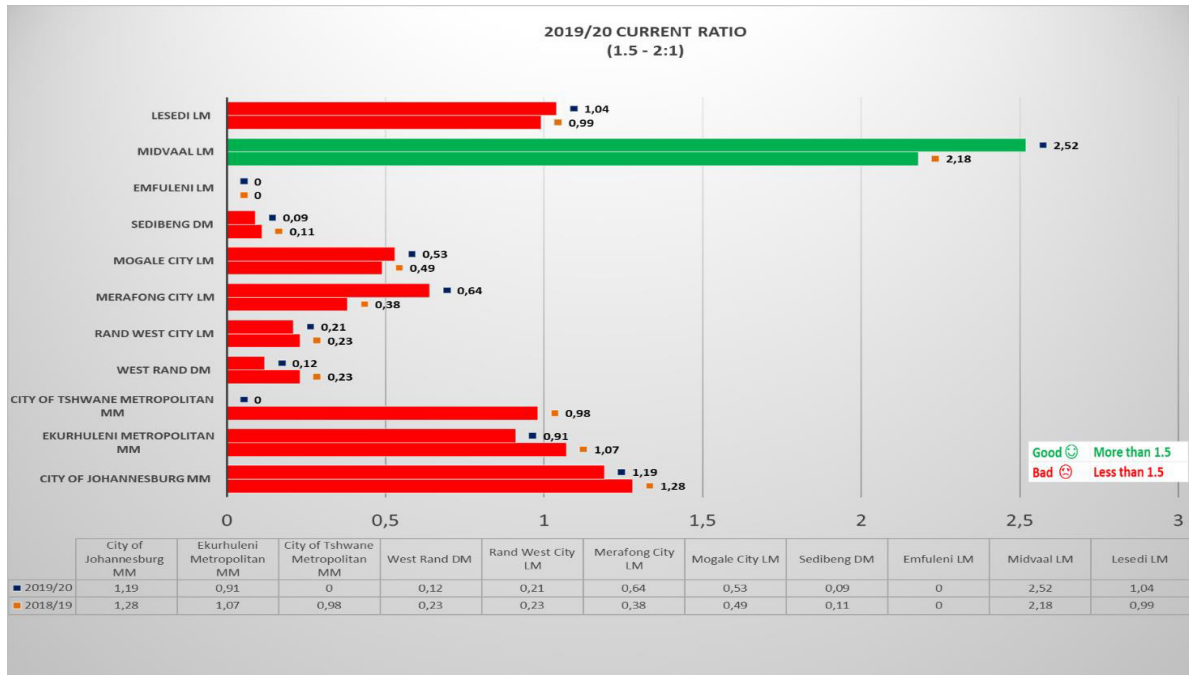


Figure 7: Current Ratio – 2018/19 and 2019/20 financial years

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

**4.8.2 Solvency Ratio**

Table below shows municipality’s ability to pay back its long-term liabilities with its long-term assets for the period ended June 2020:

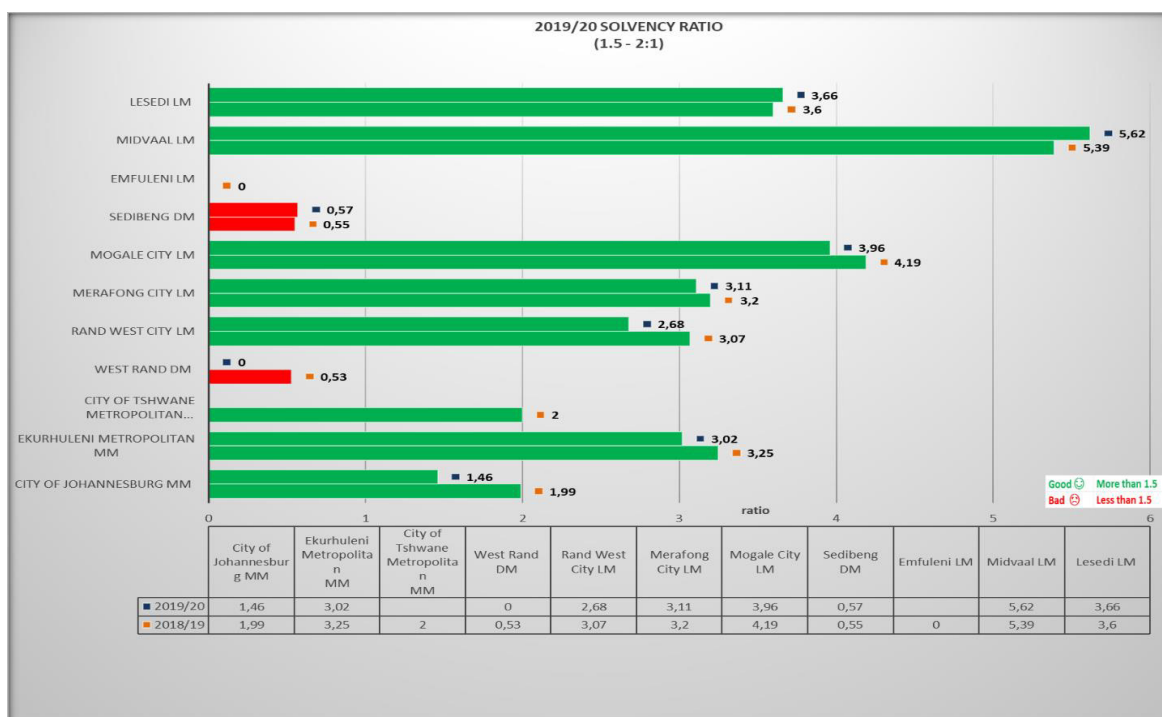


Figure 8: Solvency Ratio – 2018/19 and 2019/20 financial years

West Rand DM and Sedibeng DM are the two municipalities with the lowest solvency ratio which highlights serious financial challenges. As at 30 June 2020, West Rand DM and Sedibeng DM long-term liabilities exceeded their long-term assets by R 94 457 101 and R 95 566 625 respectively, meaning these municipalities may be unable to adequately sustain operations in future. These conditions indicate the material uncertainty of the two district municipalities’ ability to operate as a going concern.

#### 4.8.3 Debtor Collection Period (After Impairment)

Table below indicates number of days it takes for a municipality to receive payment from its consumers for bills/invoices issued to them for services for the period ended June 2020:

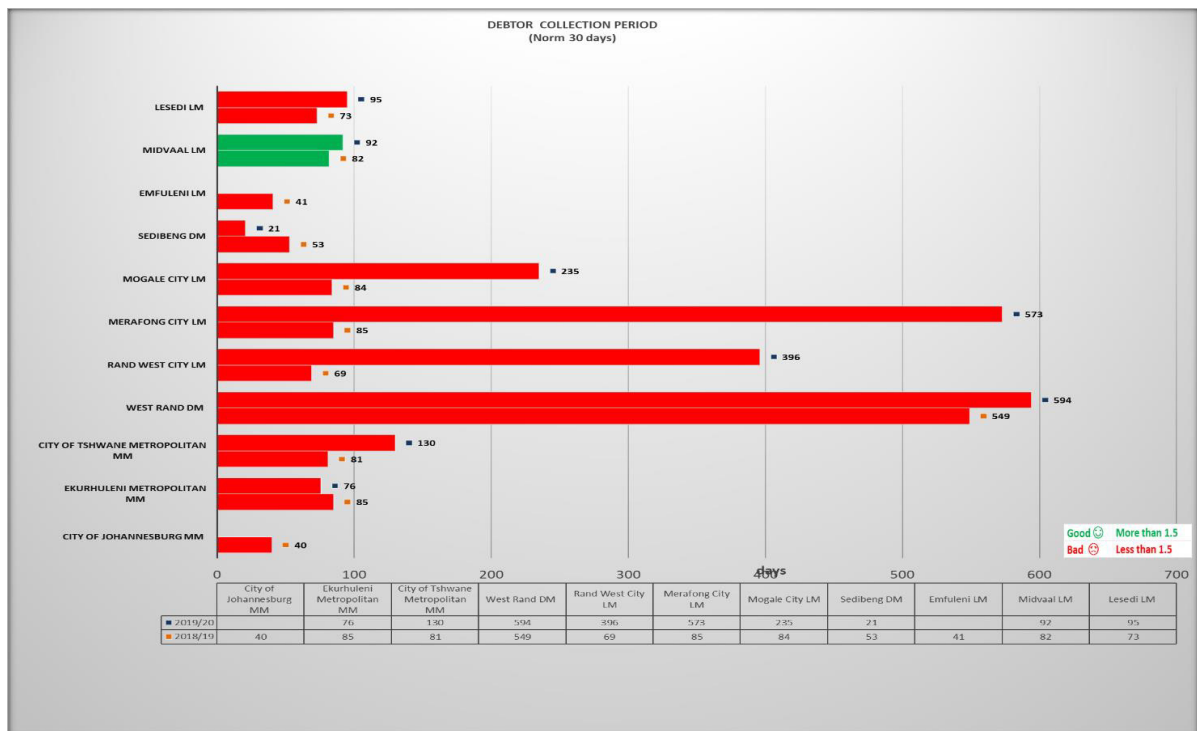


Figure 9: Debtor Collection Period – 2018/19 and 2019/20 financial years

All municipalities in Gauteng are not able to collect the revenue for rates and consumer services within 30 days. West Rand DM has the highest collection period of 594 days which is above the norm.

#### 4.8.4 Creditor Payment Period

Table below indicates municipality’s ability to settle their creditors within 30 days on receipt of the relevant invoice or statement in terms of section 65 (2) (e) of the MFMA for the period ended June 2020:

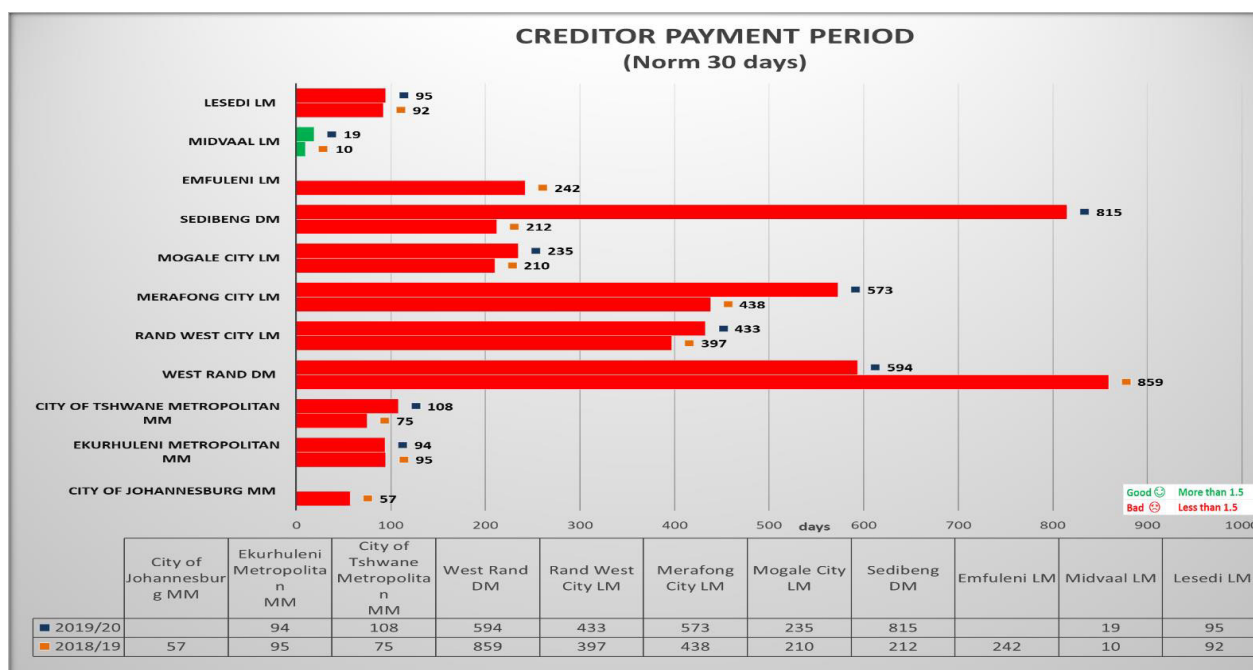


Figure 10: Creditors Payment Period – 2018/19 and 2019/20 financial years

The Auditor-General found Midvaal LM to be the only municipality complying with section 65 (2) (e) of the MFMA. City of Tshwane MM, West Rand DM, Rand West City LM, Merafong City LM, and Mogale City LM and Sedibeng DM have a high creditor payment period which is outside the prescribed period of 30 days. Severe cash flow constraints and low cash collections from consumers in these municipalities have resulted in these conditions.

#### 4.8.5 Revenue Growth

Table below indicates municipality’s overall revenue growth for the period ended June 2020:

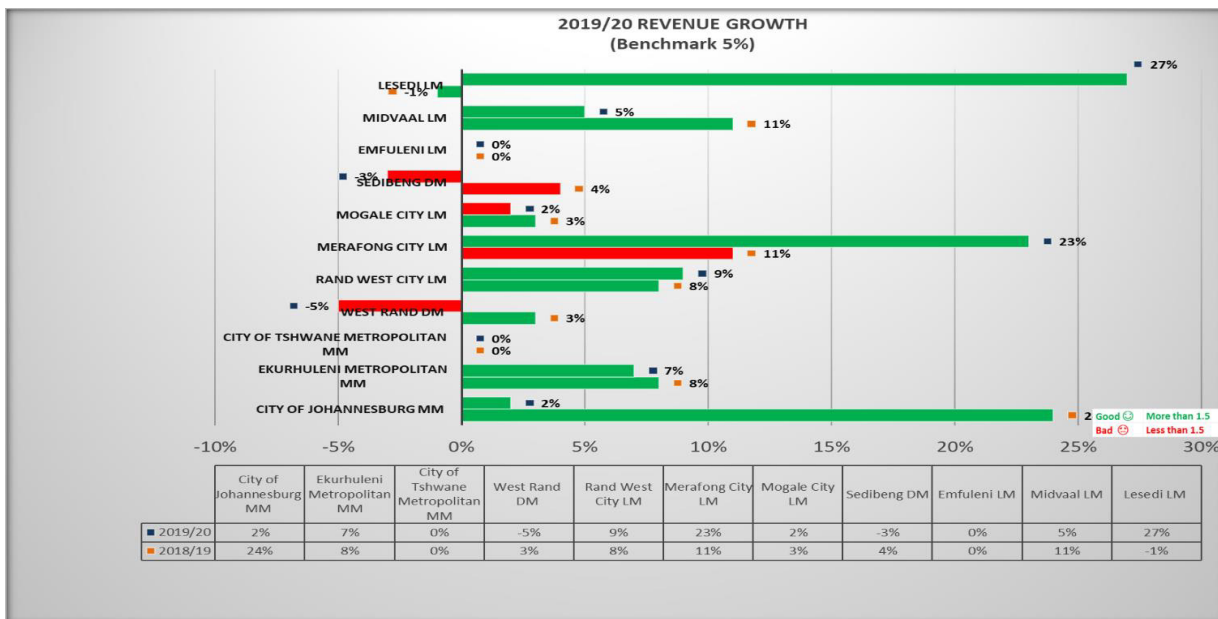


Figure 11: Revenue Growth – 2018/19 and 2019/20 financial years

Revenue Growth of City of Johannesburg MM, West Rand DM and Mogale City LM have decreased as at 30 June 2020 and these municipalities need to implement stringent credit control measures and revenue enhancement strategies. The revenue of these municipality is also under pressure due to increases in debtor collection days as well of impairment of debtors. Amongst other challenges in revenue collection for services rendered by municipalities is CoVID-19 pandemic as the rate of unemployment increased and communities could not afford to pay for services.

**4.9 Functional Internal Audit Units and Audit Committees**

All internal audit units in Gauteng municipalities were functional in the 2019/20 financial year. Notwithstanding the challenges that some municipalities had; these oversight structures have complied with section 165 and 166 of the MFMA, which requires each municipality to have an internal audit unit and audit committee, which must deal with matters relating to internal financial control, internal audits; risk management; accounting policies; performance management; and effective governance.

MUNICIPAL INTERNAL AUDIT UNITS											
PERIOD JULY 2019 - JUNE 2020											
Municipality	Internal Audit unit established i.o Section 165 (1) of the MFMA (Yes/No)	Outsourced/ In-house	Total number of approved Internal Audit unit posts	Number of officials appointed in the Internal Audit unit	Percentage (%) of officials appointed in the Internal Audit unit	Chief Audit Executive/ Head of Internal Audit in place	Independence and Objectivity (CAE must report functionally to the AC, and administratively to accounting officer) (Yes/No)	Internal Audit Charter approved (Yes/No)	Internal Audit Plan (Risk based) i.o Section 165 (2)(a) of the MFMA (Yes/No)	Internal Audit Activity Functional amid Covid 19 (Yes/No)	Internal Audit Conducts Investigations (Yes/No)
City of Johannesburg MM	Yes	In-house	71	42	59%	No	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	In-house	62	53	85%	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	In-house	57	29	51%	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	In-house	8	5	63%	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	In-house	13	4	31%	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	In-house	9	5	56%	Yes	Yes	Yes	Yes	Yes	No
Mogale City DM	Yes	In-house	6	6	100%	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	In-house	7	7	100%	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	In-house	23	18	78%	No	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Outsourced	0	0	0%	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Outsourced	2	1	50%	Yes	Yes	Yes	Yes	Yes	No

Table 29: 2019/20 Internal Audit Units Status

The internal audit units for all Gauteng municipalities are effective and functional, however the nationwide lockdown had implications on the internal audit activity in most municipalities as internal audit is receiving information slow from responsible officials which impact negatively on the completion of the risk-based internal audit plan.

Most internal audit units are conducting investigations except for Lesedi LM and Merafong City LM. Although Merafong City LM has a fraud hotline in place, the internal audit division is not in a position to audit incidents reported due to capacity constraints.

Two (2) municipalities do not have Chief Audit Executives and Audit Managers; City of Johannesburg MM, Emfuleni LM. Both City of Johannesburg MM and Emfuleni LM internal audit units are headed by acting CAEs.

Although internal audit units are functional in Gauteng; the following challenges observed remains a concern in internal audit units:

- i) For the 2019/20 financial year, the Auditor-General did not rely on the work of internal audit except on verification of assets and stock count as part of risk management process.

- ii) Slow response by management to internal audit findings and recommendations; this is also seen with the findings of the Auditor-General.
- iii) The internal audit units for both Rand West City and Merafong City Local municipalities are still understaffed with the staff complement of 31% and 56% respectively. The delays in filling the vacancies will soon impact negatively on the functionality and effectiveness of internal audit unit and audit committee in these municipalities taking into consideration the next year, 2020/21 risk based internal audit plan.

