

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

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

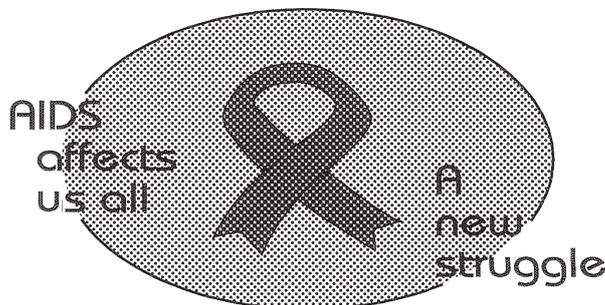
Vol: 30

PRETORIA
3 APRIL 2024
3 APRIL 2024

No: 117

PART 1 OF 2

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4520



9 771682 452005



0 0 1 1 7

IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
GENERAL NOTICES • ALGEMENE KENNISGEWINGS			
325	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Erf 1053 Rynfield Township (Benoni Sub-Section)	117	6
326	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Erf 294, Bardene Extension 2 Township	117	7
327	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Erf 3, Wychwood	117	8
327	Bywet op Ruimtelike Beplanning- en Grondgebruiksbestuur, 2019: Erf 3, Wychwood	117	8
331	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Remaining Extent of Portion 1 of Erf 122, Edendale	117	9
332	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Portion 174 of Erf 765 Bonaero Park.....	117	9
333	Tshwane Land Use Management By-law, 2016: Erf 87, Bellevue Pta	117	10
333	Tshwane Grondgebruikbestuur Bywet, 2016: Erf 87, Bellevue Pta.....	117	11
334	Tshwane Land Use Management By-law, 2016: Erf 93, Silverton	117	12
334	Tshwane Grondgebruikbestuur Bywet, 2016: Erf 93, Silverton	117	13
337	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 1916 Brackendowns Extension 2 Township	117	14
338	City of Tshwane Land Use Management By-Law, 2016: Erven 61 and 62, Hazelwood	117	15
338	City of Tshwane Land Use Management By-Law, 2016: Erwe 61 and 62, Hazelwood	117	16
344	Tshwane Town-Planning Scheme, 2008 (revised 2014): Erf 117, Maroelana Township	117	17
344	Stad Tshwane se Dorpsbeplanning Skema, 2008 (hersien 2014): Erf 117, Maroelana.....	117	18
346	City of Tshwane's Land Use Management By-laws, 2016: Portion 3 of Erf 800, Brooklyn	117	19
346	Stad van Tshwane se Grondgebruiksbestuursbywette, 2016: Gedeelte 3 van Erf 800, Brooklyn	117	20
348	City of Tshwane Land Use Management By-Law, 2016: Erven 415 and 416, Die Hoewes Extension 93 Township	117	21
348	Stad van Tshwane Grondgebruik Bestuur Bywette, 2016: Erwe 415 en 416, Die Hoewes Uitbreiding 93 Dorpsgebied	117	22
349	City of Tshwane Land Use Management By-Law, 2016: Erf 602 Rayton	117	23
349	Stad van Tshwane Grondgebruik Bestuur Bywette, 2016: Erf 602 Rayton	117	24
350	City of Tshwane Land Use Management By-Law, 2016: Portion 2 of Erf 634 Waterkloof Ridge	117	25
350	Tshwane Verordening op Grondgebruik Bestuur, 2016: Gedeelte 2 van Erf 634 Waterkloof Ridge	117	26
354	City of Tshwane Land Use Management By-law, 2016: Erf 1098 Sinoville	117	27
354	City of Tshwane Land Use Management By-law, 2016: Erf 1098 Sinoville	117	28
355	City of Tshwane Land Use Management By-law, 2016: Erf 694 Sinoville	117	29
355	Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016: Erf 694 Sinoville	117	29
356	City of Tshwane Land Use Management By-law, 2016: Remainder of the Farm Slagveld 512-JR, Pretoria ...	117	30
356	City of Tshwane Land Use Management By-law, 2016: Restant van die Plaas Slagveld 512-JR, Pretoria	117	31
358	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Remaining Extent of Erf 549 Wadeville	117	32
359	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 348 Bakerton Extension 4	117	32
365	City of Johannesburg Municipal Planning By-Law, 2016: Erf 13 and Portion 1 of Erf 14, Forest Town	117	33
366	City of Johannesburg Municipal Planning By-Law, 2016: Erf 5134 Lenasia Extension 5	117	33
367	Midvaal Local Municipality Land Use Management by-Law, 2017: Portion 3 of Erf 76, De Deur Estate	117	34
368	Ermfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018: Erf 3872, Bophelong X7, Gauteng	117	35
368	Ermfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018: Erf 3872, Bophelong, Uitbreiding 7	117	35
369	City of Johannesburg Municipal Planning By-Law, 2016: Erven 217, 218 & 221 South Kensington	117	36
370	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 348 Bakerton Extension 4	117	36
371	City Of Johannesburg Municipal Planning By-Law, 2016: Erf 3357 Cosmos City Ext. 3 Township	117	37
372	City of Tshwane Land Use Management By-law, 2016: Erf 368, Lynnwood Ridge	117	38