MUNICIPAL AUDIT COMMITTEES							
PERIOD JUNE 2019 - JULY 2020							
Municipality	Audit Committee established i.t.o Section 166 (1) of the MFMA (Yes/No)	Number of Audit Committee members appointed (Minimum 3 members) i.t.o Section 166 (4) of the MFMA (Yes/No)	Qualifications meet the required criteria (Yes/No)	Audit Committee Charter date of approved by Council (Yes/No)	Audit committee meetings held on a quarterly basis (Yes/No)	Audit committee reports to Council on a quarterly basis (Yes/No)	Does the Audit Committee deal with Fraud & Investigations
City of Johannesburg MM	Yes	6	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	4	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	5	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	5	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Merafong City LM	Yes	5	Yes	Yes	Yes	Yes	No
Mogale City LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	4	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	5	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	5	Yes	Yes	Yes	Yes	No

Table 30: Audit Committees

All municipalities in Gauteng have functional audit committees in the quarter under review. All municipalities held online audit committee meetings during the financial year. The committees discussed the 2019/20 external audit reports and management letter in the audit committee meetings.

Most municipalities' audit committees are having UIFW expenditure as a standing agenda item which is commendable in promoting consequence management. All municipal audit committees are encouraging management to compile external audit action plans to adequately address the audit findings. The progress on the implementation of action plans are monitored on a quarterly basis in the audit committee meetings.



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

Table below highlights the 2019/20 audit outcomes and the number of issues on the municipal Auditor-General action plans resolved as presented by municipalities quarterly at Operation Clean Audit (OPCA) Provincial Coordinating Committee (PCC) engagements. Independent verifications of implementation were performed and confirmed by internal auditors who provide assurance to the OPCA PCC.

Municipalities in Gauteng are reflecting an overall stagnation of audit outcomes when compared to the prior two (2) years. There has been a major improvement in Ekurhuleni Metro with movement from unqualified to clean audit. Additional improvement is recorded in Lesedi LM, Mogale LM and West Rand District Municipalities in relation to the quality of financial statements as well as AOPO findings. This is bringing the three municipalities closer to a clean audit outcome. The weaknesses in these municipalities relate to non-compliance with laws and regulations. Rand West City LM has regressed from unqualified audit opinion in the 2018/19 financial year to an adverse opinion in 2019/20. Midvaal Local Municipality received a clean audit for the three consecutive financial years which is commendable.

Non-compliance with laws and regulations (with non-compliance with SCM regulations particularly pronounced) continue to grow at an alarming rate in all other municipalities, and of concern is the high increase in irregular expenditure.

The Auditor-General has noted that municipalities are slowly investigating the unauthorized, irregular, fruitless, and wasteful expenditure of the current and previous years, however, they are not demonstrating timely and effective consequence management where necessary. The Auditor-General continues to raise recurring findings, and lot of these findings are issues that municipalities were not able to respond adequately to address the audit findings which led to material amendments to the financial statements. Lastly and of grave concern is inability of the other municipalities to report accurately on Service delivery (AOPO).

Municipality	2017/18				2018/19				2019/20			
	Audit Outcome	Total Issues raised	Number of issues resolved	% Resolved	Audit Outcome	Total Issues raised	Number of issues resolved	% Resolved	Audit Outcome	Total Issues raised	Number of issues resolved	% Resolved
City of Johannesburg MM	Unqualified	661	80	12%	Unqualified	143	0	0%	Unqualified	0	0	#DIV/0!
City of Tshwane MM	Unqualified	412	215	52%	Unqualified	Final AGSA report not issued			Unqualified	Final AGSA report not issued		
Ekurhuleni MM	Unqualified	136	14	10%	Unqualified	68	20	29%	Clean	82	18	22%
Sedibeng DM	Unqualified	72	43	60%	Unqualified	80	0	0%	Unqualified	44	10	23%
Lesedi LM	Unqualified	56	22	39%	Unqualified	51	1	2%	Unqualified	21	0	0%
Emfuleni LM	Unqualified	-	-	-	Unqualified	Final AGSA report not issued			Unqualified	Final AGSA report not issued		
Midvaal LM	Clean	27	16	59%	Clean	46	11	24%	Clean	26	17	65%
West Rand DM	Unqualified	18	9	50%	Unqualified	27	8	30%	Unqualified	16	6	38%
Merafong City LM	Unqualified	48	19	40%	Unqualified	26	13	50%	Unqualified	51	7	14%
Mogale City LM	Unqualified	46	10	22%	Unqualified	54	2	4%	Unqualified	40	0	0%
Rand West City LM	Unqualified	82	32	39%	Unqualified	64	49	77%	Qualified	0	0	#DIV/0!
Total		1558	460	30%		559	104	19%		280	58	21%

Table 31: Number of Issues on Municipal AG Action Plans Resolved

A reduction is seen in the total number of findings raised by AG, however it should be noted that the detailed audit reports of City of Tshwane and Emfuleni have not been finalised and signed accordingly for 2019/20 financial year by the time of compiling this report. Municipalities are required to address audit findings raised by the Auditor-General through implementation of corrective measures as stated in the audit response plans. Failure to resolve these findings will result to recurring findings. In 2018/19, the following audit issues were not resolved by some municipalities:

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

Furthermore, these issues were recurring audit findings in 2019/20 financial year. Recurring findings are due to slow response and lack of urgency by administrative leadership to address compliance findings focusing on control deficiencies, root causes, and preparing quality financial statements and performance reports. Non-compliance with supply chain management legislation

is widespread across all municipalities as there is a significant regression in compliance to MFMA regulations. Recommendations made in previous years to reduce audit findings and/or investigate irregularities were not adequately implemented by municipalities.

The number of findings raised by AG on performance information continue to increase. Most municipalities had material findings on AOPO and responses to these findings were found to be not adequate. Both political and administrative leadership must be involved and play an oversight role which will set the tone at the top and further create a conducive environment to good financial management and service delivery.

Internal audit and audit committees must ensure that adequate internal controls, compliance with laws and regulations; and proper risk management are maintained. Their roles should abreast municipal councils with issues of concerns and provide high risks areas for council to proactively monitor and make decisions on. Oversight departments such as Provincial and National Treasuries, Provincial and National Departments of Cooperative Governance and SALGA should ensure that audit actions plans are fully supported and monitored including implementation of the actions plans to ensure adherence legislations governing municipalities.

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

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

#### **4.12 Municipal property rates policies**

The Department conducted compliance assessments of municipal property rates policies in terms of Section 3(1) and (2) of the MPRAA which stipulates that:

- “(1) *The council of a municipality must adopt a policy consistent with this Act on levying of rates on rateable property in the municipality.*
- (2) *A rates policy adopted in terms of subsection (1) takes effect on the effective date of the first valuation roll prepared by the municipality in terms of this Act and must accompany the municipality’s budget for the financial year concerned when the budget is tabled in the municipal council in terms of section 16(2) of the Municipal Finance Management Act (MFMA).”*

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

Prior to the adoption of any local policy, including the rates policy, the municipality must take into consideration the aims and the objectives of national economic policies. Municipalities must annually review and amend the rates policies as stipulated in section 5 of the MPRAA to ensure that the policies continue to serve the needs of community within their municipal jurisdiction area. Rate’s policies are set once a year and are usually not adjusted until the following year.

In terms of section 4(2) (bb) of the MPRAA read in conjunction with section 75(2) of the MFMA, the draft rates policy should be made available on the municipal website not later than five days after its tabling in the council or on the date on which it must be made public, whichever occurs. The municipal property rates policies for nine municipalities were placed on the websites which reflects compliance with the above-mentioned legislative provisions. The approved municipal property rates policies also conformed the generic rates policy format.

The table below shows municipal compliance with Chapter 2 of the MPRAA on rating.

APPROVED MUNICIPAL PROPERTY RATES POLICIES FINANCIAL YEAR 2019/2020						
Municipalities	Contents of the municipal property rates policies in accordance with generic rates policy format	Tabling of the municipal rates policy for approval	Website publication (5 days after tabling to Council)	Promulgation of resolutions on levying of rates in terms of section 14 of the MPRAA	Effective date of rates policy	
City of Johannesburg MM	Yes	24 May 2019	Yes	17 July 2019	01 July 2019	
City of Ekurhuleni MM	Yes	23 May 2019	Yes	26 June 2019	01 July 2019	
City of Tshwane MM	Yes	30 May 2019	Yes	19 June 2019	01 July 2019	
Rand West City LM	Yes	19 June 2019	Yes	16 July 2019	01 July 2019	
Merafong City LM	Yes	31 May 2019	Yes	11 July 2019	01 July 2019	
Mogale City LM	Yes	31 May 2019	Yes	27 August 2019	01 July 2019	
Emfuleni LM	Yes	31 May 2019	Yes	03 December 2019	01 July 2019	
Midvaal LM	Yes	30 May 2019	Yes	12 June 2019	01 July 2019	
Lesedi LM	Yes	30 May 2019	Yes	18 September 2019	01 July 2019	

Table 32: Municipal Property Rates Policies Compliance

City of Johannesburg MM promulgated its resolution on the 17 July 2019 without the date of council resolution and Merafong City LM promulgated its resolution to levy rates with incorrect financial year and still using assessment rates with no date of the council resolution of which the municipality should publish an erratum to correct the published Provincial Gazette. Emfuleni LM in Sedibeng District published a resolution levying rates in the Provincial Gazette on the 27<sup>th</sup> November 2019 and 3<sup>rd</sup> December 2019. However, the published resolution does not contain the date on which the resolution levying rates was passed as the requirement of section 14(2)(b)(i) of the MPRAA.

#### 4.14 Validity of general valuation rolls

For a general valuation, a municipality must determine a date that may not be more than 12 months before the start of the financial year in which the valuation roll is to be first implemented. The table below shows municipal compliance in terms of section 31 and 32 of the MPRAA stating the validity of general valuation rolls of municipalities and the implementation dates of municipalities for the general valuation rolls. Furthermore it represents municipalities that have implemented their general valuation rolls and those that have requested for the extension of the general valuation rolls in terms of their applications received with valid reasons that warrants such extension.

VALIDITY OF THE GENERAL VALUATION ROLLS					
Municipalities	Determination date of the valuation i.t.o Section 31 of the MPRAA	Commencement of the GVRs 1 July i.t.o Section 32(1) of the MPRAA	Validity of the GVRs i.t.o Section 32(1)(b) of the MPRAA	Extension of the validity of the GVRs i.t.o Section 32(2) of the MPRAA	
City of Johannesburg MM	1 July 2017	1 July 2018	1 July 2018 - 30 June 2022	N/A	
City of Ekurhuleni MM	1 July 2016	1 July 2017	1 July 2017 - 30 June 2021	N/A	
City of Tshwane MM	1 September 2016	1 July 2017	1 July 2017 - 30 June 2020	N/A	
Rand West City LM (former Randfontein)	N/A	N/A	1 July 2014 - 30 June 2018	1 July 2018 - 30 June 2021	
Rand West City LM (former Westonaria)	N/A	N/A	1 July 2014 - 30 June 2018	1 July 2018 - 30 June 2021	
Merapong City LM	1 July 2018	1 July 2019	1 July 2019 - 30 June 2024	N/A	
Mogale City LM	1 November 2017	1 July 2018	1 July 2018 - 30 June 2023	N/A	
Ermfuleni LM	1 July 2016	1 July 2017	1 July 2017 - 30 June 2020	N/A	
Midvaal LM	1 July 2017	1 July 2018	1 July 2018 - 30 June 2023	N/A	
Lesedi LM	1 July 2018	1 July 2019	1 July 2019 - 30 June 2024	N/A	

Table 33: General valuation rolls compliance

The valuer of a municipality must submit the certified valuation roll to the municipal manager and the municipal manager must within 21 days of receipt of the roll, publish in the *Provincial Gazette* a notice stating that the roll is open for public inspection. The table below shows municipal compliance in terms of Chapter 3 (1) of the MPRA Regulation and section 49 of the MPRAA.

MUNICIPAL COMPLIANCE WITH COMPILATION OF THE GENERAL VALUATION ROLL						
Municipality	Submission of the certified general valuation roll i.t.o Chapter 3 (1) of the MPRA Regulation and Section 34 of the MPRAA	Public notice of valuation roll i.t.o Section 49 of the MPRAA		Inspection period of and objections to valuation roll	Commencement of the GVR i.t.o Section 32(1) of the MPRAA	Validity of the GVRs i.t.o Section 32(1)(b) of the MPRAA
		Media	Provincial Gazette			
City of Tshwane MM	31 January 2020	19 & 26 February 2020	26 February 2020	26 February 2020 - 5 May 2020	1 July 2020	1 July 2020 - 30 June 2024

Table 34: Submission of the certified GVR

The general valuation roll for City of Tshwane MM was submitted on the 31<sup>st</sup> of January 2020 to the Acting Municipal Manager and is valid for four financial years with effect from 1<sup>st</sup> July 2020 to 30<sup>th</sup> June 2024. The public inspection for the general valuation roll was opened for more than 30 days which is in compliant with section 49(1)(a)(i) of the MPRAA. The closing period for the inspection of the certified valuation roll was 5<sup>th</sup> May 2020.

#### 4.13 Compliance with compilation of supplementary valuation rolls

The table below shows compliance with section 78 of the MPRAA. Municipalities must once in a year compile and publish supplementary valuation in terms of the properties which were omitted, subdivided, or consolidated, of which the market value has substantially increased or decreased for any reason, incorrectly valued during the last general valuation roll.

<b>SUPPLEMENTARY VALUATION ROLLS</b>			
<b>Municipalities</b>	<b>Section 78 applications</b>	<b>Posting of notices i.t.o Section 78(5) of the MPRAA</b>	<b>Compilation of SVR i.t.o. Section 78(6)</b>
City of Johannesburg MM	Yes	Yes	Yes
City of Ekurhuleni MM	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes
Rand West City LM (former Randfontein)	Yes	Yes	Yes
Rand West City LM (former Westonaria)	Yes	Yes	Yes
Merafong City LM	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes

Table 35: General valuation rolls compliance

All municipalities complied with section 78 of the MPRAA as stated in the table above.

#### 4.15 Established Valuation Appeal Boards (VABs)

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



<b>VALUATION APPEAL BOARDS - TERM OF OFFICE</b>		
<b>Municipality</b>	<b>Number of established VABs</b>	<b>VABs term of office i.t.o Section 60 of the MPRAA</b>
City of JHB MM	2	1 April 2019 - 30 March 2023
	1	1 October 2019 - 30 September 2023
City of Ekurhuleni MM	1	1 November 2017 - 31 October 2021
City of Tshwane MM	1	1 November 2017 - 31 October 2020
Rand West City LM (former Randfontein)	1	1 October 2014 - 30 September 2019
Rand West City LM (former Westonaria)	1	1 October 2014 - 30 September 2019
Merafong City LM	1	1 October 2019 - 30 September 2023
Mogale City LM	1	1 April 2019 - 30 March 2023
Emfuleni LM	1	1 July 2015 - 30 September 2019
Midvaal LM	1	1 April 2019 - 30 March 2023
Lesedi LM	1	1 April 2019 - 30 March 2023

**Table 36: Term of office for VABs members**

The department established two VABs for the City of Johannesburg MM to deal with the outstanding reviews and appeals emanating from the general valuation rolls implemented by the City. All the boards consisted of the members and alternate members serving on the boards as gazetted.

The department further appointed members to serve on the VAB for Rand West City LM and Emfuleni LM with effect from the 1<sup>st</sup> of March 2020 until the 29<sup>th</sup> February 2024 as stipulated in section 56(1) of the Municipal Property Rates Amendment Act (MPRAA).

#### 4.16 Functioning and performance of the VABs

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

<b>PERFORMANCE OF THE VALUATION APPEAL BOARDS</b>						
<b>Municipality</b>	<b>Number of Reviews</b>	<b>Number of completed Reviews</b>	<b>Number of outstanding Reviews</b>	<b>Number of Appeals</b>	<b>Number of completed Appeals</b>	<b>Number of outstanding Appeals</b>
City of JHB MM	68 073	24 226	43 847	16 979	9 977	7 002
City of Ekurhuleni MM	3 379	-	3 379	47	-	-
City of Tshwane MM	-	-	-	-	-	-
Rand West City LM (former Randfontein)	-	-	-	-	-	-
Rand West City LM (former Westonaria)	-	-	-	-	-	-
Merafong City LM	24	-	24	37	-	-
Mogale City LM	-	-	-	82	82	-
Emfuleni LM	-	-	-	1	-	-
Midvaal LM	-	-	-	2	-	2
Lesedi LM	800	651	149	33	-	-

**Table 37: Number of reviews and appeals**

There has been slow progress in handling of the reviews and the appeals in municipalities because of some termination of membership by other members of the board which severely impacted the boards proceedings.

#### 4.17 Observations and Challenges

- i) Each year municipalities revenue budgets shows trends of growth; however, it becomes more difficult to collect revenue due to high unemployment rate and economic challenges facing communities and other challenges brought by Covid-19 pandemic. This is most evident in West Rand DM, Sedibeng DM, Emfuleni LM, Merafong City LM, Mogale City LM and Rand West City LM, also the impact is also felt by the metropolitans as well.
- ii) A low expenditure trend on capital budgets is a concerning factor. Covid-19 challenges worsened the situation which will pose ever-escalating service delivery protests. Municipalities should ensure better planning to accelerate the delivery and maintenance of capital infrastructure
- iii) Municipalities are failing to spend all their grant allocations at financial year end, and they will be required to pay back any unspent funds to the revenue fund if no worthwhile reasons for lack of spending are not provided. The unspent grants allocations by municipalities might further have future implications in withholding of funds by National Treasury.
- iv) Municipalities do not have sufficient cash balances to finance their monthly financial obligations including to pay creditors within the legislated 30 days' period. Furthermore, municipalities are not making surplus on the sale of services due to poor collection rate, refusal to pay for services and tariffs that are not cost reflective.
- v) The ever-increasing outstanding debtors has indirectly caused financial constrained to municipalities to optimally delivery their services to its communities.
- vi) Gauteng Municipal Internal audit units and Audit committees are functional. However, the oversight units/committees should actively monitor some key indicators that might result to decline in performance and functionality of these structures amongst others is vacancy rate of internal audit units, the independency of Internal Audit units, the AC's chairperson report to council These activities should be monitored to serve as indicators for support or interventions
- vii) Though there are three (3) VABs established for the City of Johannesburg which are supposed to be functional, the City is still faced with a challenge of non-attendance of the Chairperson and Alternate of the 1st VAB on scheduled dates for considering reviews. This has implication in the pace of dealing with the reviews by the City and availability of other members of the board. Furthermore, the termination of membership of the VAB members in the City of Johannesburg MM impacted negatively on the functionality of the VABs in the City as some of the boards were not forming a quorum to meet.

#### **4.18 Support Interventions by National and Provincial Department**

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

**KEY PERFORMANCE AREA FIVE:**  
**5. GOOD GOVERNANCE AND PUBLIC PARTICIPATION**  
BACK TO BASICS PILLAR: GOOD GOVERNANCE AND SOUND  
ADMINISTRATION (PILLAR 3)

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

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

### **5.1 Governance Structures**

During the 2019/20 municipal financial year, Gauteng municipalities participated in various key forums at national and provincial levels. The key forums include the South African Local Government Association (SALGA), IGR, Premiers Coordination, COGTA IGR, Chief Financial Officers, Nthiriso, Municipal Managers', National Anti-Fraud and Corruption, MEC/Mayoral Committee, Gauteng Speakers, African Peer's, and Premier's Coordinating Forums.

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

The Section 79 and 80 Committees assists political leadership, the Executive Mayors and the Members of the Mayoral Committees with oversight on the efficiency and effectiveness of municipal systems. According to municipalities, MPACs provided the overall oversight roles reports to municipal councils.

The City of Tshwane established the Financial Disciplinary Board and other mechanisms to enhance governance and that include audit monitoring, internal audit, risk management, audit and performance committees and section 79 oversight committees.

## **5.2 Ward Committees**

In reviewing performance in terms of public participation and accountability, consideration has been given to how local government in Gauteng has dealt with the establishment and functionality of ward committees, and the deployment of the community development workers.

Ward committees are one of the key public participation platforms available to citizens to hold municipalities to account for service delivery. Guided by the 2005 National COGTA gazetted guidelines for establishment and operation of ward committees.

## **5.3 Establishment and Functionality Status of Ward Committees**

According to municipalities, the ward committees played a role in the mobilisation of communities for public meetings, identification of community issues, participated in government outreach programmes, mobilised communities to participate in the IDP, budget and other local government processes.

All municipalities in Gauteng with the exception of the City of Tshwane reported to have established ward committees. However, the City of Tshwane reported to be in a process of re-establishing ward committees through the drafting of a by-law and public participation, which will be followed by an election of ward committee members.

The table below reflects a fluctuating functionality trend of ward committees in the last three financial years.

Municipality	2017/18			2018/19			2019/20		
	No. of established Ward Committees	No. of functional Ward Committees	% of functional Ward Committees	No. of established Ward Committees	No. of functional Ward Committees	% of functional Ward Committees	No. of established Ward Committees	No. of functional Ward Committees	% of functional Ward Committees
City of Joburg MM	135	130	93	135	105	77%	135	81	60%
City of Tshwane MM	0	0	0%	0	0	0%	0	0	0%
Ekurhuleni MM	112	112	100%	112	111	99%	112	78	70%
Lesedi LM	13	11	85%	13	8	61%	13	7	50%
Emfuleni LM	45	31	89%	45	31	68%	45	23	50%
Midvaal LM	15	15	100%	15	15	100%	15	12	80%
Merafong City LM	28	25	89%	28	25	89%	28	18	68%
Mogale City LM	39	33	57%	39	20	51%	39	18	45%
Rand West City LM	35	29	83%	35	25	71%	35	21	60%
<b>Total</b>	<b>422</b>	<b>386</b>	<b>91%</b>	<b>422</b>	<b>340</b>	<b>81%</b>	<b>422</b>	<b>258</b>	<b>54%</b>

**Table 38: Establishment and Functionality of Ward Committees**

Municipalities realised a decline in functionality of ward committees, this is evident by a decline from 91% in 2017/18 to 81% in 2018/19 and ultimately to 54% in 2019/20 FY. Whilst some of the fluctuations can be attributed to the reliance on councillors to call meetings, there is not enough information available to determine the actual reasons for the fluctuating of ward committee's functionality.

However, according to municipalities, the decline in functionality status of ward committees was due to the declared national disaster management lockdown of which was introduced to curb the possible spread of covid 19 pandemic.

#### **5.4 Number of Ward Committee Meetings Held**

On average, Gauteng Municipalities held a total number of 1248 of ward committee meetings, the below table present the number of meetings held per municipality.

Municipality	2017/18	2018/19	2019/20
	Number of ward committee meetings	Number of ward committee meetings	Number of ward committee meetings
City of Joburg MM	430	420	380
City of Tshwane MM	0	0	0
Ekurhuleni MM	965	444	402
Lesedi LM	121	32	29
Emfuleni LM	375	204	180
Midvaal LM	60	60	60
Merafong City LM	248	100	70
Mogale City LM	255	80	60
Rand West City LM	214	100	65
<b>Total</b>	<b>2668</b>	<b>1440</b>	<b>1246</b>

**Table 39: Number of Ward Committee Meetings**

According to the above table, municipalities realised a decline in sitting of ward committee meetings, this is evident by a decline from 2668 in 2017/18 to 1440 in 2018/19 and ultimately to 1246 in 2019/20 FY. The last quarter of 2019/20 was reported to have been affected by the outbreak of covid 19 pandemic where ward committees could not sit due to national lockdown restrictions.

### 5.5 Number of Ward Operational Plans Received

The below table presents the number of ward operational plans received per municipality during 2019/20 financial year.



Municipality	2017/18		2018/19		2019/20	
	Schedule of public meetings and ward committee meetings / Ward Operational Plans	Number received	Schedule of public meetings and ward committee meetings / Ward Operational Plans	Number received	Schedule of public meetings and ward committee meetings / Ward Operational Plans	Number received
City of Joburg MM	Public and ward committee meeting schedules	135	Public and ward committee meeting schedules	135	135	135
Ekurhuleni MM	Public and ward committee meeting schedule	112	Public and ward committee meeting schedules	112	112	112
Emfuleni LM	Public and ward committee meeting schedule	45	Public and ward committee meeting schedules	45	45	45
Lesedi LM	operational plans	13	Public and ward committee meeting schedules	13	13	13
Merafong LM	Annual schedule	28	Public and ward committee meeting schedules	28	28	28
Midvaal	Annual plans	15	Public and ward committee meeting schedules	15	15	15
Mogale City LM	Ward operational plans	39	Public and ward committee meeting schedules	39	39	39
Randwest City LM	Annual schedule	35	Public and ward committee meeting schedules	35	35	35
<b>Total</b>		<b>422</b>		<b>422</b>	<b>422</b>	<b>422</b>

Table 40: Ward Operational Plans

The non-submission of ward operational plans by the City of Tshwane was due to the non-existence of ward committees. The municipality has been without ward committees for over three (3) financial years. However, the City reported to have established the financial disciplinary board and other mechanisms to enhance governance and that include the municipal audit monitoring, internal audit, risk management, audit and performance committees.

## 5.6 Deployment of CDWs

The Community Development Worker (CDW) Programme was introduced to assist local communities in accessing government services and in meeting their needs. The Programme was also developed to provide a supportive role to ward committees and civil society by ensuring that:

- i) Ward committees and civil society are informed on government support and service.
- ii) Ward committees and civil society are encouraged to engage with available public participation opportunities.

- iii) The implementation of community activities and projects are supported by community structures, such as community workers and community-based organisations.
- iv) Technical support is provided through development of reports to ward committees, to monitor community projects and to account to communities and municipalities.

The table below reflects a deployment state of CDWs per municipality by the end of 2019/20 municipal financial year.

Municipality	Total Number of Wards	Wards without CDWs	No. of deployed CDWs	Female	Male	CDWs Living with Disabilities
City of Joburg MM	135	72	63	41	22	1
City of Tshwane MM	107	44	63	44	19	
Ekurhuleni MM	112	43	69	38	31	1
Emfuleni LM	45	17	28	15	13	1
Lesedi LM	13	2	11	6	5	
Midvaal LM	15	9	6	3	3	
Merafong City LM	28	13	15	5	10	
Mogale City LM	39	14	25	19	6	
Rand West City LM	35	9	26	16	10	
<b>Total</b>	<b>529</b>	<b>223</b>	<b>306</b>	<b>187</b>	<b>119</b>	<b>3</b>

Table 411: Deployment of CDWs

The table indicates that, out of 529 wards in the province, the metropolitan municipalities accounts for over 67% or 354 of the wards. On average, about 306 of 529 wards had community development workers deployed.

### 5.7 Cases Referred by the CDW Program

The CDW programme was introduced to assist local communities in accessing government services and in meeting their needs. The programme was also developed to provide a supportive role to ward committees and civil society by ensuring that ward committees and civil society are informed on government support and service, encourage ward committees and civil society to engage with available opportunities and to support the implementation of community activities and projects by community structures such as community workers and Community-Based Organisations, provide technical support through development of reports to ward committees to monitor community projects and to account to communities and municipalities.

The CDW Programme has contributed to the identification of community-based cases, and the referral of cases to the relevant department. Although fewer CDWs were deployed, there

was an increase in the number of cases referred over the corresponding period, with most referrals relating to the Department of Social Development, followed by Basic Services, Home Affairs and Housing. The table below reflects on the number of cases referred to different departments during 2019/20 financial year:

### 5.8 Cases Referred by the CDW Program to Different Departments

Cases	Number of Cases Referred per Department		
	2017/18	2018/19	2019/20
Social Development	15 477	19 514	19 160
Basic Services/ Municipal Services	5 737	5 117	7 860
Home Affairs	2 652	4 791	3 477
Housing	3 586	2 073	3 125
Agriculture	951	1 201	1 245
Labour	293	251	244
Education	487	568	812
Health	0	328	85
Justice	0	213	283
Water Affairs	0	161	0
Safety, Security	0	138	185
Economic Development	0	104	171
Roads/Transport	0	32	22
Land	0	4	11
Environment	0	3	4
OTHER	0	4	765
<b>Total</b>	<b>29 183</b>	<b>34 511</b>	<b>37461</b>

Table 42: Number of Cases referred per Department

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

### 5.9 Presidential, Ministerial and Mayoral Imbizos

The principle of public participation holds that those who are affected by a decision have a right to be involved in the decision-making process. Public participation implies that the public's contributions will influence developmental decisions. National government views public participation as a means of empowerment and as an important element of democratic

governance. It is against this background that public participation is encouraged within municipalities.

Municipality	Presidential	Ministerial	Premier	MEC	Mayoral/ MMC	Joint	Legislature	No. of izimbizo
City of Joburg MM	0	2	1	2	3	2	1	11
City of Tshwane MM	0	2	1	0	0	2	0	5
Ekurhuleni MM	0	2	0	1	0	0	0	3
Sedibeng DM	0	0	0	0	1	0	0	1
Emfuleni LM	0	3	0	7	2	0	0	12
Midvaal LM	0	0	0	0	2	0	0	2
Lesedi LM	0	0	0	4	0	0	0	4
Mogale City LM	0	0	0	1	1	0	0	2
Rand West City LM	0	0	0	1	0	0	0	1
Merafong City LM	0	0	0	3	0	0	0	3
<b>Total</b>	<b>0</b>	<b>9</b>	<b>2</b>	<b>19</b>	<b>9</b>	<b>4</b>	<b>1</b>	<b>44</b>

Table 43: Presidential and Ministerial Imbizos

The above table indicates that, during the financial year (2019/20), the Ministerial, Mayoral and MEC Imbizos, have been successfully used by municipalities to communicate municipal plans and progress to communities.

### 5.10 Implementation of Anti-Corruption Strategies by Municipalities

Municipalities	2017/18			2018/19			2019/20		
	Is there Anti-Corruption Strategy	Were strategies reviewed by COGTA	Were strategy approved by Council	Is there Anti-Corruption Strategy	Were strategies reviewed by COGTA	Were strategy approved by Council	Is there Anti-Corruption Strategy	Were strategies reviewed by COGTA	Were strategy approved by Council
City of Joburg	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
City of Tshwane	Yes	Yes	Yes	Yes	Not yet	Yes	Yes	No	Yes
City of Ekurhuleni	Yes	Yes	Yes	Yes	Not yet	Yes	Yes	No	Yes
Sedibeng DM	No	No	No	No	No	No	Draft	Yes	No
Emfuleni LM	Yes	Yes	Yes	Draft	No	No	Draft	No	No
Lesedi LM	Yes	Yes	Yes	Draft	No	No	Draft	Yes	No
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
West Rand DM	Yes	Yes	Yes	No	No	No	Draft	Yes	No
Mogale City LM	Yes	Yes	Yes	No	No	No	Draft	No	No
Rand West City LM	No	No	No	Yes	Yes	Yes	Yes	No	Yes
Merafong City LM	No	No	No	Yes	Yes	Yes	Yes	No	Yes

Table 44: Progress on Implementation of Anti-Corruption Strategies

The City of Ekurhuleni reported to have a fraud hotline of which has been promoted through roadshows. According to the above table, the City has further undertaken anti-fraud campaign, training, and awareness to councillors. The municipality also reported to have an independent audit and risk management committees in place to provide strategic direction and oversee the implementation of the Integrity Project and Anti-Corruption Strategy.

The City of Tshwane has ethics management and forensic service division which is responsible for investigations, monitoring and implementation of anti-fraud and anti-corruption strategies. The city has further approved the fraud prevention, detection, and ethics management plan.

### 5.11 Reviw of Anti-Corruption Strategies

Municipalities	2017/18			2018/19			2019/20		
	Anti-corruption Plan compiled	Have Council adopted the Anti-Corruption Plan	Anti-corruption Plan implemented	Anti-corruption Plan compiled	Have Council adopted the Anti-Corruption Plan	Anti-corruption Plan implemented	Anti-corruption Plan compiled	Have Council adopted the Anti-Corruption Plan	Anti-corruption Plan implemented
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	Draft	Draft	Draft	Draft	No
Sedibeng DM	No	No	No	No	No	No	No	No	No
Emfuleni LM	Yes	Yes	Yes	No	No	No	No	No	No
Lesedi LM	Yes	Yes	Yes	No	No	No	No	No	No
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	No	No	No	No	No	No
Mogale City LM	Yes	Yes	Yes	No	No	No	No	No	No
Rand West City LM	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Merafong City LM	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes

Table 45: Reviw of Anti-Corruption Strategies

According to the above table, municipalities such as Sedibeng DM, Westrand DM, Emfuleni LM, Mogale City LM and Lesedi LM have not compiled its anti-corruption strategies, while Ekurhuleni MM strategy is in a draft format. The City of Joburg, City of Tshwane and Midvaal LM, reported that its approved and Anti-Fraud and Corruption Plans and Policies are regularly reviewed and aligned with relevant legislation changes and amendments. Lesedi LM reported to have an approved Risk Management Policy and Framework in place. Accordingly, a risk assessment workshop was conducted to identify strategic risks.

## 5.12 Observations and Challenges

- i) Gauteng municipalities established Ward Committees except for the City of Tshwane that has been without the ward committees for the past three financial years.  
A total of 442 ward committees were established and 258 were reported to be functional. Municipalities realised a decline in functionality of ward committees, this is evident by a decline from 91% in 2017/18 to 81% in 2018/19 and ultimately to 54% in 2019/20 FY. Based on this, there seem to be a need for hands-on support to build, sustain and to strengthen the functionality of ward committees across municipalities.
- ii) There is a decline of the sitting of ward committee meetings when compared the last three financial year. The last quarter of 2019/20 FY, was reported to have been affected by the outbreak of covid 19 pandemic where ward committees could not sit due to national lockdown restrictions.
- iii) Municipalities such as Sedibeng DM, Westrand DM, Emfuleni LM, Mogale City LM and Lesedi LM have not compiled its anti-corruption strategies, while Ekurhuleni MM strategy is in a draft format.

## 5.13 Support Interventions by National and Provincial Government

- i) Promoting and improving public trust in local government through good governance and policy advocacy, the rules and orders for all identified municipalities were reviewed in line with the deliverology targets. The twenty-eight (28) Civic awareness campaigns were held as a means of building an interactive and a meaningful citizen engagement.
- ii) The Department hosted an awareness campaign in collaboration with Social Development and Gauteng Monitoring Team to educate the learners about cultural practice of initiation as a rite of passage and transformation from childhood to adulthood. Furthermore, the Department hosted an awareness campaign to educate the community on initiation. The school principals were capacitated around the process of registering and requirements needed to establish an initiation school.
- iii) The Department in partnership with Liquor Board and Pan African Chamber of Commerce, hosted a session for Mandebele a Sokhulumu and ba Lebelo to educate male participants on issues of gender-based violence (GBV), patriarchy, and substance abuse. Pan African Chamber of Commerce launched a campaign called "My Sister's Keeper".
- i) The National Government seconded Municipal Infrastructure Support Agency (MISA) to assist Lesedi LM on service delivery initiatives and ensure that municipality is part of the District wide IGR processes which include the Joint Mayoral Committee, CFO forum and Joint Municipal Managers forum.

- ii) The Department trained twenty (20) Councilors from Emfuleni LM and thirteen (13) from the Rand West City LM on the newly developed qualifications, NQF Level 3,4 and 5, wherein, 99% of their portfolio of evidence has been submitted.

## 6. CROSS CUTTING ISSUES

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

### 6.1 Integrated Development Planning (IDP)

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



### 6.1.1 Compliance of Municipalities on IDPs

Municipalities	2017/18		2018/19		2019/20	
	Has municipality reviewed its IDP	Stakeholders who participated	Has municipality reviewed its IDP	Stakeholders who participated	Has municipality reviewed its IDP	Stakeholders who participated
City of Joburg MM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Ekurhuleni MM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
City of Tshwane MM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Sedibeng DM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Lesedi LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Emfuleni LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Midvaal LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
West Rand DM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Merafong LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Mogale City LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities
Rand West City LM	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities	Yes	Sector Departments and State-owned entities

Table 46: Compliance of Municipalities on IDPs

According to the above table, Gauteng municipalities in partnership with the state-owned enterprise and sector departments reviewed municipal IDPs. However, there remains gaps in relation to intergovernmental co-ordination and alignment of plans. The alignment of IDPs with government priorities remains a challenge, the participation of the sector Departments in the

IDP process is voluntary and not mandatory. However, The Gauteng Department of CoGTA is currently exploring ways of institutionalising IDPs with the aim of making them a plan of government.