372	Stad Tshwane Grondgebruikbestuurverordening, 2016: Erf 368, Lynnwoodrif	117	39
373	City of Tshwane Land Use Management By-law, 2016: Erf 500 Lynnwood Glen	117	40
373	Stad Tshwane Grondgebruikbestuur Verordening, 2016: Erf 500 Lynnwoodglen	117	41
374	City of Johannesburg Municipal Planning By-Law, 2016: Remaining Extent of Erf 175 Sandown Extension 17	117	42
375	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1051, Blairgowrie	117	43
376	City of Tshwane Land Use Management By-Law, 2016: Remaining Extent of Portion 1 of Erf 45 Verwoerdburgstad	117	44
376	Stad van Tshwane Grondgebruikbestuur Verordening, 2016: Restant van Gedeelte 1 van Erf 45 Verwoerdburgstad	117	45
377	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 13, Senderwood Township	117	46
378	City of Johannesburg Municipal Planning By-law, 2016: Blue Hills Extension 142.....	117	47
379	City of Johannesburg Municipal Planning By-Law, 2016: Portions 5 & 27 of Erf 675 Northcliff Extension 2	117	48
380	City of Tshwane Land Use Management By-law, 2016: Proposed Lindo Park Extension 5	117	49
380	Stad Tshwane Grondgebruikbestuursverordening, 2016: Voorgestelde Lindo Park Uitbreiding 5.....	117	50
381	City of Tshwane Land Use Management By-law, 2016: Portion 50 (Portion of Portion 40) of the farm Rooikopjes 483-JR situated at 2809 Noord Street, Rayton.....	117	51
381	Stad van Tshwane Grondgebruikbestuursverordening, 2016: Gedeelte 50 (Gedeelte van Gedeelte 40) van die plaas Rooikopjes 483-JR geleë te Noord Straat 2809, Rayton	117	52
382	City of Johannesburg Municipal Planning By-Law, 2016: Erf 191 Bramley.....	117	53
383	City of Johannesburg Municipal Planning By-Law, 2016: Erven 184, 185, 186, 187, 188, 189 Hyde Park Extension 21 and Erf 257 Craighall.....	117	54
384	Gauteng Provincial Languages Act (3/2016): Draft Gauteng Provincial Languages (Model Internal Language Policy) Regulations, 2018.....	117	55
385	Tshwane Land Use Management By-law, 2016: Erf 53, Mabopane-N	117	63
385	Tshwane Grondgebruikbestuursverordening, 2016: Erf 53, Mabopane-N	117	63