As a way of strengthening anti- corruption, the City of Ekurhuleni established Office of the Integrity Commissioner. Furthermore, the City established a Capex War Room to assess Capex performance and in the process of getting a panel of experts. The metropolitan municipalities have Standard Operating Procedures for Performance Monitoring. EMM has Knowledge Management Strategy, the Integrity Management Framework and Delegation of Powers Policy.

### 6.1.2 Approval and Submission of IDP Frameworks

Municipalities	2017/18		2018/19		2019/20	
	IDP framework Approved	IDP framework Submitted	IDP framework Approved	IDP framework Submitted	IDP framework Approved	IDP framework Submitted
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes
Emsfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes

Table 47: Approval and Submission of IDP Frameworks

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

### 6.1.3 Integrated Development Planning

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

## 6.2 Spatial Development Frameworks (SDF)

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

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

Municipality	2017/18			2018/19			2019/20		
	SDFs approved	SDFs submitted	SDFs Implemented	SDFs approved	SDFs submitted	SDFs Implemented	SDFs approved	SDFs submitted	SDFs Implemented
City of Joburg MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Tshwane MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ekurhuleni MM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sedibeng DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lesedi LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Emfuleni LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Midvaal LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
West Rand DM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Merafong LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mogale City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rand West City LM	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Table 48: Development, Submission and Implementation Rate of SDF's

The recent 2019/20 IDP analysis, revealed the following on the status and implementation of municipal SDFs:

- i) IDPs demonstrates a limited spatial expression of the municipality in relation to the Gauteng City Region (GCR). In fact, there is a lack of concrete analysis of municipal morphology in relation to nodes and corridors of neighbouring municipalities as well as the Gauteng City Region. A spatial expression and analysis stretching beyond municipal boundaries is imperative to advance planning for a functional Gauteng City Region.

Municipalities were advised to utilise the Gauteng Spatial Development Framework (GSDF) to achieve this. Additionally, it was recommended that the municipalities' Spatial Development Framework (SDF) reviews should consider the revised policies, legislation and planning tools applicable provincially and nationally and that this should be done in liaison with the Gauteng Planning Division (GPD).

- ii) Some municipalities indicated that the current revision of the SDF will, *amongst others*, address the natural resource scarcity and the multi-dimensional impacts of climate change within their areas of jurisdiction. It was recommended that municipalities should in liaison with the Gauteng Department of Agriculture and Rural Development develop a single Gauteng Environmental Management Framework to advance a uniform approach to environmental management, climate change, resource scarcity and waste output reduction, and
- iii) Metropolitan municipalities have well conceptualised Transit Orientated Development, with the integration of Strategic Densification and Compaction of the urban form, and an emphasis on public transport as a key lever towards spatial transformation and inclusive access. To further advance this concept, these municipalities were urged to integrate the densification targets along public transport routes as described in the Gauteng Integrated Transport Master Plan 2025 (GITMP25).

### **6.3 Disaster Management**

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

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

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

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

- i) A total of 30 municipal fire services officials and candidates were trained on the Incident Command System (ICS).
- ii) A total of 100 disaster management volunteers were equipped with basic firefighting and first aid skills.

- iii) A total of 223 ECD principals, practitioners and day mothers were empowered.
- iv) A total of 420 learners and teachers were empowered and provided with hats and gloves.

### **6.3.2 Assessment of the Functionality of Municipal Disaster Management Centres (MDMCs)**

A total of five (5) municipalities which are Ekurhuleni, City of Johannesburg, City of Tshwane, West Rand District and Sedibeng District, were supported to maintain functional Disaster Management Centres. In addition, a disaster capacity assessment was conducted by the PDMC using a standardised monitoring and evaluation tool that was developed by the National Disaster Management Centre (NDMC) in line with key performance areas and enablers for disaster management. The assessment conducted revealed the following:

#### **i) Ekurhuleni Metropolitan Municipality.**

The assessment revealed that the municipality is compliant with the Disaster Management Act and the Disaster Management Framework regarding the funding of disaster management activities as prescribed by the framework. The municipality developed a funding mechanism for disaster management to be funded through the budget processes as administered by Chapter 4 (i.e. sections 15 and 16) of the Municipal Finance Management Act 56 of 2003. The Municipality's Funding Model for Disaster Management is in line with the Disaster Management Act and the Disaster Management Framework of 2005 and to be submitted to the Council for approval. This funding model is part of the Disaster Management and Emergency Communication Centers' Service Delivery and Budget Implementation Plan. The PDMC to support the implementation as per the legislation.

#### **ii) City of Johannesburg Municipality**

The assessment revealed that there is no funding framework or strategy in place that focuses on funding all disaster management activities (pre-disaster and post-disaster activities). The municipality is not in compliance with sections 44, 56 and 57 of the Disaster Management Act 57 of 2002 and the National Disaster Management Framework of 2005. The assessment further revealed that funding for disaster risk reduction is limited and is mainly focusing on public awareness campaigns with the support and assistance of the PDMC. It was indicated that disaster risk reduction projects are not properly aligned with

the integrated development plan for funding purposes. The is in a process of conducting a comprehensive disaster risk assessment for updating and reviewing disaster plans.

iii) **City of Tshwane Municipality**

The assessment revealed that the MDMC does not comply with sections 44, 56 and 57 of the Disaster Management Act 57 of 2002 and the National Disaster Management Framework of 2005 in relation to funding for disaster management activities. The municipality does not have a funding framework or strategy focusing on disaster management activities (pre-disaster and post-disaster activities). It was also revealed that the municipality depends on municipal budget to fund disaster management activities or operations in the municipal area. The issue of high vacancy rate needs urgent attention for optimal functionality.

iv) **West Rand District Municipality**

The assessment revealed that the municipality does not comply with sections 44, 56 and 57 of the Disaster Management Act 57 of 2002 and the National Disaster Management Framework of 2005 regarding funding for disaster management activities. The district does not have the funding framework in place to specifically cater for disaster management activities (pre-disaster and post- disaster activities). It is further revealed that the district depends on the municipal budget to fund disaster management activities or operations. The high vacancy rate is also a challenge in the MDMC which impact negatively on the operations of the municipality.

v) **Sedibeng District Municipality**

The assessment conducted in the Sedibeng District Municipality revealed that the district does not comply with sections 44, 56 and 57 of the Disaster Management Act 57 of 2002 and the National Disaster Management Framework of 2005. The municipality does not have the funding framework which is focusing specifically on disaster management activities (pre-disaster and post-disaster activities). The municipality depends on the municipal budget to fund disaster management activities or operations. It was also revealed that the municipality does not have sufficient funds to conduct comprehensive/macro-risk assessment. Funding for disaster risk reduction is limited, hence the PDMC provides support and resources with public awareness campaigns. According to the assessment results, the unavailability of DM funding model or strategy to address disaster risk reduction (early warnings and other projects) impact negatively on

disaster risk strategies. The high vacancy rate is a challenge in the MDMC and may impact negatively on the operations of the municipality.

### 6.3.3 Assessment of Municipal Disaster Management Frameworks and Plans

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

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

Name of municipality	Disaster Management Framework	Plan	Level of plan
City of Joburg	✓	✓	Level 1 risk assessment under review, and initiating level 2
City Of Tshwane	✓	✓	Level 1 with level 2 elements
Ekurhuleni Municipality	✓	✓	Level 1 up to date and initiating level 2
Sedibeng District Municipality	✓	✓	Level 1 (reviewing level 1 to be in line with guidelines, and reviewing MRA with Santam)
West Rand District Municipality	✗	✓	Level 1 with level 2 and 3 elements (outdated)

Table 49: Status of Disaster Management Planning

According to the above table, by the end of 2019/20 municipal financial year, all the metropolitan and district municipalities had its disaster plans in place. However, the disaster management plans are partially compliant as they are to develop level 2 and 3 to align with National guidelines. The metros and districts, except West Rand district reported to have disaster management frameworks in place.

### 6.3.5 Assessment of the Status of Sector Plans

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

CONTINUES ON PAGE 258 OF BOOK 3

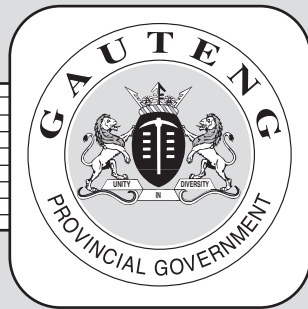
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**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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1	Agriculture and rural development	Level 1	To be updated and aligned
2	Community safety	No plan	Template provided to assist the department
3	Economic development	No plan	In progress
4	Education	No plan	<ul style="list-style-type: none"> <li>• Draft guidelines – national department</li> <li>• Utilise national plans.</li> </ul>
5	E-Gov	No plan	CoGTA to develop a template for sector to complete
6	Health	No plan	Hands-on support by CoGTA including the appointment of a service provider to assist with the development of level 1 plan
7	Human Settlements	No plan	Template provided to assist the department
8	Roads and Transport	No plan	Template provided to assist the department
9	Social Development	No plan	Draft plan – national guidelines
10	Sports, Arts and Culture	No plan	Template provided to assist the department
11	SAPS	No plan	National plan finalised
12	Infrastructure Development	No plan	Template provided to assist the department
13	SASSA	No plan	Draft plan – national guidelines with DSD

Table 50: Status of planning in Gauteng Province

According to the above table, it is only department of Agriculture and Rural Development that have a disaster management plan in place. However, the disaster management plan is partially compliant as it is to develop level 2 and 3 to align with National guidelines. SAPS reported to be utilising the National Disaster management plan. Gauteng CoGTA to appoint a service provider to assist the Department of Health with the development of level 1 plan.

## 6.4 Observations and Challenges

- i) To ensure effective management of disaster incidents, municipal fire services officials were trained, and disaster management volunteers were equipped with basic firefighting and first aid skills.
- ii) IDPs in Gauteng are compliant to the primary guiding legislation, they are credible and implementable. However, they are not adequately aligned to the priorities of the other spheres of government, evident to this is the inconsistent kind of support provided to municipalities by some Provincial Government Departments (GPG).

## 6.5 Support Interventions by National and Provincial Government

The Following were Support Interventions by Gauteng CoGTA:

- i) Gauteng CoGTA conducted one-on-one engagements were in the five (5) regions which focused on MEC findings and comments on IDPs, as well as on the progress in line with the IDP Process Plans.
- ii) Gauteng CoGTA supported 11 municipalities with development of IDPs and infrastructure planning.
- iii) Gauteng CoGTA supported municipalities to reduce disaster risk and response to disasters.
- iv) Gauteng CoGTA supported municipalities to maintain functionality of Disaster Management Centers.
- v) Gauteng CoGTA hosted a Fire and Safety Seminar to address issues relating to safety within the Gauteng City Region.
- vi) Gauteng CoGTA in partnership with West Rand District Municipality created awareness and mobilised communities on disaster reduction within their environments.
- vii) A total of 1 000 smoke detectors were procured and installed in informal settlements in Alexandra Township

## **7. RECOMMENDATIONS ON ALL KEY PERFORMANCE AREAS AND CROSS CUTTING ISSUES**

Important to note is that, there are a number of the observations that have been recurring over the financial years and are re-emphasised in the 2019/20 municipal annual performance report, and such include areas such as, high vacancies within the service delivery units of municipalities, high vacancies within section 54 and 56 senior management categories, under representation of women and people living with disabilities at senior management level, increasing water and electricity losses, inadequate reporting on formalisation of informal settlements, and on Local Economic Development matters.

### **7.1 Institutional Transformation and Organisational Development**

- i) Emfuleni and Merafong local municipalities must ensure that they address staff capacity in the service delivery units and respond to the needs that are of critical nature. Some of the methods is to find the underutilised officials in other units and re-train and redirect their service to water, electricity, sanitation and waste removal services,
- ii) To drive the professionalisation of local government and for institutional stability, municipalities working with COGTA should prioritise the filling of section 54 and 56 senior managers, and
- iii) To ensure equal representation at Section 54 and 56 senior management categories, municipalities working with COGTA should prioritise the employment of women and people living with disabilities through the development and implementation of a retention strategy that address these issues.

### **7.2 Basic Service Delivery**

- i) To respond to the impact and implications of covid 19 on service delivery, municipalities need to develop plans which can inform how municipalities can deliver on basic level of services in times of pandemics, with limited resources at its disposal. This should include front-line activities, such as refuse collection and responses to outages,
- ii) The Emfuleni LM in partnership with sector departments such as National Treasury, GPT and, COGTA needs to source financial resources and expertise and implement a complete replacement of old sanitation distribution lines across the municipality and ensure decent environment for communities,

- iii) Municipalities need to appoint private security and address water and electricity loss that relates to cable theft, illegal connections, and meter tampering, and should hold security companies liable for losses and vandalism of related infrastructure in areas where companies are contracted with such responsibility. The auditing and installation of smart meters must persist and should include coordination with relevant law enforcement entities such as SAPS and private security to facilitate consequence management where required. This should in particular be prioritised by Merafong LM and the City of Joburg as they continued to experience the highest electricity loss level at 51% and 30% respectively,
- iv) Prioritise the formalisation of informal settlements and elevate the reporting thereof. Include targets for the formalisation of informal settlements in the annual plans (IDPS and SDBIP), and explicitly report on these in the annual report,
- v) In order to address illegal dumping, municipalities should organise dialogues or education campaigns where a sense of local ownership and valuing of environment is built, and this can be achieved through strengthened public-participation mechanisms at a local level, and
- vi) Addressing shortages of equipment, poor mechanical condition of plant and equipment, Merafong and Emfuleni LMs need to allocate a dedicated budget for procurement of waste collection plant and equipment and annually set aside maintenance budget for consistent and sustainable delivery on waste management function.

### **7.3 Local Economic Development**

- i) To strengthen LED capacity and resourcing, COGTA and DED should serve as a node of co-ordination to facilitate access to additional resources, training, support and professionalise the LED discipline in the municipality.
- ii) Municipalities need to strengthen LED budgeting and expenditure management and ensure that budgets available are optimally deployed.
- iii) Gauteng COGTA in partnership with the Gauteng Department of Economic Development (DED) should develop entrepreneur development programme that seek to support Districts and local municipalities in attracting investments and create sustainable employment opportunities.

#### **7.4 Financial Viability And Management**

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

#### **7.5 Good Governance and Public Participation**

- i) To strengthen the processes of participatory governance, COGTA needs to provide intensive support to the City of Tshwane in the establishment of ward committees and ensure that its functionality is sustained,
- ii) A total of 442 ward committees were established and 258 were reported to be functional. There is a need for a hands-on support to build, sustain and strengthen the functionality of ward committees across municipalities. Municipalities working with COGTA should prioritise the functionality of the non-functional ward committees and improve its levels of functionality through the measurement of outputs, and not activities such as the sitting of meetings, etc.
- iii) Municipalities should explore the use technology as a new norm of functioning, and ensure virtual sitting of ward committees in the midst of covid 19 pandemic.
- iv) Municipalities need to ensure the compilation and implementation of anti-corruption strategies to prevent and respond to corruption activities.

## 7.6 Cross Cutting Issues

To ensure that the IDPs are aligned with plans of sector departments and other spheres of government, COGTA should intensify one-on-one engagements with municipalities to ensure such alignment.



**Mr. L Maile, MPL**

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

**Date:**

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 1348 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 3545 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 1409 Crocosmia 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 per hectare, 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 on 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 20 October 2021 until 17 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 17 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: 20 October 2021 and 27 October 2021.

**Reference:** CPD/9/2/4/2-6228T

**Item No:** 34477

20–27

**PLAASLIKE OWERHEID KENNISGEWING 1348 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 3545 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 Dorpsbeplaningskema, 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 1409 Crocosmiastraat 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 dightheid 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 residensiele 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 20 Oktober 2021 tot 17 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): 17 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: 20 Oktober 2021 en 27 Oktober 2021.

Verwysing: CPD/9/2/4/2-6228T

Item No: 34477

20–27

**LOCAL AUTHORITY NOTICE 1349 OF 2021****NOTICE IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996; SECTION 56(1)(B) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE (ORD 15 OF 1986) AND CONSOLIDATION IN TERMS OF SECTION 92 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, READ WITH THE RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND-USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)**

I, Petru Wooldridge being the authorised agent of the owner hereby give notice in terms of Section 5(5) of the Gauteng Removal of Restrictions Act, 1996 and Section 56(1)(b) of the Town-planning and Townships Ordinance (Ord 15 of 1986) read with the relevant provisions of the Spatial Planning and Land-use management Act, 2013 (Act 16 of 2013) that I have applied to the City of Tshwane for the removal of conditions 1 to 15 and 17 contained in the title deeds of **Erven 187, 190 and 191, Queenswood** which properties are situated at 1181A, Wesley Road, 1183, Meara Street, and 1185 Meara Street, and for the simultaneous amendment of the Tshwane Town-planning Scheme, 2008 (revised 2014) by the rezoning of abovementioned erven from Residential 1 to Educational (school) with a coverage of 45%, Height of 3 storeys and Floor Area Ratio of 0,45. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the said authorized local authority at the Strategic Executive Director: City Planning and Development, Room LG004, Isivuno building, 143 Lilian Ngoyi Street, Pretoria from 20 October 2021 until 17 November 2021. 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 below, for a period of 28 days from the date of first publication of the notice namely 20 October 2021. The costs of any hard copies of the application will be for the account of the party requesting same.

The intention of the applicant in this matter is to use the properties for the purposes of a school and to consolidate the 3 erven with Erf 1407, Queenswood, situated at 1193, Meara Road. The total area of the consolidate erf will be 11 645m<sup>2</sup>.

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 won't be able to communicate with an objector) shall be lodged with, or made in writing to: the Strategic Executive Director: City 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: 20 and 27 October 2021.

Closing date for any objections and/or comments: 17 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: **CityP\_Registration@tshwane.gov.za** or alternatively by requesting a 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: **petruw@mweb.co.za**
- Postal Address: P O Box 66211, Woodhill, Pretoria 0076
- Physical Address of offices of applicant: 30 Wanderers Crescent, Woodhill, Pretoria
- Contact Telephone Number: 0832354390

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.

**Reference number – Removal of title conditions and zoning application: Item No. 24558**

**Reference number – Consolidation: Item No. 24557**

**PLAASLIKE OWERHEID KENNISGEWING 1349 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 5(5) VAN DIE GAUTENG WET OP OPEFFING VAN BEPERKINGS, 1996 EN KLOUSULE 56(1)(B) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE (ORD 15 VAN 1986) EN KONSOLIDASIE IN TERME VAN ARTIKEL 92 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE (ORD 15 VAN 1986) SAAMGELEES MET ARTKEL 2(2) EN DIE RELEVANTE BEPALINGS VAN DIE RUIMTELIKE BEPLANNINGS EN GRONDGEBRUIKSBESTUURSWET, 2013 (WET 16 VAN 2013)**

Ek, Petru Wooldridge synde die gemagtigde agent van die eienaar gee hiermee, ingevolge artikel 5(5) van die Gauteng Wet op Opeffing van Beperkings, 1996 en Klousule 56(1)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe (Ord 15 van 1986) saamgelees met Artikel 2(2) en die relevante bepalings van die Ruimtelike Beplannings en Grondgebruiksbestuurswet, 2013 (Wet 16 van 2013) kennis dat ek aansoek gedoen het by die Stad Tshwane om die opeffing van voorwaardes 1 tot 15 en 17 in die titelaktes van **Erf 187, 190 en 191, Queenswood** welke eiendomme geleë is te 1181A Wesleystraat en 1183 en 1185 Mearastraat asook vir die gelyktydige wysiging van die Tshwane Dorpsbeplanningskema, 2008, (hersien 2014) deur die hersonering van bogenoemde erwe van Residensieel 1 na Opvoedkundig (skool) met n Dekking van 45%, Hoogte 3 verdiepings en Vloeruitverhouding van 0,45. Alle verbandhoudende dokumente wat met die aansoek verband hou sal tydens normale kantoorure vir besigtiging beskikbaar wees by die kantoor van die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Kamer LG004, Isivuno gebou, Lilian Ngoyistraat 143, Pretoria, vanaf 20 Oktober 2021 tot 17 November 2021.

Besonderhede en planne kan ook gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf 20 Oktober 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Die voorneme van die applikant is om die erwe vir skooldoeleindes te gebruik en die 3 erwe met Erf 1407, Queenswood, gelee te 1193 Mearastraat, te konsolideer. Die totale oppervlakte van die gekonsolideerde erf sal 11 645m<sup>2</sup> wees.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) moet die volle kontakbesonderhede (selfoonnommer en e-pos adres) van die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, bevat, (waarsonder die Munisipaliteit nie met die beswaarmaker kan kommunikeer nie), en sal ingedien word by: Die Strategiese Uitvoerende Direkteur Stedelike Beplanning, Posbus 3242, Pretoria, 0001 of ge e-pos word aan **CityP\_Registration@tshwane.gov.za** binne 28 dae van die eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante. Datums waarop kennisgewing gepubliseer word: 20 en 27 Oktober 2021. Sluitingsdatum vir besware/ kommentare: 17 November 2021. Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word by **CityP\_Registration@tshwane.gov.za**. Alternatiewelik kan 'n afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Dit sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: **petruw@mweb.co.za**
- Posadres: Posbus 66211, Woodhill, 0076
- Fisiese adres van die kantoor van die applikant: Wanderers Crescent 30, Woodhill, Pretoria
- Kontak telefoonnommer: 0832354390

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.

**Verwysingsnommer – Opeffing van beperkende titelvoorwaardes en hersonering: Item No. 24558**

**Verwysingsnommer –Konsolidasie: Item No. 24557**

**LOCAL AUTHORITY NOTICE 1356 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION FOR THE SUBDIVISION OF PORTION 47 OF FARM KLIPDRIFT 90-JR IN TERMS OF SECTION 16 (12) (a) (iii) OF THE OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016 (the LUM By law”). (ITEM: 34309)**

We, THUSABATHO PROJECTS (Pty) Ltd being the authorised agent of the owner of Portion 47 of Farm Klipdrift 90-JR, hereby give notice that we have applied to the City of Tshwane Metropolitan Municipality for the Subdivision of the Farm Portion into two Portions (2), by lodging a Subdivision Application in TERMS OF SECTION 16(12) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (the LUM By law”) of the property situated at Portion 47 Rust De Winter Road, Klipdrift in **order to formulate 2 (Two) Portions.**

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and/or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Group Head: Economic Development and Spatial Planning. Objections and/or comments can be mailed to P.O. Box 3242, Pretoria, 0001 or e-mailed to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) or submitted by hand at Room LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, to reach the Municipality from **20-October-2021** until **17-November-2021.**

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and at the offices of THUSABATHO PROJECTS, for a period of 28 days from **20-October-2021.**

Address of THUSABATHO PROJECTS (the applicant): Postal Address: No 350 Johann Street, Arcadia, 0007; Physical Address: No 350 Johan Street, Arcadia, Pretoria; Tel: (+27) 82 952 1648 and E-mail: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com)

Dates for notices publications: **20-October-2021** and **27-October-2021** Closing date for objections: **17-November-2021.**

Reference: CPD 90-JR/0180/47

Item No: 34309

20-27

**PLAASLIKE OWERHEID KENNISGEWING 1356 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM DIE ONDERDELING VAN GEDEELTE 47 VAN PLAAS KLIPDRIFT 90-JR INGEVOLGE ARTIKEL 16 (12) (a) (iii) VAN DIE VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR 2016 (die LUM By law "). (ITEM: 34309)**

Ons, THUSABATHO PROJECTS (Edms.) Bpk., Die gemagtigde agent van die eienaar van Gedeelte 47 van die plaas Klipdrift 90-JR, gee hiermee kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die onderverdeling van die plaasgedeelte in twee gedeeltes (2), deur 'n aansoek in te dien vir Onderverdelingsaansoek ingevolge AFDELING 16 (3) VAN DIE STAD TSHWANE Ordonnansie op grondbestuur, 2016 (die LUM by Act ") van die eiendom op Gedeelte 47 Rust De Winter straat, Klipdrift ten einde twee (2) gedeeltes te formuleer.

Enige beswaar (s) en/of kommentaar (s), insluitende die gronde vir sodanige beswaar (s) en/of kommentaar (s) en die persoon (s) regte en hoe hul belange deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en/of kommentaar (s), sonder wat die munisipaliteit nie met die persoon of liggaam kan ooreenstem met die indiening van die beswaar (s) en/of kommentaar (s), moet skriftelik by die groep Hoof: ekonomiese ontwikkeling en Ruimtelike Beplanning ingedien word. Besware en/of kommentaar kan gepos word aan Posbus 3242, Pretoria, 0001 of e-pos aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) of ingedien deur die hand by Kamer LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, om die Munisipaliteit van **20- Oktober -2021** te bereik tot **17- November -2021**.

Volledige besonderhede van die aansoeke en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale Kantore besigtig word soos hieronder uiteengesit en by die kantore van die THUSABATHO, vir 'n tydperk van 28 dae vanaf **20 - Oktober -2021**.

Adres van THUSABATHO PROJECTS (die applikant): posadres: No 350 Johann Street, Arcadia, 0007; Fisiese adres: : No 350 Johan Street, Arcadia, Pretoria; Tel: (+27) 82 952 1648 en e-pos: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com)

Datums vir kennisgewings publikasies: **20- Oktober -2021** en **27- Oktober -2021**. Sluitingsdatum vir besware: **17- November -2021**.

**Verwysing: CPD 90-JR/0180/47**

**Item No: 34309**

20-27

**LOCAL AUTHORITY NOTICE 1357 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, Elize Castelyn Town Planners, being the applicant for Erf 1/1975 Villieria, situated at 800 33<sup>rd</sup> Avenue, Villieria, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning of Erf 1/1975 Villieria in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016.

The rezoning is from "Residential 1" to "Special" for Place of Instruction and Place of Refreshment with the intention developing a tertiary college with a coffee shop.

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 20 October 2021 until 17 November 2021.

Full particulars of the application and plans (if any) may be inspected during normal office hours at the municipal offices, City Planning and Development, City Planning Registration, Pretoria Office: Lower Ground 004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria or 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) or from the applicant at [ecstads@castelyn.com](mailto:ecstads@castelyn.com) for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Address of Municipal Offices: City Planning Registration, Pretoria Office: Lower Ground 004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

Address of applicant: 98 Tenth Street, Menlo Park, Pretoria / P O Box 36262 Menlo Park, 0102. Tel: 012 346 8772 / 083 3055487.

Closing date for any objections and/or comments: 17 November 2021

Dates on which notice will be published: 20 October 2021 and 27 October 2021

**Reference:** CPD 9/2/4/2 -6193T

Item No: 34325

20-27



**PLAASLIKE OWERHEID KENNISGEWING 1357 VAN 2021****STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN HERSONERING AANSOEK IN TERME VAN AFDELING 16(1) VAN DIE  
DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir Erf 1/1975 Villieria, geleë te 33<sup>ste</sup> Laan 800, Villieria gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van Erf 1/1975 Villieria in terme van afdeling 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016.

Die hersonering is van "Residensieel 1" na "Spesiaal" vir Plek van Opleiding en Plek van Verversings met die bedoeling om 'n tersiêre college met 'n koffie winkel te ontwikkel.

Besware teen of verhoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of verhoë(e) met volle kontak besonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / verhoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot CityP\_Registration@tshwane.gov.za vanaf 20 Oktober 2021 tot 17 November 2021.

Besonderhede van die aansoek en planne (indien enige) lê ter insae gedurende gewone kantoorure by die munisipale kantore, Stedelike Beplanning en Ontwikkeling, Stadsbeplanning Registrasie, Pretoria Kantoor, Laer Grond 004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria of indien enige ge-interesseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: newlanduseapplications@tshwane.gov.za of van die aansoeker by ecstads@castelyn.com vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie in die Provinsiale Koerant.

Adres van Munisipale Kantore: Stadsbeplanning Registrasie, Pretoria Kantoor, Laer Grond 004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria.

Adres van aansoeker: Tiende Straat 98, Menlo Park, Pretoria / Posbus 36262 Menlo Park, 0102. Tel. No: 012 3468772 / 083 3055487.

Sluitingsdatum vir besware en / of verhoë: 17 November 2021

Datums waarop kennisgewings gepubliseer word: 20 Oktober 2021 en 27 Oktober 2021

**Verwysing:** CPD 9/2/4/2-6193T Item No: 34325

20-27

**LOCAL AUTHORITY NOTICE 1362 OF 2021****NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAWS OF 2019 – ETOPS NO. F 0456**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Laws of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) for the Removal of Conditions 2.(c)(i), 2. (c)(ii), 2.(f), 2.(g), 3.(a), 3.(b), 3.(c), 3.(c)(i), 3.(c)(ii) and 3. (d) from Deed of Transfer T. 27429/2021 pertaining to Erf 133 Libradene Township, which property is located at No. 10 Yankelson Street in Libradene, Boksburg and the simultaneous amendment of the Ekurhuleni Town Planning Scheme of 2014 (ETOPS No: F 0456), by the rezoning of the said property from its current "Residential 1" zoning to a zoning of "Residential 3" which would allow for the subdivision of the property into 6 Erven.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Centre, Third Floor, Civic Centre, Trichardt Road, Boksburg, for a period of 28 days from 20 October 2021.

Any person who wishes to object to the application, or submit representations in respect thereof, must lodge the same in writing with the said authorised local authority at the above address or P. O. Box 215, Boksburg, 1460, on or before 17 November 2021.

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Email: [info@mztownplanning.co.za](mailto:info@mztownplanning.co.za)

Dates of publications: 20 and 27 October 2021.

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**LOCAL AUTHORITY NOTICE 1366 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: ITEM NO: 34253****Reference: CPD/0279/00018****NOTICE OF A SUBDIVISION APPLICATION IN TERMS OF SECTION 16(12) (a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Mqokozy Pty Ltd, being the applicant of Portion 18 of Wildebeesthoek 309JR 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 land described below in terms of section 16(12) (a)(iii) of the City of Tshwane Land Use Management By-law, 2016. The property is situated along the R513, Tshwane. The property is to be subdivided into three portions with the intent to remain on the remainder of portion 18, sell portion 55 and transfer portion 56.

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 26 October 2021, until 17 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 Bleed newspaper.

Address of municipal offices: Room F12, Karenpark, Akasia Municipal Complex, 485

Closing date for any objections and/or comments: 17 November 2021

Address of applicant: Mqokozy Pty Ltd, 456 Vale Avenue, Ferndale, 2194. Cell: 0762399439. Dates on which notice will be published: 20 October 2021 and 27 October 2021

**Description of property:**

Portion 18 of Wildebeesthoek 309JR

Proposed Portion 55 (a portion of portion 18) in extent approximately 4.1643 hectares

Proposed Remainder of Portion 18 in extent approximately 5.9703 hectares

Proposed Portion 56 (a portion of portion 18) in extent approximately 4.4005 hectares

TOTAL 14.5342 hectares

20-27

**PLAASLIKE OWERHEID KENNISGEWING 1366 VAN 2021****STAD VAN TSHWANE METROPOLITAN MUNICIPALITY: ITEM NO: 34253****Verwysing: CPD/0279/00018****KENNISGEWING VAN 'N ONDERDELING AANSOEK INGEVOLGE ARTIKEL 16 (12) (a) (iii) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR, 2016**

Ons, Mqokozy Edms. Bpk., Wat die aansoeker is van Gedeelte 18 van Wildebeesthoek 309JR, gee hiermee kennis van ons ingevolge artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, dat ons by die Stad aansoek gedoen het van Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van grond wat hieronder beskryf word ingevolge artikel 16 (12) (a) (iii) van die City of Tshwane Verordening op grondgebruikbestuur, 2016. Die eiendom is geleë langs die R513, Tshwane. Die eiendom moet die eiendom wat hierbo beskryf is, onderverdeel in drie gedeeltes met die doel om op die res van gedeelte 18 te bly, gedeelte 55 te verkoop en gedeelte 56 oor te dra.

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), moet vanaf 06 Oktober 2021 by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) ingedien word tot 17 November 2021.

Volledige gegewens en planne (indien enige) kan gedurende gewone 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 koerant Provincial Gazette / Citizen and Bleed.

Adres van munisipale kantore: Kamer F12, Karenpark, Akasia Munisipale Kompleks, 485

Sluitingsdatum vir enige besware en/of kommentaar: 17 November 2021

Adres van aansoeker: Mqokozy Edms Bpk, 456 Vale Avenue, Ferndale, 2194. Sel: 0762399439. Datums waarop kennisgewing gepubliseer word: 20 Oktober 2021 en 27 Oktober 2021

**Beskrywing van eiendom:**

Gedeelte 18 van Wildebeesthoek 309JR

Voorgestelde Gedeelte 55 ('n gedeelte van gedeelte 18) in omvang ongeveer 4.1643 hektaar

Voorgestelde Restant van Gedeelte 18 in omvang ongeveer 5,9703 hektaar

Voorgestelde Gedeelte 56 ('n gedeelte van gedeelte 18) in omvang ongeveer 4.4005 hektaar

TOTAAL 14.5342 hektaar

20-27

**LOCAL AUTHORITY NOTICE 1367 OF 2021****MOGALE CITY LOCAL MUNICIPALITY****NOTICE FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF LAND IN TERMS OF SECTION 66(7) READ WITH SECTION 45(2)(a) OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Manna Development Consultancy (Pty) Ltd represented by Maartin Ludolph Friedrich, being the applicant of Portion 68 (a portion of Portion 51) of the Farm Zeekoehoek 509 Registration Division JQ, Province of Gauteng, hereby give notice in terms of section 66(7) read with 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 removal of restrictive conditions in respect of land of the property as described above. The property is located on the south eastern corner of the R24 and R98 T junction in Magaliesburg.

The intention of the applicant in this matter is to apply for the removal of restrictive Conditions D (1) to D (5) listed in Notarial Deed of Servitude 741/1941S in Deed of Transfer T24867/1957. The removal of the conditions is supported by existing legislative controls in place through the Krugersdorp Town Planning Scheme, 1980 and other legislation.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager- Economic Services, First Floor Furn City Building cnr Human and Monument Streets, Krugersdorp, from 20 October 2021.

Full particulars of the application may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from 20 October 2021. Closing date for any objections and/or comments: 17 November 2021

Address of Municipal offices: First Floor, Furn City Building, cnr Monument and Human Streets Krugersdorp or P.O. Box 94, Krugersdorp, 1740.

Address and contact details of applicant: P.O. Box 2882, Noordheuwel, 1756, Cell: 072 188 4504, email [maartin@mannadc.co.za](mailto:maartin@mannadc.co.za). Reference: RoR\_Ptn\_68\_509\_JQ

20–27

**LOCAL AUTHORITY NOTICE 1369 OF 2021****CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME****IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY LAW, 2016**

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

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning by law, 2016 that we the undersigned, applied to the City of Johannesburg for an amendment of the City of Johannesburg Land Use Scheme, 2018.

**SITE DESCRIPTION** : Erf 1 West Turfontein, located at number 65 Beaumont Street.  
: Remainder of Erf 109 Reuven Ext 1, located at number 16 Harries Street.

**APPLICATION TYPE** : Amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the properties as described above in terms of Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016.

Erf 1 West Turfontein Township, located at number 65 Beaumont Street (hereafter referred as the site), from "Residential 4 "to "Special for Manufacturing, storage, Warehouse, Offices.

Remaining Extent of Erf 109 Reuven Extension 1 Township, number 14 Harries Street (hereafter referred as the site) ,from "Public Road and Special for such purposes as the Society for the prevention of cruelty to animals may require or such other uses may be permitted by the administrator after reference to the Township Board and the city council to "Special for Manufacturing, Storage, Warehouse, Offices including Training Centre subservient to the main use, subject to the following development controls

Development Controls (Erf 1 West Turfontein & RE/ 109 Reuven Ext 1)

Use Zone	:	Special.
Primary Rights	:	Manufacturing, Storage, Warehouse, Offices & Training Centre.
Coverage	:	50%
FAR	:	0.4
Building Line	:	As per Scheme.

**APPLICATION PURPOSE**

The main objective of the application is to rezone the properties, in order to establish Manufacturing, storage, Offices and Training Centre.

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018 (Applicable Scheme) 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 and during normal office hours at our offices, at the address provided below, for a period of 28 days from 20 October 2021.

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 email send to [benp@joburg.org.za](mailto:benp@joburg.org.za) within a period of 28 days from 20 October 2021.