PROCLAMATIONS • PROKLAMASIES

37	Town-planning and Townships Ordinance (15/1986): Pomona Extension 144.....	117	64
----	--	-----	----

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

298	Tshwane Town Planning Scheme, 2008 (Revised 2014): Erf 1/122, Andeon Holding, Pretoria Township, 105 Verreynestraat	117	67
298	Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014): Erf 1/122, Andeon Holding, Pretoria Dorpsgebied, Ver-reynestraat 105.....	117	67
303	Mogale City Local Municipality Land Use Management By-Law 2018: Part of Camelot Street within Ruimsig Noord Extension 5 Township.....	117	68
304	City of Tshwane Land Use Management By-law, 2016: Erf 3054 Garsfontein X10	117	69
304	Stad van Tshwane Grondgebruikbestuur By-wet, 2016: Erf 3054 Garsfontein X10	117	69
310	City of Tshwane Land Use Management By-Law, 2016: Portion 10 of Erf 205 Murrayfield	117	70
310	Stad van Tshwane Grondgebruikbestuurs Bywet, 2016: Gedeelte 10 van Erf 205 Murrayfield.....	117	71
311	City of Tshwane Land Use Management By-Law, 2016: Portion 42 of the Farm Kameeldrift 298-JR	117	72
311	Stad van Tshwane Grondgebruikbestuurs Bywet, 2016: Gedeelte 42 van die Plaas Kameeldrift 298-JR.....	117	73
313	City of Tshwane Land Use Management By-Law, 2016: Erf 24 Brooklyn	117	74
313	Stad van Tshwane Grondgebruikbestuur By-wet, 2016: Erf 24 Brooklyn	117	75
314	City of Tshwane Land Use Management By-law, 2016: Erf 101 Maroelana X3	117	76
314	Stad van Tshwane Grondgebruikbestuur By-wet, 2016: Erf 101 Maroelana X3	117	76
319	City of Johannesburg Municipal Planning By-Law, 2016: Erf 162 Ontdekkerspark	117	77
320	Rationalization of Government Affairs Act, 1998: Hyde Park	117	78
321	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Portion 1 of Erven 402 Beyers Park Ext 4	117	79
322	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Portion 1 of Erf 522 Bedfordview Extension 96	117	79
323	City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014): Erf 304, Groenkloof	117	80
323	Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014): Erf 304, Groenkloof.....	117	80
324	City of Johannesburg Municipal Planning By-Law, 2016: Remaining extent of Erf 1617, Turffontein.....	117	81
325	City of Johannesburg Municipal Planning By-Law, 2016: Erf 162, Ontdekkerspark.....	117	81
326	Midvaal Local Municipality Land Use Management By-law, 2016: Portion 134 (a Portion of Portion 11) of the Farm Witkoppe No. 373 IR	117	82

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

437	City of Johannesburg Municipal Planning By-law, 2016: Erf 1799 Blue Hills	117	83
438	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Remainder of Erf 147 Eastleigh Township	117	83
439	City of Tshwane Land Use Management By-Law, 2016: Remaining Extent of Erf 110, Waltloo.....	117	84
440	City of Tshwane Land Use Management By-Law, 2016: Erf 1685, Waterkloof Ridge Extension 2.....	117	84
441	City of Tshwane Land Use Management By-Law, 2016: Erf 13, Ashlea Gardens	117	85
442	City of Tshwane Land Use Management By-Law, 2016: Erf 110, Sinoville.....	117	85
443	City of Tshwane Land Use Management By-Law, 2016: Remainder of Erf 718, Lynnwood.....	117	86