Address of agent: The Urban Squad Consulting Professional Town & Regional Planners, P O Box 4159, Kempton Park, 1620. Tel (011)-053-9917/ (011)-040-2031: Email: [admin@squadplanners.co.za](mailto:admin@squadplanners.co.za)

20-27

**LOCAL AUTHORITY NOTICE 1392 OF 2021****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 **Elizabeth Mapeu Bopape**, the owner of **Holding 717 Winterveld Agricultural Holdings** 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 above. The intension of the applicant in this matter is to subdivide the property into two equal portions in order to sell of the other half. The properties will remain zoned undetermined and will be solely used for agricultural purposes. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **20 of October 2021 until 17 November 2021** Full particulars and plans (if any) may be inspected during normal office hours at the **Akasia Municipal offices: Complex 485 Heinrich Avenue (Entrance Dale Street) 1st Floor, Room F8, Karenpark** or 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) , for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Citizen and Beeld newspaper. 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 applicant: **6566 Tenth Avenue Winterveld** .Telephone No: **071 609 2655/ 076 307 4917** .Dates on which notice will be published: **20 October 2021 and 27 October 2021**. Closing date for any objections: **17 November 2021**.Number and area of proposed portions: Proposed Portion 1 of Holding 717 Winterveld Agricultural Holding in extent approximately **4.2816ha** and Proposed Remainder of Holding 717 Winterveld Agricultural Holding in extent approximately **4.2816ha** which total **8.5632 ha**. Reference: **CPD/0318/00717** Item No: **34033**.

20-27

**PLAASLIKE OWERHEID KENNISGEWING 1392 VAN 2021****KENNISGEWING VAN 'N AANSOEK OM' N ONDERDELING VAN GROND INGEVOLGE ARTIKEL 16 (12) (a)  
(iii) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURBYWET, 2016**

EK **Elizabeth Mapeu Bopape**, die eienaar van **Holding 717 Winterveld Agricultural Holdings**, gee hiermee ingevolge artikel 16 (1) (f) van die Stad van Tshwane Grondgebruikbestuurverordening, 2016, kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van die eiendom hierbo. Die bedoeling van die applikant in hierdie aangeleentheid is om die eiendom in twee gelyke gedeeltes te verdeel om die ander helfte te verkoop. Die eiendomme bly onbepaald gesoneer en sal uitsluitlik vir landboudoeleindes gebruik word. 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 ingedien of skriftelik ingedien by: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **20 Oktober 2021 tot 17 November 2021** Volledige besonderhede en planne (indien enige) kan gedurende normale kantoorure by die **Akasia Munisipale kantore besigtig word: Kompleks 485 Heinrichlaan (ingang Dalestraat) 1ste verdieping, kamer F8, Karenpark** of 'n afskrif kan aangevra word by die Munisipaliteit, deur so 'n afskrif aan te vra deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) , vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die koerant Provincial Gazette, Citizen en Beeld. Die aansoeker kan by die 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 gestuur word aan enige belanghebbende en geaffekteerde party, die afskrif is wat by die munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) ingedien is. Vir die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n e-posadres of 'n ander manier aan die munisipaliteit en die aansoeker moet verskaf om die kopie elektronies te verstrek. 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 manier wat die intellektuele eiendomsreg van die aansoeker inbreuk maak 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 nie beskou as 'n rede om die verwerking en oorweging te verbied nie. van die aansoek. Adres van aansoeker: **6566 Tiende Laan Winterveld**. Telefoonnommer: **071 609 2655/076 307 4917**. Datums waarop kennisgewing gepubliseer sal word: **20 Oktober 2021 en 27 Oktober 2021**. Sluitingsdatum vir enige besware: **17 November 2021**. Aantal en gebied van voorgestelde gedeeltes: Voorgestelde Gedeelte 1 van Holding 717 Winterveld Agricultural Holding in omvang ongeveer **4.2816ha** en Voorgestelde Restant van Holding 717 Winterveld Agricultural Holding in omvang ongeveer **4.2816ha** wat 'n totaal van **8.5632 ha** beslaan. Verwysing: **CPD/0318/00717** Artikelnr: **34033**.

20–27



**LOCAL AUTHORITY NOTICE 1398 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING APPLICATION ON ERF 3675 OF SOSHANGUVE EAST EXTENSION 04 IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AND AMMENDMENT OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014). Item No 27332**

We, Rirandzu Housing Developer and Project (Pty) Ltd (Reg No: 201506092607) being the authorised and registered owners of **Erf 3675 of Soshanguve, Gauteng Province** hereby give notice that we have applied for Rezoning from "Education" to "**Residential 1 and Residential 4**", by lodging a Rezoning Application in TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AND AMMENDMENT OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) of the property situated at No 6985 Amagabha Street in Soshanguve East Extension 04. The Rezoning is from "Educational" to "Residential 1 and Residential 4" and entails that the subject property will be subdivided to accommodate Sixty-Four Portions, of which 63 are Residential 1 ervens and 1 being a Residential 4 even.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and/or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Group Head: Economic Development and Spatial Planning. Objections and/or comments can be mailed to P.O. Box 3242, Pretoria, 0001 or e-mailed to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) or submitted by hand at Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st Floor, Room F8, Karenpark, Akasia, Pretoria, to reach the Municipality from **27-October-2021 until 24-November-2021**.

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and at the offices of RIRANDZU, for a period of 28 days from **27-October-2021**.

Address of RIRANDZU (the applicant): Postal Address: Erf 169, Block L, Soshanguve, 0152; Physical Address: Same as Postal Address; Tel: (+27) 82 952 1648 and E-mail: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com)

Dates for notices publications: **27-October-2021** and **03-November-2021**. Closing date for objections: **24-November-2021**.

**Reference: CPD/9/2/4/2-4359T Item No: 27332**

## PLAASLIKE OWERHEID KENNISGEWING 1398 VAN 2021

**GEMEENTE STAD TSHWANE METROPOLITAANSE KENNISGEWING VAN HERSONERING VAN AANSOEK OP ERF 3675 VAN SOSHANGUVE-OOSTE UITBREIDING 04 INGEVOLGE AFDELING 16 (1) VAN DIE STAD TSHWANE VERORDENING OM GRONDGEBRUIK, 2016 EN WYSIGING VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014). Item No 27332**

Ons, Rirandzu Housing Developer and Project (Pty) Ltd (Reg No: 201506092607), is die gemagtigde en geregistreerde eienaars van **Erf 3675 van Soshanguve, Gauteng provinsie** gee hiermee kennis dat ons aansoek gedoen het vir hersonering van "Onderwys " tot "Residensieel 1 en Residensieel 4", deur 'n hersoneringsaansoek in te dien ingevolge AFDELING 16 (1) VAN DIE STAD TSHWANE VERORDENING OM BESTUUR VAN GRONDGEBRUIK, 2016 EN WYSIGING VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) van die eiendom geleë te Amagabhastraat No 6985 in Soshanguve-Oost Uitbreiding 04. Die hersonering is van 'Opvoedkundig' na 'Residensieel 1 en Residensieel 4" en behels dat die onderwerpeïendom onderverdeel sal word op vier-en-sestig gedeeltes te huisves, waarvan 63 Residensieel 1 erwe en die ander 1 Residensieel 4 is.

Enige beswaar (s) en/of kommentaar (s), insluitende die gronde vir sodanige beswaar (s) en/of kommentaar (s) en die persoon (s) regte en hoe hul belange deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en/of kommentaar (s), sonder wat die munisipaliteit nie met die persoon of liggaam kan ooreenstem met die indiening van die beswaar (s) en/of kommentaar (s), moet skriftelik by die groep Hoof: ekonomiese ontwikkeling en Ruimtelike Beplanning ingedien word. Besware en/of kommentaar kan gepos word aan Posbus 3242, Pretoria, 0001 of e-pos aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) of ingedien deur die hand by Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st Floor, Room F8, Karenpark, Akasia, Pretoria, om die Munisipaliteit van **27-Oktober-2021** te bereik tot **24-November-2021**.

Volledige besonderhede van die aansoeke en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale Kantore besigtig word soos hieronder uiteengesit en by die kantore van die RIRANDZU, vir 'n tydperk van 28 dae vanaf **27-Oktober-2021**.

Adres van RIRANDZU (die applikant): posadres: Erf No 169, Block L, Soshanguve, 0152, Fisiese adres: Dieselfde as posadres, Tel: (+27) 82 952 1648 en e-pos: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com)

Datums vir kennisgewings publikasies: **27-Oktober-2021** en **03-November-2021**. Sluitingsdatum vir besware: **24-November-2021**.

Reference: CPD/9/2/4/2-4359T Item No: **27332**

27-3

**LOCAL AUTHORITY NOTICE 1399 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T8450/2020, with reference to the following property: Erf 85, Eldoraigne.

The following conditions and/or phrases are hereby removed: Conditions 3.(d), 3.(e), 3.(g), 3.(h), 3.(i), 3.(j), 4.(a), 4.(b), 4.(c), 4.(c)(i), 4.(c)(ii), 4.(d) and 4.(e).

This removal will come into effect on the date of publication of this notice.

(CPD ELD/0205/85 (Item 33924))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

27 OCTOBER 2021  
(Notice 642/2021)

**LOCAL AUTHORITY NOTICE 1400 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4587T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **4587T**, being the rezoning of Erf 510, Newlands Extension 1, from "Residential 1" with a minimum erf size of 1 000m<sup>2</sup>, to "Residential 2", Dwelling units, Table B, Column (4), with a density of 25 dwelling units per hectare (with a maximum of 3 dwelling-units on the property), subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **4587T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4587T (Item 28068))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

27 OCTOBER 2021  
(Notice 342/2021)

**LOCAL AUTHORITY NOTICE 1401 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5531T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5531T**, being the rezoning of Erf 973, Menlo Park, from "Residential 4", to "Residential 4", Table B, Column 3, with a density of 195 dwelling units per hectare of gross erf area (ie prior to any part of the property being cut off for public street or communal open space) with a maximum of 107 dwelling units shall be constructed on the property, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5531T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5531T (Item 31432))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

27 OCTOBER 2021  
(Notice 341/2021)

**LOCAL AUTHORITY NOTICE 1402 OF 2021**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T74244/2002, with reference to the following property: Erf 15, Meyerspark.

The following conditions and/or phrases are hereby removed: Conditions 1, 2(a), 2(b), 2(c), 2(d), 2(e), 2(f), 3(a), 3(b), 4, 4(i), 4(ii), 5(a), 5(b), 5(c), 5(c)(i), 5(c)(ii), 5(d) and 5(e).

This removal will come into effect on the date of publication of this notice.

(CPD MRP/0424/15 (Item 33507))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

27 OCTOBER 2021  
(Notice 646/2021)

**LOCAL AUTHORITY NOTICE 1403 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T4273/2018, with reference to the following property: Erf 570, Lynnwood Glen.

The following conditions and/or phrases are hereby removed: Conditions 2.A(a), (b), (c), (d), (e), (f), (g), (h), (i), C.(a), (b), (c), (c)(i), (c)(ii), (d), (e) and D.(ii).

This removal will come into effect on the date of publication of this notice.

(CPD LWG/0384/570 (Item 29993))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

27 OCTOBER 2021  
(Notice 645/2021)

**LOCAL AUTHORITY NOTICE 1404 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T160872/07, with reference to the following property: Erf 161, Waterkloof Glen.

The following conditions and/or phrases are hereby removed: Conditions B.(e), B.(f) and C.(c).

This removal will come into effect on the date of publication of this notice.

(CPD WKG/0726/161 (Item 33886))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

27 OCTOBER 2021  
(Notice 644/2021)

**LOCAL AUTHORITY NOTICE 1405 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T21316/1983, with reference to the following property: Erf 350, Waterkloof Ridge.

The following conditions and/or phrases are hereby removed: Conditions 1, 2, 3, 4, 5, 5.(i), 5.(ii), 5.(iii), 6, 7.(i), 7.(ii), 7.(iii), 7.(iv), 8, 9, 10, 11, 12 and 13.

This removal will come into effect on the date of publication of this notice.

(CPD WKR/0744/350 (Item 33662))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

27 OCTOBER 2021

(Notice 643/2021)

**LOCAL AUTHORITY NOTICE 1406 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T7973/2002, with reference to the following property: Erf 991, Eastwood.

The following conditions and/or phrases are hereby removed: Conditions (a), (b) and (c).

This removal will come into effect on the date of publication of this notice.

(CPD ESW/0179/991 (Item 32431))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

27 OCTOBER 2021

(Notice 641/2021)

**LOCAL AUTHORITY NOTICE 1407 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T017109/07, with reference to the following property: Erf 1235, Sinoville.

The following conditions and/or phrases are hereby removed: Conditions B(1)(b), B(1)(c), B(1)(d), B(1)(e), B(1)(f), B(1)(g), B(2)(a), B(2)(b), B(2)(c)(i)(ii), B(2)(d) and B(2)(e).

This removal will come into effect on the date of publication of this notice.

(CPD SIN/0640/1235 (Item 33104))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

27 OCTOBER 2021  
(Notice 640/2021)

**LOCAL AUTHORITY NOTICE 1408 OF 2021  
PARKWOOD EXTENSION 4**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Parkwood Extension 4 to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY XTLS INVESTMENTS 43 PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006209/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 300 OF THE FARM ZANDSPRUIT 191 IQ, GAUTENG PROVINCE HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT.**

(1) NAME

The name of the township is **PARKWOOD EXTENSION 4**.

(2) DESIGN

The township consists of erven as indicated on the **General Plan No. 2793/2017**.

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

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

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

Should the development of the township not be commenced with before 10 Years the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not be completed before **14 August 2023** the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL REOURCES)

Should the development of the township not be completed before **20 September 2024** the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(7) ACCESS



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

(b) A Servitude of right of way shall be registered over Erf 983 in favour of the township Parkwood Extension 3.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(9) REFUSE REMOVAL

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

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(12) OPEN SPACE CONTRIBUTION

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

(13) RESTRICTION ON THE TRANSFER OF AN ERF

Erf 983 Parkwood Extension 4 shall not be sold or transferred prior to the servitude of right of way being registered.

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

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

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

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

**(16) CONSOLIDATION OF ERVEN**

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 982 and 983 Parkwood Extension 4, to the local authority for approval.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**A. Excluding the following servitudes which only affect erven 982 and 983 in the township:**

- (a) A servitude of right of way in favour of the city council of Johannesburg for drainage purposes as created in Deed of Servitude no 405/1937S
- (b) A servitude of right of way for sewer purposes in favour of the city of Johannesburg as created in notarial deed of servitude K509/1986.

**3. CONDITIONS OF TITLE.****(A) Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.****(1) ALL ERVEN**

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified C2.

**(2) ALL ERVEN**

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

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

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

removal of such sewerage mains and other works being made good by the local authority.

(3) ERF 983

The erf is subject to a servitude of right of way and for municipal purposes in favour of the local authority as indicated on the General Plan.

(4) ERF 982

(a) The erf is subject to a 3m by 6m electrical substation servitude in favour of the local Authority as indicated on the General Plan.

(5) ALL ERVEN

(a) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 630 kVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

**(B) Conditions of Title imposed in favour of third parties to be registered on the first registration of the erven :**

(1) Erf 983 is subject to a servitude of right of way in favour of all erven in Parkwood Extension 3

**Hector Bheki Makhubo  
Deputy Director: Legal Administration  
City of Johannesburg Metropolitan Municipality  
Notice No. T 22/2021**

**LOCAL AUTHORITY NOTICE 1409 OF 2021  
PARKWOOD EXTENSION 3**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Parkwood Extension 3 to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENSIDE HEBREW CONGREGATION (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 427 OF THE FARM BRAAMFONTEIN 53-IR GAUTENG PROVINCE HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT.**

(1) NAME

The name of the township is **PARKWOOD EXTENSION 3**.

(2) DESIGN

The township consists of erven as indicated on the **General Plan No.2792/2017**.

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

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

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

Should the development of the township not been commenced with before 10 Years, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not been completed before **14 August 2023** the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RECOURCES)

Should the development of the township not been completed before **22 September 2024** the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(7) ACCESS

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

(b) Access to or egress from Erven 986 and 987 Parkwood Extension 3 shall only be permitted via the servitude of right of way to be registered over Erf 983 Parkwood Extension 4.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(9) REFUSE REMOVAL

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

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(12) OPEN SPACE CONTRIBUTION

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

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

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

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

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

(15) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 986 and 987 Parkwood Extension 3, to the local authority for approval.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**A Excluding the following servitudes which do not affect the township due to its locality:**

- (a) A servitude of right of way in favour of the city council of Johannesburg for drainage purposes as created in deed of Servitude no 405/1937S.
- (b) A servitude of right of way for sewer purposes in favour of the city of Johannesburg as created in Notarial Deed of Servitude 509/1986.

**3. CONDITIONS OF TITLE.**

**A. Conditions of Title imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).**

(1) ALL ERVEN

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified C2.

(2) ALL ERVEN

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

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

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

(3) ALL ERVEN

(a) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 630 kVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

**(B) Conditions of Title imposed in favour of third parties to be registered on the first registration of the erven :**

(1) The Erven in the township are entitled to a servitude of right of way over Erf 983 Parkwood Extension 4.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T21/2021**

**LOCAL AUTHORITY NOTICE 1410 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996  
EKURHULENI AMENDMENT SCHEME B 0637 (ERF 5315 NORTHMEAD TOWNSHIP)**

It is hereby notified in terms of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996), read together with the Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013) that the City of Ekurhuleni Metropolitan Municipality has approved the application in terms of Section 3(1) of the said Act, that

- 1) Conditions A. e), A. f), A. h) and A. i) in Deed of Transfer T. 934/2019 be removed; and
- 2) The Ekurhuleni Town Planning Scheme of 2014, be amended by the Rezoning of Erf 5315 Northmead Township from "Residential 1" to "Business 3" solely for a Dance Apparel Seamstress and related Dance Shop and a Dwelling Unit subject to conditions.

A copy of this amendment scheme will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: City Planning Department, Benoni Customer Care Centre, as well as the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as Ekurhuleni Amendment Scheme B 0637 and shall come into operation on the date of this publication.

**Dr I Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, Head Office Building, corner Cross and Roses Streets, Germiston, Private Bag X1069, Germiston, 1400**

Date: 27 October 2021



**LOCAL AUTHORITY NOTICE 1411 OF 2021****CITY OF TSHWANE METROPLITAN MUNICIPALITY: ERF 219 LYTTTELTON MANOR.****NOTICE IN TERMS OF AN APPLICATION FOR THE AMENDMENT OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) IN TERMS OF SECTION 16 (1) (f) OF THE SPATIAL PLANNING AND LANDUSE MANAGEMENT BY-LAWS OF 2016**

I Andries Johannes du Preez from Servplan Town Planners being the authorized agent of the owner of erf 219 Lyttelton Manor, hereby give notice that I have applied to the City of Tshwane for the amendment of the town-planning scheme known as the Tshwane Town-Planning Scheme, 2008 (revised 2014), by rezoning in terms of section 16 (1) for increasing the Floor Area Ratio to 0,34 and coverage to 44,85. The property is situated at erf 219 Lyttelton Manor. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the said authorized local authority at the Strategic Executive Director: City Planning, Development and Regional Services, Centurion office Registration Department room E10, corner of Basdon and Rabie streets, Centurion, for a period of 28 days from 27 October (the date of first publication of this notice). Objections to or representations in respect of the application must be lodged with or made in writing with full contact details, without which the Municipality cannot correspond with the person or body objecting or commenting, to above applicant or be addressed to the said authorized local authority at its address and room number specified above or at Box 3242, Pretoria, 0001 or [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) on or before 23 November 2021. (Closing date for objections)

Address of agent: Servplan Town and Regional Planners, P.O. Box 12659, Queenswood, Pretoria. 0121. Tel no 0832671958. Date of publications: 27 October 2021 and 3 November 2021

Reference: CPD /9/4/2-6198T (Item no; 34335)

27-3

**PLAASLIKE OWERHEID KENNISGEWING 1411 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: ERF NO 219, LYTTTELTON MANOR , PRETORIA. KENNISGEWING VAN 'N AANSOEK VIR DIE WYSIGING VAN DIE TSHWANE DORPSAANLEG SKEMA, 2008 (HERSIEN 2014) IN TERME VAN ARTIKEL 16(1)(f) VAN DIE STAD VAN TSHWANE SE RUIMTELIKE GRONDGEBRUIKE BESTUURS BYWETTE VAN 2016**

Ek, Andries Johannes du Preez van Servplan Stadsbeplanners, die gemagtigde agent van die eienaar van erf 219 Lyttelton Manor, gee hiermee kennis dat ek by die Stad van Tshwane aansoek gedoen het vir die wysiging van die dorpsaanlegskema bekend as die Tshwane Dorpsaanlegskema, 2008 (hersien 2014), en in terme van seksie 16(1) van die Tshwane Grondgebruike Bestuurs Bywette, om die Vloer Oppervlakte Verhouding (VOV na 0,34 asook die dekking na 44,85 te verhoog, van erf no 219 Lyttelton Manor. Alle dokumente wat met die aansoek verband hou sal tydens normale kantoor ure vir besigtiging beskikbaar wees by die kantoor van die gemagtigde plaaslike bestuur by die Strategiese Uitvoerende Direkteur, Stadsbeplanning, Ontwikkeling en Streeksdienste, Centurion Kantoor te Kamer E10 Registrasie Afdeling, H/V Basdon en Rabie strate, Centurion, vir 'n periode van 28 dae vanaf 27 Oktober 2021 (datum van eerste publikasie). Enige persoon wat beswaar wil aanteken of voorleggings wil maak met betrekking tot die aansoek, moet sodanige beswaar of voorlegging op skrif, met volle kontakbesonderhede, waaronder die Plaaslike Owerheid nie sal kan reageer nie, aan die betrokke gemagtigde plaaslike bestuur by die bostaande adres en kantoor of Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) voorlê op of voor 23 November 2021. (sluitingsdatum vir besware)

Adres van agent: Servplan Stads-en Streekbeplanners, Posbus 12659, Queenswood, 0121 Tel: 0832671958 Datum van publikasies: 27 Oktober 2021 en 3 November 2021

Verwysings: CPD/9/4/2-6198T (Item no; 34335)

27-3

**LOCAL AUTHORITY NOTICE 1412 OF 2021****CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.  
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF ERF 23 BRONKHORSBAAI TOWNSHIP  
JR IN TERMS OF SECTION 16(12)(a)(i) OF THE CITY OF TSHWANE LAND USE MANAGEMENT  
BY-LAW, 2016**

I, Andries Johannes du Preez, being the applicant of **Dawid S van Vuuren**, give notice in terms of section 16(12)(a)(i) of the City of Tshwane Metropolitan Municipality By-Law 2016, read with the stipulations of the Spatial Planning and Land Use Management Act (Act 16 of 2013) for the subdivision of the property described below.

The intention of the applicant in this matter is to subdivide erf 23 of Bronkhorstbaai Township JR into two (2) portions as described below, and as described in the documents.

Any objections and/or comments, including the grounds of such objections or comments with full contact details and reasons, without which the Municipality cannot correspond with the person or body submitting the objection(s) 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 **27 October 2021 tot 23 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 Citizen News papers.

Address of Municipal offices: Isivuna House, 143 Lillian Ngoyi Street, Room 004. The closing date for objections: 23 November 2021

Address of applicant: 401 Bontrokke Street, Die Wilgers, Pretoria, Tel No: 0832671958.

Dates on which notice will be published: 27 October and 3 November 2021.

Closing date for any objections: 23 November 2021.

Description of properties: two (2) portions: Proposed Remainder of erf23 (1428m<sup>2</sup>) and portion 1, (1269m<sup>2</sup>) of erf 23 of Bronkhorstbaai Township JR  
CPD/1086/23 ITEM 34256)

**PLAASLIKE OWERHEID KENNISGEWING 1412 VAN 2021****STAD VAN TSHWANE GRONDGEBRUIKE BESTUURS BYWETTE, 2016  
KENNIS VAN N AANSOEK VIR N ONDERVERDELING VAN ERF 23 BRONKHORTSTBAAI  
TOWNSHIP JR IN TERME VAN ARTIKEL 16(12)(a)(i) VAN DIE STAD VAN TSHWANE GROND  
GEBRUIKE BESTUURS BYWETTE 2016.**

Ek, Andries Johannes du Preez synde die applikant van Dawid S van Vuuren gee hiermee kennis kragtens artikel 16(12)(a)(i) van die Grondgebruik Wet (Wet 16 van 2013 van 2016, van die Stad van Tshwane Metropolitaanse Munisipaliteit, gelees met bepaling van die Ruimtelike Beplanning Grondgebruik Wet (Wet 16 van 2013), dat ek aansoek doen by die Stad van Tshwane vir die onderverdeling van die eiendom soos hieronder beskryf.

Die bedoeling van die applikant is om erf 23 Bronkhorstbaai Township JR (Gauteng Provinsie) in twee (2) dele te verdeel soos in die beskikbare dokumente omskryf.

Enige besware en/of opmerkings, insluitend die gronde vir sulke besware/opmerkings, met volle kontak gegewens, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die besware/opmerkings maak nie, moet skriftelik aan die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria,0001, of na die [CityP-Registration@tshwane.gov.za](mailto:CityP-Registration@tshwane.gov.za) gestuur word vanaf die 27de Oktober 2021 tot 23November 2021.

Al die dokumente en planne verwant aan die aansoek is beskikbaar vir inspeksie gedurende normale kantoor ure soos hieronder beskryf vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en die Citizen koerante.

Adres van die Munisipale kantore: Isivuna House, Lillian Ngoyi Straat 143, kamer 004. Die sluitingsdatum vir besware is 23 November 2019.

Adres van die applikant: Bontrokkestraat 401, Die Wilgers, Tel no: 0832671958.

Datums waarop die kennisgewings gepubliseer sal word is 27 Oktober 2021 en 3 November 2021 Sluitingsdatum vir enige besware: 23 November 2021.

Beskrywing van eiendomme: twee (2) dele: voorgestelde Restant van erf 23 (1428m<sup>2</sup>) en ged. 1 (1269m<sup>2</sup>) van erf 23 Bronkhorstbaai Township JR,

Verwysing: CPD/1086/23 ITEM 34256)

## LOCAL AUTHORITY NOTICE 1413 OF 2021

**CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.  
NOTICE OF AN APPLICATION FOR A SUBDIVISION AND CONSOLIDATION OF PORTION 165  
OF THE FARM KAMEELFONTEIN 297 JR IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Andries Johannes du Preez, being the applicant of Wazup Sunshine Trading (Pty) Ltd, give notice in terms of section 16(12)(a)(iii) of the City of Tshwane Metropolitan Municipality By-Law 2016, read with the stipulations of the Spatial Planning and Land Use Management Act (Act 16 of 2013) for the subdivision of the property described below.

The intention of the applicant in this matter is to subdivide portion 165 of the farm Kameelfontein 297 JR into two (2) portions as described below and to consolidate portion 1 as described in the documents.

Any objections and/or comments, including the grounds of such objections or comments with full contact details and reasons, without which the Municipality cannot correspond with the person or body submitting the objection(s) 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 27th October 2021 to 23 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 Citizen News papers.

Address of Municipal offices: Isivuna House, 143 Lillian Ngoyi Street, Room 004. The closing date for objections: 23 November 2021

Address of applicant: 401 Bontrokkie Street, Die Wilgers, Pretoria, Tel No: 0832671958.

Dates on which notice will be published: 27 October 2021 and 3 November 2021.

Closing date for any objections: .

Description of properties: two (2) portions: proposed Remainder of portion 165, (2,51 ha) and portion 1, (2,1390 Ha) of portion 165 of the farm Kameelfontein 297 JR,

Ref CPD/0290/00165 ITEM 33933)

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## PLAASLIKE OWERHEID KENNISGEWING 1413 VAN 2021

**STAD VAN TSHWANE GRONDGEBRUIKE BESTUURS BYWETTE, 2016  
KENNIS VAN N AANSOEK VIR N ONDERVERDELING EN KONSOLIDERING VAN GEDEELTE  
165 VAN DIE PLAAS KAMEELFONTEIN 297 JR IN TERME VAN ARTIKEL 16(12)(a)(iii) VAN DIE  
STAD VAN TSHWANE GROND GEBRUIKE BESTUURS BYWETTE 2016.**

Ek, Andries Johannes du Preez synde die applikant van Wazup Sunshine Trading (Pty) Ltd, gee hiermee kennis kragtens artikel 16(12)(a)(iii) van die Grondgebruike Wet (Wet 16 van 2013 van 2016, van die Stad van Tshwane Metropolitaanse Munisipaliteit, gelees met bepalings van die Ruimtelike Beplannings Grondgebruike Wet (Wet 16 van 2013), dat ek aansoek doen by die Stad van Tshwane vir die onderverdeling van die eiendom soos hieronder beskryf.

Die bedoeling van die applikant is om gedeelte 165 van Kameelfontein 297 JR (Gauteng Provinsie) in twee (2) dele te verdeel en die afgesnyde gedeelte te konsolideer soos in die beskikbare dokumente omskryf.

Enige besware en/of opmerkings, insluitend die gronde vir sulke besware/opmerkings, met volle kontak gegewens, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die besware/opmerkings maak nie, moet skriftelik aan die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria,0001, of na die [CityP-Registration@tshwane.gov.za](mailto:CityP-Registration@tshwane.gov.za) gestuur word vanaf die 27ste Oktober 2021 tot 23ste November 2021.

Al die dokumente en planne verwant aan die aansoek is beskikbaar vir inspeksie gedurende normale kantoor ure soos hieronder beskryf vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en die Citizen koerante.

Adres van die Munisipale kantore: Isivuna House, Lillian Ngoyi Straat 143, kamer 004. Die sluitingsdatum vir besware is 5 November 2019.

Adres van die applikant: Bontrokkiestraat 401, Die Wilgers, Tel no: 0832671958.

Datums waarop die kennisgewings gepubliseer sal word is 27 Oktober 2021 en 3 November 2021 Sluitingsdatum vir enige besware: 23 November 2021.

Beskrywing van eiendomme: twee (2) dele: voorgestelde Restant van ged 165 (2,51 ha) en ged. 1 (2,1390 Ha) van ged 165 van die plaas Kameelfontein 29 JR,

Verwysing: CPD/0290/00165 (ITEM 33933)

27-3

**LOCAL AUTHORITY NOTICE 1415 OF 2021****NOTICE OF DIVISION OF LAND**

Notice is hereby given, in terms of Section 51(1)(a) and Section 53 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2016, that application has been submitted to the Midvaal Local Municipality Metropolitan Municipality for the subdivision of the land described below:

**APPLICATION:**

Subdivision of a holding in extent of 4,0471 Hectares into 2 portions of 1 Hectare each and a remaining extent of approximately 2,05 Hectares.

**SITE DESCRIPTION:**

Holding 92, 4<sup>th</sup> Road, Walkers Fruit Farms Small Holdings

Particulars for the above application will be open for inspection from 08:00 to 15:30 at Midvaal Municipality, 25 Mitchell Street, Meyerton, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / The Beeld Newspaper.

Any objection or comment, with the grounds fully motivated and contact details, are to be lodged within a period of 28 days from the first date on which this notice appeared, and made in writing to:

Midvaal Local Municipality  
P O Box 9, Meyerton, 1960

**AUTHORISED AGENT:**

Associated Planners & Surveyors  
Angela Richardson  
102 Main Road, Walkerville, 1961  
067 183 2123 / 065 845 5356  
admin@apsprojects.co.za

**DATE:** 8 October 2021

**LOCAL AUTHORITY NOTICE 1416 OF 2021****NOTICE OF DIVISION OF LAND**

Notice is hereby given, in terms of Section 51(1)(a) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2016, that application has been submitted to the Midvaal Local Municipality Metropolitan Municipality for the subdivision of the land described below:

**APPLICATION:**

Subdivision of an Erf in extent of 7,5205 Hectares into 4 portions of 1 Hectare each, 1 portion of 2,2 Hectares and a remaining extent of approximately 1,27 Hectares.

**SITE DESCRIPTION:**

Erf 313, Rowell Road, The De Deur Estates Limited

Particulars for the above application will be open for inspection from 08:00 to 15:30 at Midvaal Municipality, 25 Mitchell Street, Meyerton, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / The Beeld Newspaper.

Any objection or comment, with the grounds fully motivated and contact details, are to be lodged within a period of 28 days from the first date on which this notice appeared, and made in writing to:

Midvaal Local Municipality  
P O Box 9, Meyerton, 1960

**AUTHORISED AGENT:**

Associated Planners & Surveyors  
Angela Richardson  
102 Main Road, Walkerville, 1961  
067 183 2123 / 065 845 5356  
admin@apsprojects.co.za

**DATE:** 8 October 2021

**LOCAL AUTHORITY NOTICE 1417 OF 2021****NOTICE OF DIVISION OF LAND**

Notice is hereby given, in terms of Section 51(1)(a) and Section 53 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2016, that application has been submitted to the Midvaal Local Municipality Metropolitan Municipality for the subdivision of the land described below:

**APPLICATION:**

Subdivision of a holding in extent of 4,0471 Hectares into 2 portions of 1 Hectare each and a remaining extent of approximately 2,0447 Hectares.

**SITE DESCRIPTION:**

Holding 82, Road No 8, Homestead Apple Orchard Small Holdings

Particulars for the above application will be open for inspection from 08:00 to 15:30 at Midvaal Municipality, 25 Mitchell Street, Meyerton, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / The Beeld Newspaper.

Any objection or comment, with the grounds fully motivated and contact details, are to be lodged within a period of 28 days from the first date on which this notice appeared, and made in writing to:

Midvaal Local Municipality  
P O Box 9, Meyerton, 1960

**AUTHORISED AGENT:**

Associated Planners & Surveyors  
Angela Richardson  
102 Main Road, Walkerville, 1961  
067 183 2123 / 065 845 5356  
admin@apsprojects.co.za

**DATE:** 8 October 2021

**LOCAL AUTHORITY NOTICE 1418 OF 2021****ERF 219 ROSSMORE**

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 219 Rossmore**:

The removal of Conditions 1 and 5 from Deed of Transfer No. T64033/2007.

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. 071/2021

**LOCAL AUTHORITY NOTICE 1419 OF 2021****AMENDMENT SCHEME 20-01-2757**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 212 Linksfield North Extension 8 from "Special" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2757, and 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, 8<sup>th</sup> 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. 169/2021



**LOCAL AUTHORITY NOTICE 1420 OF 2021****AMENDMENT SCHEME 02-17866**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Sandton Town Planning Scheme, 1980, by the rezoning of Erf 6 Moodiehill Extension 2 from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-17866, and 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, 8<sup>th</sup> 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. 168/2021

**LOCAL AUTHORITY NOTICE 1421 OF 2021****NOTICE OF A REZONING APPLICATION 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 the undersigned, intend to apply to the City of Johannesburg for an amendment to the said land use scheme.

**SITE DESCRIPTION:**

Erf No : Ptns. 10 and 11 of Erf 7  
Township Name : Frankenwald Extension 2  
Street Address : Number 16 and 18, Cnr Galaxy and Neutron Roads Frankenwald Ext.2

**APPLICATION TYPE :** Amendment of Land use Scheme/Rezoning

**APPLICATION PURPOSES:** To increase the coverage and far.

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); [WilsonMa@joburg.org.za](mailto:WilsonMa@joburg.org.za) and [RobertTh@joburg.org.za](mailto:RobertTh@joburg.org.za) by not later than 28 November 2021.

**OWNER:** BENNETTS THE CHEMISTS PTY (LTD) & SIBERUT PTY (LTD)

Postal Address: P.O. Box 10724, Aston Manor, 1630

Residential Address, Fifth Avenue, Illovo.

Tel No : (076) 0929258

E-mail address: [makidiseko@gmail.com](mailto:makidiseko@gmail.com)

Date : 27 October 2021

**LOCAL AUTHORITY NOTICE 1422 OF 2021****AMENDMENT SCHEME 05-18810**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Roodepoort Town Planning Scheme, 1987, by the rezoning of Portions 5, 7, 11 and 12 of Erf 763 Constantia Kloof Extension 6 from "Special" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 05-18810. Amendment Scheme 05-18810 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, 8<sup>th</sup> 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 180/2021

**LOCAL AUTHORITY NOTICE 1423 OF 2021****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 21 AND SECTION 41 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 and Section 41 of the City of Johannesburg Municipal Planning By-law, 2016, that the undersigned, intend to apply to the City of Johannesburg for an amendment to the said land use scheme and to remove certain restrictive conditions of Title.

**SITE DESCRIPTION:**

Erven No : 328 and 340

Township Name : Halfway Gardens Extension 16

Street Address : Number 13, Johan's End Street, Halfway Gardens X16 and

Number 196 Van Heerden Avenue, Halfway Gardens X16.

**APPLICATION TYPE :** Amendment of Land use Scheme/Rezoning and Removal of Restrictive Title Conditions.

**APPLICATION PURPOSES:** Amendment of Land Use Scheme/ Rezoning from Residential 1 to Residential 3 and Removal of Conditions B(a), B(b) and B(c) from Deed of Transfer for Erf 328 Halfway Gardens X16.

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); [WilsonMa@joburg.org.za](mailto:WilsonMa@joburg.org.za) and [RobertTh@joburg.org.za](mailto:RobertTh@joburg.org.za) by not later than 28 November 2021.

**OWNER:** MUSAN TRADING ENTERPRISE CC

Postal Address: P.O. Box 10724, Aston Manor, 1630

Residential Address, Fifth Avenue, Illovo.