444	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Portion 19 of Erf 201, Witfield Township	117	86
445	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erven 3643 and 3644 (to be known as Erf 3645), Glen Marais Extension 107	117	87
446	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 879 Kempton Park Extension 2	117	88
447	Local Government : Municipal Systems Act , 2000 (Act 32 of 2000): Amended Municipal Planning By-Law, 2023 Preamble	117	89
448	City of Johannesburg Municipal Planning By-Law, 2016: Remaining Extent of Erf 175 Sandown Extension 17	117	162
449	Midvaal Spatial Planning and Land Use Management By-Law: Erf 234 Kliprivier Township	117	162
450	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Erf 1732 Benoni Township	117	163
451	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Portion 76 (a portion of portion 15) of the farm Rietpan 66 IR	117	163
452	Midvaal Spatial Planning and Land Use Management By-Law: Portion 94 (a Portion of Portion 73) of the farm Langkuil 363-IR	117	163
453	Town Planning and Townships Ordinance (15/1986): Portion 2 of Erf 323 The De Deur Estates Limited Township	117	164
453	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Gedeelte 2 van Erf 323 The De Deur Estates Limited Dorpsgebied	117	164
454	Town-planning and Townships Ordinance (15/1986): Selcourt Extension 22 Township.....	117	165
455	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019: Erf 302 Bartlett Extension 46 Township (Celus No: F 0566C).....	117	173
456	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019: Erf 22 Lakefield Township (Celus No. B 1000C)	117	173

Closing times for **ORDINARY WEEKLY** **2024** GAUTENG PROVINCIAL GAZETTE

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

- **20 December 2023**, Wednesday for the issue of Wednesday **03 January 2024**
- **27 December 2023**, Wednesday for the issue of Wednesday **10 January 2024**
- **03 January**, Wednesday for the issue of Wednesday **17 January 2024**
- **10 January**, Wednesday for the issue of Wednesday **24 January 2024**
- **17 January**, Wednesday for the issue of Wednesday **31 January 2024**
- **24 January**, Wednesday for the issue of Wednesday **07 February 2024**
- **31 January**, Wednesday for the issue of Wednesday **14 February 2024**
- **07 February**, Wednesday for the issue of Wednesday **21 February 2024**
- **14 February**, Wednesday for the issue of Wednesday **28 February 2024**
- **21 February**, Wednesday for the issue of Wednesday **06 March 2024**
- **28 February**, Wednesday for the issue of Wednesday **13 March 2024**
- **06 March**, Wednesday for the issue of Wednesday **20 March 2024**
- **13 March**, Wednesday for the issue of Wednesday **27 March 2024**
- **20 March**, Tuesday for the issue of Wednesday **03 April 2024**
- **27 March**, Wednesday for the issue of Wednesday **10 April 2024**
- **03 April**, Wednesday for the issue of Wednesday **17 April 2024**
- **10 April**, Wednesday for the issue of Wednesday **24 April 2024**
- **17 April**, Wednesday for the issue of Wednesday **01 May 2024**
- **24 April**, Wednesday for the issue of Wednesday **08 May 2024**
- **30 April**, Tuesday for the issue of Wednesday **15 May 2024**
- **08 May**, Wednesday for the issue of Wednesday **22 May 2024**
- **15 May**, Wednesday for the issue of Wednesday **29 May 2024**
- **22 May**, Wednesday for the issue of Wednesday **05 June 2024**
- **29 May**, Wednesday for the issue of Wednesday **12 June 2024**
- **05 June**, Wednesday for the issue of Wednesday **19 June 2024**
- **12 June**, Wednesday for the issue of Wednesday **26 June 2024**
- **19 June**, Wednesday for the issue of Wednesday **03 July 2024**
- **26 June**, Wednesday for the issue of Wednesday **10 July 2024**
- **03 July**, Wednesday for the issue of Wednesday **17 July 2024**
- **10 July**, Wednesday for the issue of Wednesday **24 July 2024**
- **17 July**, Wednesday for the issue of Wednesday **31 July 2024**
- **24 July**, Wednesday for the issue of Wednesday **07 August 2024**
- **31 July**, Wednesday for the issue of Wednesday **14 August 2024**
- **07 August**, Tuesday for the issue of Wednesday **21 August 2024**
- **14 August**, Wednesday for the issue of Wednesday **28 August 2024**
- **21 August**, Wednesday for the issue of Wednesday **04 September 2024**
- **28 August**, Wednesday for the issue of Wednesday **11 September 2024**
- **04 September**, Wednesday for the issue of Wednesday **18 September 2024**
- **11 September**, Wednesday for the issue of Wednesday **25 September 2024**
- **18 September**, Wednesday for the issue of Wednesday **02 October 2024**
- **25 September**, Wednesday for the issue of Wednesday **09 October 2024**
- **02 October**, Wednesday for the issue of Wednesday **16 October 2024**
- **09 October**, Wednesday for the issue of Wednesday **23 October 2024**
- **16 October**, Wednesday for the issue of Wednesday **30 October 2024**
- **23 October**, Wednesday for the issue of Wednesday **06 November 2024**
- **30 October**, Wednesday for the issue of Wednesday **13 November 2024**
- **06 November**, Wednesday for the issue of Wednesday **20 November 2024**
- **13 November**, Wednesday for the issue of Wednesday **27 November 2024**
- **20 November**, Wednesday for the issue of Wednesday **04 December 2024**
- **27 November**, Wednesday for the issue of Wednesday **11 December 2024**
- **04 December**, Wednesday for the issue of Wednesday **18 December 2024**
- **11 December**, Wednesday for the issue of Wednesday **25 December 2024**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 325 OF 2024****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND SIMULTANEOUS REZONING IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 READ WITH THE CITY OF EKURHULENI LAND USE SCHEME, 2021****ERF 1053, RYNFIELD TOWNSHIP (BENONI SUB-SECTION)
AMENDMENT SCHEME NUMBER B 01032 C**

I, Leon Andre Bezuidenhout, 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 read with the City of Ekurhuleni Land Use Scheme, 2021 that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Sub-Section) for the removal of conditions (d) – (j) contained in the T 23933/2023 applicable to Erf 1053, Rynfield Township, which property is situated at number 123 Pretoria Road, Rynfield, Benoni and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of the abovementioned property from 'Residential 1' to 'Business 3', for 'Offices', excluding medical consulting rooms.

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager: City Planning Department, Benoni Sub-Section of the City of Ekurhuleni Metropolitan Municipality, Room 601, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 27 March 2024, being the date of the first publication of this notice.

Objections to or representations in respect of the application must be lodged with or made in writing to The Area Manager: City Planning Department, Benoni Sub-Section of the City of Ekurhuleni Metropolitan Municipality, Room 601, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni or The Area Manager, City Planning Department, Benoni Sub-Section, City of Ekurhuleni Metropolitan Municipality, Private Bag X 014, Benoni, 1500 or email to The Area Manager - Mdumiseni.mkhize@ekurhuleni.gov.za, within a period of 28 days from 27 March 2024, being the date of the first publication of this notice. Closing date for objections : 24 April 2024.

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: 072 926 1081; E-mail: weltown@absamail.co.za Ref: RZ 1167/23

27–3

GENERAL NOTICE 326 OF 2024**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 294, BARDENE EXTENSION 2 TOWNSHIP**

I, Leon Andre Bezuidenhout, being authorized agent of the owner of Erf 294, Bardene Extension 2 Township, which property is situated at number 16 Post Office Avenue, Bardene, Boksburg, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 that I have applied to the City of Ekurhuleni Metropolitan Municipality (Boksburg Sub-Section) for the removal of restrictive title conditions A(i) – A(iii) contained in the Title Deed T16513/2016 applicable to the property.

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager, Town Planning Department, Boksburg Sub-Section of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg for a period of 28 days from 27 March 2024, being the date of the first publication of this notice.