Tel No : (076) 0929258

E-mail address: [makidiseko@gmail.com](mailto:makidiseko@gmail.com)

Date : 27 October 2021

## LOCAL AUTHORITY NOTICE 1424 OF 2021

**NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 21 AND SECTION 41 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 and Section 41 of the City of Johannesburg Municipal Planning By-law, 2016, that the undersigned, intend to apply to the City of Johannesburg for an amendment to the said land use scheme and to remove certain restrictive conditions of Title.

**SITE DESCRIPTION:**

Erf No : 3265

Township Name : Bryanston Extension 7

Street Address : Number 21, Old Kilcullen Road, Bryanston X7

**APPLICATION TYPE :** Amendment of Land use Scheme/Rezoning and Removal of Restrictive Title Conditions.

**APPLICATION PURPOSES:** Amendment of Land Use Scheme/ Rezoning from Residential 1 to Residential 2 and Removal of Conditions C(b) and C(d) from Deed of Transfer number T081972/2010 .

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); [WilsonMa@joburg.org.za](mailto:WilsonMa@joburg.org.za) and [RobertTh@joburg.org.za](mailto:RobertTh@joburg.org.za) by not later than 28 November 2021.

**OWNER:** KHANDANI JACK MSIBI

Postal Address: P.O. Box 10724, Aston Manor, 1630

Residential Address, Fifth Avenue, Illovo.

Tel No : (076) 0929258

E-mail address: [makidiseko@gmail.com](mailto:makidiseko@gmail.com)

Date : 27 October 2021

**LOCAL AUTHORITY NOTICE 1425 OF 2021****NOTICE OF A REZONING APPLICATION 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 the undersigned, intend to apply to the City of Johannesburg for an amendment to the said land use scheme.

**SITE DESCRIPTION:**

Erf No : 776  
Township Name : Noordwyk Extension 6  
Street Address : Number 157 Fourteenth Street, Noordwyk X6

**APPLICATION TYPE :** Amendment of Land use Scheme/Rezoning

**APPLICATION PURPOSES:** Amendment of Land Use Scheme/ Rezoning from Residential 1 to Business 4.

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); [WilsonMa@joburg.org.za](mailto:WilsonMa@joburg.org.za) and [RobertTh@joburg.org.za](mailto:RobertTh@joburg.org.za) by not later than 28 November 2021.

**OWNER:** MUSAN TRADING ENTREPRISE CC

Postal Address: P.O. Box 10724, Aston Manor, 1630

Residential Address, Fifth Avenue, Illovo.

Tel No : (076) 0929258

E-mail address: [makidiseko@gmail.com](mailto:makidiseko@gmail.com)

Date : 27 October 2021

**LOCAL AUTHORITY NOTICE 1426 OF 2021****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 21 AND SECTION 41 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 and Section 41 of the City of Johannesburg Municipal Planning By-law, 2016, that the undersigned, intend to apply to the City of Johannesburg for an amendment to the said land use scheme and to remove certain restrictive conditions of Title.

**SITE DESCRIPTION:**

Erf No : 626

Township Name : Winchester Hills Extension 1

Street Address : Number 377 ,Endymion Road, Winchester Hills X1

**APPLICATION TYPE :** Amendment of Land use Scheme/Rezoning and Removal of Restrictive Title Conditions.

**APPLICATION PURPOSES:** Amendment of Land Use Scheme/ Rezoning from Residential 1 to Residential 3 and Removal of Conditions C(k), C(l) and C(n) from Deed of Transfer number T0008322/2005.

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); [WilsonMa@joburg.org.za](mailto:WilsonMa@joburg.org.za) and [RobertTh@joburg.org.za](mailto:RobertTh@joburg.org.za) by not later than 28 November 2021.

**OWNER:** KHANDANI JACK MSIBI

Postal Address: P.O. Box 10724, Aston Manor, 1630

Residential Address, Fifth Avenue, Illovo.

Tel No : (076) 0929258

E-mail address: [makidiseko@gmail.com](mailto:makidiseko@gmail.com)

Date : 27 October 2021

**LOCAL AUTHORITY NOTICE 1427 OF 2021****AMENDMENT SCHEMES 20-04-2459 and 20-04-2460**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 11 and 12 Osummit from "Residential 1" to "Educational", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Schemes **20-04-2459 and 20-04-2460**. Amendment Schemes **20-04-2459 and 20-04-2460** will come into operation on the date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> 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. 201/2021

**LOCAL AUTHORITY NOTICE 1428 OF 2021****LOCAL AUTHORITY NOTICE 200 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 2 of Erf 6 Northernacres**:

The removal of Conditions B(b), B(f), B(h), B(h)(i), B(h)(ii) and B(i) from Deed of Transfer T9678/2017.

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, 8<sup>th</sup> 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. 200/2021



**LOCAL AUTHORITY NOTICE 1429 OF 2021****Hoogland Extension 62**

- A. In terms of Section 28.(15) of the City of Johannesburg Municipal Planning By-Law, 2016 the City of Johannesburg Metropolitan Municipality declares **Hoogland Extension 62** to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 50 NORTHRIDING PROPRIETARY LIMITED (REGISTRATION NUMBER 2005/038741/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 322 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 I.Q., GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **Hoogland Extension 62**.

**(2) DESIGN**

The township consists of erven and the roads as indicated on General Plan S.G. No. 2464/2019.

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

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

**(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)**

(a) Should the development of the township not been completed before 15 September 2025 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township, No. 04/15149/H62. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 15 September 2015.

**(5) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)**

Should the development of the township not been completed before 24 November 2022 the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

**(6) ACCESS**

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

(b) No access to or egress from the township shall be permitted via the line of no access as indicated on the approved layout plan of the township No. 04/15149/H62.

(c) No access to or egress from the erven shall be permitted via Witkoppen Road.

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(8) REFUSE REMOVAL

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

(9) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

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

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

(a) The township owner shall, after compliance with clause 1.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 1.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

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

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

(13) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 460 and 461, to the local authority for approval.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

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

**3. CONDITIONS OF TITLE.**

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

(1) ALL ERVEN

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as C/C2.

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

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

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

(c) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferees accept the following condition: The local authority had limited the electricity supply to the erven to 500 kVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

**B. Conditions of Title imposed by the Department of Roads and Transport (Gauteng Provincial Government) in terms of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001), as amended.**

(1) ALL ERVEN

(a) The registered owner of each erf shall maintain, to the satisfaction of the Department of Roads and Transport (Gauteng Provincial Government), the physical barrier erected along the erven boundaries abutting Witkoppen Road.

(b) Except for the physical barrier referred to in clause (a) above or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected neither shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting Witkoppen Road neither shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made, except with the written consent of the Department of Roads and Transport (Gauteng Provincial Government).

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54.(1) of the City of Johannesburg Municipal Planning By-Law, 2016 declares that it has approved an amendment scheme being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of **Hoogland Extension 62**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 04-15149.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T058/2021**

**LOCAL AUTHORITY NOTICE 1430 OF 2021**  
**MIDVAAL LOCAL MUNICIPALITY**

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Midvaal Local Municipality hereby declares that Graceview Extension 4 to be an approved township, subject to the conditions set out in the schedule hereto.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH AN APPLICATION WAS SUBMITTED BY CBR DEVELOPMENTS (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / OWNER) IN TERMS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 101 OF THE FARM WATERVAL 150, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG HAS BEEN GRANTED BY THE MIDVAAL LOCAL MUNICIPALITY (HEREIN REFERRED TO AS "LOCAL AUTHORITY") IN TERMS OF SECTION 98 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).**

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 Name**

The name of the township shall be **Graceview Extension 4**.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan **SG Number 1770/2011**.

**1.3 Engineering services**

1.3.1 The township owner is responsible, by means of a Services Agreement with the local authority, for making the necessary arrangements for the provision of internal engineering services to the satisfaction of the relevant department;

1.3.2 The developer concerned shall be responsible for all costs relating to the installation and provision of external engineering services, as stipulated in the Services Level Agreement / Service Agreement noted above.

1.3.3 The developer concerned shall be responsible for all costs relating to the agreement as well as any costs / payments payable to ERWAT.

**1.4 Electricity**

The township owner shall make arrangements with the Local Authority for the provision of electricity in terms of the Services Level Agreement / Service Agreement.

**1.5 Disposal of existing conditions of title**

All erven shall be made subject to existing conditions and servitudes:

(i) **EXCLUDING THE FOLLOWING SERVITUDE WHICH AFFECTS ERF 253 IN THE TOWNSHIP: -**

The property hereby transferred is subject to a perpetual right to convey water by means of pipelines in favour of the Rand Water Board, as will more fully appear from Notarial Deed No. 973/1939S, registered on the 26<sup>th</sup> of September, 1939, the center line of the servitude 22,86 metres wide is represented by the line ab on consolidation diagram S.G. No 1768/2011.

(ii) **EXCLUDING THE FOLLOWING ENTITLEMENTS/RIGHTS IN THE DEED WHICH WILL NOT BE PASSED ONTO THE ERVEN IN THE TOWNSHIP: -**

The owners of the portion held under Deed of Transfer No 2825/1889 aforesaid (a share in a portion whereof is hereby transferred) shall be entitled to four days' water in every sixteen days, and shall assist in the cleaning of the furrow and dam, and shall have the right to water their cattle on that portion measuring 449,7007 hectares aforesaid.

**1.6 Provincial Government**

- (a) The township owner shall comply with the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) as set out in their letters.
- (b) Should the development of the township not be completed within 10 years from the date of the letter, the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.
- (c) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

**1.7 Access**

The access road from Roads K154 to the township shall be restricted to such points as determined by the Department of Public Transport, Roads and Works.

Access to or egress from the township shall be to the satisfaction of the relevant Council department.

**1.8 Acceptance and disposal of storm water**

The township owner shall arrange for the drainage of the township to fit in with that of Roads P156 and for all storm water running off or being diverted from the road to be received or disposed of.

**1.9 Erection of fence or other physical barrier**

The township owner shall at his own expense erect a fence or other physical barrier along the P156, as per the conditions of the Department of Transport and Public Works (Gauteng Provincial Government), as and when required by the Department to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by subsequent stand owners.

**1.10 Demolition of buildings and structures**

The township owner shall cause all existing buildings and structures situated within the

building line reserves, side spaces or over common boundaries to be demolished.

#### **1.11 Removal of litter**

The township owner shall at his own expense cause all litter within the township area to be removed, after construction of services.

#### **1.12 Repositioning of circuits**

If, by any reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM or Telkom, the cost thereof shall be borne by the township owner.

#### **1.13 Removal and replacement of municipal services**

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

### **2. SPECIAL CONDITIONS**

- 2.1 The township owner shall ensure that a legal body (or bodies) "Land / Property Owners Associations" are established in terms of Section 21 of Act 61 of 1973.
- 2.2 Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom, etc) at all times.

### **3. Conditions of title**

#### **3.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

3.1.1. All erven shall be subject to the conditions as indicated:

- 3.1.1.1 The erven are subject to a servitude, 2 metres wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 3.1.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.
- 3.1.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

3.1.2 Erf 250

The erf is subject to an electrical powerline servitude, as will more fully appear from the general plan.

## 3.1.3 Erven 251 to 252

The erf is subject to a servitude for municipal purposes, as will more fully appear from the general plan.

## 3.1.4 Erf 253

The erf is subject to a servitude for municipal purposes, as will more fully appear from the general plan.

The erf is subject to Right of Way servitude in favour of the general public as is more fully indicated on the general plan.

**4. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), IN ADDITION TO THE PROVISIONS OF THE RANDVAAL TOWN PLANNING SCHEME, 1994 IN OPERATION**

4.1 The following shall be applicable to the erven:

**ERVEN 250 TO 253  
USE ZONE: INDUSTRIAL 1**

Primary Rights	:	As per Scheme
Consent Uses	:	As per Scheme
Uses not Permitted	:	As per Scheme
Height	:	2 Storeys
Coverage	:	60%
Floor Area Ratio	:	0.6
Parking	:	As per Scheme
Building lines	:	As per Scheme. 20m along the P156 for single storey building and 30m for double storeys; 16m from the road reserve boundary of the K154 and K89; 5m along all streets; 3m along all other boundaries; All building lines may be relaxed by the relevant authority upon submission of an application as determined by the relevant authority.

**4.2 CONDITIONS IMPOSED IN TERMS OF ACT 21 OF 1940**

Erf 253

4.3.1 The registered owner of the erf shall erect a physical barrier consisting of materials as may be approved by the local authority in accordance with the most recent standards of Gauteng Department of Transport and Public Works (Gauteng Provincial Government) before or during development of the erf along the boundary thereof abutting on P156. Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after declaration of such road.

4.3.2 Except for the physical barrier referred to in paragraph 5.3.1 above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m in respect of the

reserve boundary of Roads P156, nor shall any alterations or addition to existing structures of buildings situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Provincial Government : Department of Transport and Public Works.

- 4.3.3 Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on P156-2.

The documents as approved lie for inspection during office hours, at the offices of the Executive Director: Development and Planning, Midvaal Local Municipality, Mitchell Street, Meyerton.

**MR. S.M. MOSIDI**  
**MUNICIPAL MANAGER**  
**Midvaal Local Municipality**  
**Date: (of publication)**

#### **LOCAL AUTHORITY NOTICE 1431 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 (g), (h), (i) and (j) contained in Deed of Transfer T. 25046/2019 pertaining to Portion 1 of Erf 1563 Rynfield Township, which property is located on the corner of Parker Street and Struben Street in Rynfield at No. 117 Struben Street, Rynfield, 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 27 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 24 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 Adverts: 27 October and 3 November 2021.

27-3



**LOCAL AUTHORITY NOTICE 1432 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 (g), (h), (i) and (j) contained in Deed of Transfer T. 25046/2019 pertaining to Portion 1 of Erf 1563 Rynfield Township, which property is located on the corner of Parker Street and Struben Street in Rynfield at No. 117 Struben Street, Rynfield, 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 27 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 24 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 Adverts: 27 October and 3 November 2021.

27-3

**LOCAL AUTHORITY NOTICE 1433 OF 2021****AMENDMENT SCHEME 20-01-2480 AND 20/13/0820/2020**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 813 Northcliff Extension 4**:

- (1) The removal of Conditions (h) and (k) from Deed of Transfer No T 46061/2019.
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the erf from “Residential 1” to “Business 4”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2480, 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. 150/2021

**LOCAL AUTHORITY NOTICE 1414 OF 2021****REMOVAL OF TITLE CONDITIONS AND DIVISION OF LAND**

Notice is hereby given, in terms of Section 53 and Section 62 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2016, that application has been submitted to the Midvaal Local Municipality Metropolitan Municipality for the simultaneous removal of title restrictions and subdivision of the land described below:

**APPLICATION:**

Simultaneous removal of title restrictions from Title Deed T142170/2004 and the subdivision of a holding in extent of 4,9684 Hectares (49,684 m<sup>2</sup>) into 4 portions of 9,840 m<sup>2</sup> each and a remaining extent of approximately 1,03 Hectares.

**SITE DESCRIPTION:**

Holding 49, Elizabeth Road, Drumblade Agricultural Holdings

Particulars for the above application will be open for inspection from 08:00 to 15:30 at Midvaal Municipality, 25 Mitchell Street, Meyerton, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / The Beeld Newspaper.

Any objection or comment, with the grounds fully motivated and contact details, are to be lodged within a period of 28 days from the first date on which this notice appeared, and made in writing to:

Midvaal Local Municipality

P O Box 9, Meyerton, 1960

**AUTHORISED AGENT:**

Associated Planners & Surveyors

Angela Richardson

102 Main Road, Walkerville, 1961

067 183 2123 / 065 845 5356

admin@apsprojects.co.za

**DATE:** 8 October 2021

**LOCAL AUTHORITY NOTICE 1358 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, Elize Castelyn Town Planners, being the applicant for Erf 99/3418 Eersterust x 5, situated at 219 P S Fourie Street., Eersterust x 5, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning of the said property in terms of section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016.

The rezoning is from "Special" for a Place of Public Worship to "Special" for a Place of Public Worship and Place of Instruction allowing a consent use to be made for a telecommunications tower. The intension is to continue to use the site for a church and to include a nursery school and afterschool care facility.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 20 October 2021 until 17 November 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the municipal offices, City Planning and Development, City Planning Registration, Pretoria Office: Lower Ground 004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria or 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 or from the applicant at ecstads@castelyn.com for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Address of applicant: 98 Tenth Street, Menlo Park, Pretoria / P O Box 36262 Menlo Park, 0102. Tel: 012 346 8772 / 083 3055487

Closing date for any objections and/or comments: 17 November 2021  
Dates on which notice will be published: 20 October 2021 and 27 October 2021

**Reference:** CPD 9/2/4/2-6229T                      Item No 34481

20-27

**PLAASLIKE OWERHEID KENNISGEWING 1358 VAN 2021****STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN HERSONERING AANSOEK IN TERME VAN AFDELING 16(1) VAN DIE  
DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir Erf 99/3418 Eersterust x 5, geleë te P S Fourie Straat 219, Eersterust x5, gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van genoemde eiendom in terme van afdeling 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016.

Die hersonering is van "Spesiaal" vir Plek van Openbare Godsdiens na "Spesiaal" vir 'n Plek van Openbare Godsdiens en Plek van Opleiding veronderstellig dat 'n telekommunisatie toring opgerig mag word met 'n toestemmingsgebruik aansoek. Die bedoeling is om die eiendom aan hou te gebruik vir 'n kerk en wat 'n kleuterskool en 'n naskool fasiliteit in sluit.

Besware teen of vertoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of vertoë(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / vertoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot CityP\_Registration@tshwane.gov.za vanaf 20 Oktober 2021 tot 17 November 2021.

Besonderhede van die aansoek en planne (indien enige) lê ter insae gedurende gewone kantoorure by die munisipale kantore, Stedelike Beplanning en Ontwikkeling, Stadsbeplanning Registrasie, Pretoria Kantoor, Laer Grond 004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria of indien enige ge-interesseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: newlanduseapplications@tshwane.gov.za of van die aansoeker by ecstads@castelyn.com vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie in die Provinsiale Koerant.

Adres van aansoeker: Tiende Straat 98, Menlo Park, Pretoria / Posbus 36262 Menlo Park, 0102. Tel. No: 012 3468772 / 083 3055487

Sluitingsdatum vir besware en / of vertoë: 17 November 2021

Datums waarop kennisgewings gepubliseer word: 20 Oktober 2021 en 27 Oktober 2021

**Verwysing:** CPD 9/2/4/2-6229T

Item No: 34481

20–27







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