Objections to or representations in respect of the application must be lodged with or made in writing to The Area Manager, Town Planning Department, Boksburg Sub-Section of the City of Ekurhuleni at abovementioned physical address or via post to The Area Manager, Boksburg Sub-Section of the City of Ekurhuleni, P O Box 215, Boksburg, 1460 or via email to Alrich Bestbier at e-mail address Alrich.Bestbier@ekurhuleni.gov.za and telephone number 011 999 5216, within a period of 28 days from 27 March 2024, being the date of the first publication of this notice. Closing date for objections: 24 April 2024.

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: 072 926 1081; E-mail: weltown@absamail.co.za Ref: RZ 1183/24

27–3

GENERAL NOTICE 327 OF 2024**NOTICE OF APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERF 3 WYCHWOOD**

We, SJA – Town and Regional Planners, being authorised 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 we have applied to the City of Ekurhuleni Metropolitan Municipality, Germiston Care Centre, for the removal of certain conditions contained in the Title Deed No. T31661/2023 of **ERF 3 WYCHWOOD**, which property is situated at **66 Geldenhuis Road, Wychwood, 1401** and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from “Residential 1” to “Business 3” permitting offices and staff accommodation for bona fide employees (excluding medical consulting rooms), subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Fifth Floor, Golden Heights Building, 70 Odendaal Street (corner Victoria Road and Odendaal Street), Germiston, 1401, for a period of 28 days from 27 March 2024. An electronic copy of the application can also be requested from the Authorised Agent.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Fifth Floor, Golden Heights Building, 70 Odendaal Street (corner Victoria Road and Odendaal Street), Germiston, 1401, or P.O. Box 145, Germiston, 1400, or by email to ltumeleng.Nkoane@ekurhuleni.gov.za within a period of 28 days from **27 March 2024**.

Address of authorised agent :SJA – Town and Regional Planners, 19 Orange Road, Orchards, 2192
Tel No. : 011 728 0042, Email: kevin@sja.co.za

27–3

ALGEMENE KENNISGEWING 327 VAN 2024**KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 68 VAN DIE BYWET OP RUIMTELIKE BEPLANNING- EN GRONDGEBRUIKSBESTUUR, 2019 VAN DIE STAD VAN EKURHULENI METROPOLITAANSE MUNISIPALITEIT****ERF 3 WYCHWOOD**

Ons, SJA – Town and Regional Planners, synde die gemagtigde agent van die eienaar, gee hiermee ingevolge Artikel 10 van die Bywet op Ruimtelike Beplanning- en Grondgebruiksbestuur, 2019, kennis dat ons by die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Germiston-diensleweringssentrum, aansoek gedoen het vir die opheffing van sekere voorwaardes in Titelaktenommer T31661/2023 van **ERF 3 WYCHWOOD**, geleë te **Geldenhuisweg 66, Wychwood, 1401** en vir die gelyktydige wysiging van die Stad van Ekurhuleni Dorpsbeplanningskema, 2021, deur die hersonering van die eiendom van “Residensieel 1” na “Besigheid 3”, om kantore en akkommodasie vir bevestigde personeel toe te laat (met uitsluiting van mediese spreekkamers), onderworpe aan sekere voorwaardes.

Verdere besonderhede van hierdie aansoek lê ter insae in die kantoor van die Bestuurder : Stadsbeplanning, Germiston-diensleweringssentrum van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Vyfde Verdieping, Golden Heights-gebou, Odendaalstraat 70 (hoek van Victoriaweg en Odendaalstraat), Germiston, 1401, vir 'n tydperk van 28 dae vanaf 27 Maart 2024. 'n Elektroniese afskrif van die aansoek kan ook van die Gemagtigde Agent aangevra word.

Enige persoon wat besware wil opper teen of verhoë wil rig in verband met die aansoek, moet binne 'n tydperk van 28 dae vanaf 27 Maart 2024 skriftelik aan die Bestuurder : Stadsbeplanning, Germiston-diensleweringssentrum van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Vyfde Verdieping, Golden Heights-gebou, Odendaalstraat 70 (hoek van Victoriaweg en Odendaalstraat), Germiston, 1401, of na Posbus 145, Germiston, 1400, of per epos aan ltumeleng.Nkoane@ekurhuleni.gov.za gerig word.

Adres van Agent : SJA – Town and Regional Planners, Oranneweg 19, Orchards, 2192
Tel (011) 728-0042, Epos : kevin@sja.co.za

27–3

GENERAL NOTICE 331 OF 2024

EKURHULENI AMENDMENT SCHEME E0589C

I, Noel Warwick Hutton, being the authorised agent of the owner of the Remaining Extent of Portion 1 of Erf 122 Edendale, 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 City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 48 Thirteenth Avenue, Edendale from Residential 1 to Residential 3, subject to conditions in order to permit 6 dwelling units 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 days from 27 March 2024.

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 March 2024.

Name and address of Agent
Noel Warwick Hutton, P.O. Box 3954, Cresta, 2118
E-mail address: noel@cgdf.co.za/Cell: 082 921 2055
27 March 2024

27-3

GENERAL NOTICE 332 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION AND SUBDIVISION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
PART OF PORTION 174 OF ERF 765 BONAERO PARK**

I, PGS VAN ZYL being the authorized agent of the owner of Portion 174 of Erf 765 Bonaero Park hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of part of the the property described above, situated on the corner of JG Strydom Road and Atlas Road, Bonaero Park from "Special for Public Garage" to "Residential 3" and for the subdivision of the erf.

Full particulars of the application will lie for inspection during normal office hours at the office of the Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 5th Level Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park and the offices of PGS VAN ZYL for a period of 28 days from 27 March 2024 until 24 April 2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: City Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Level, Civic Centre c/o CR Swart Drive and Pretoria Road, Kempton Park or PO Box 13, Kempton Park, 1620 or by e-mail to tshepo.ramokoka@ekurhuleni.gov.za within a period of 28 days from 27 March 2024.

Dates on which the application will be published: 27 March and 3 April 2024.

Closing date for objections: 24 April 2024.

ADDRESS OF AUTHORISED AGENT:

PGS VAN ZYL, PO BOX 32709, GLENSTANTIA, 0010,
PUCCINI STREET 578, CONSTANTIA PARK, PRETORIA
E-MAIL: vzb@esnet.co.za or pgsvanzyl@gmail.com

27-3

GENERAL NOTICE 333 OF 2024**NOTICE OF AN APPLICATION FOR THE REZONING OF LAND IN TERMS OF SECTION 16(1) OF THE TSHWANE LAND USE MANAGEMENT ACT, 2016**

I, Daniel Gerhardus Saayman, of CityScope Town Planners Pty Ltd, being the applicant on behalf of the owner of Erf 87, Bellevue Pta, located at 225 Fountain Road, Bellevue (Silverton) and between Jasmyn Avenue and Krige Street, hereby give notice in terms of Section 16(1)(f), Schedule 13 of the Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality in terms of Section 16(1) of the said By-law, for the Rezoning of the erf from Residential 1 to Residential 3 at a density of 76 units per hectare. Any objections and/or comments, including the grounds for such objections and/or comments, 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 objections 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 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 March 2024 (first date) and 3 April 2024 (second date). Closing date for any objections and/or comments: 24 April 2024. Full particulars and plans (if any) may be inspected during normal office hours at the offices of the municipality, for a period of 28 days from the date of first publication of the notice, namely until 24 April 2024 at the following address: First Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Alternatively, full particulars and plans (if any) may be inspected during normal office hours at the offices of the applicant as set out below, for a period of 28 days from the said date of first publication of the notice, ie 24 April 2024. 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 submitting a written request to: newlanduseapplications@tshwane.gov.za. Alternatively, by requesting a copy of the land development application from the applicant through the contact details listed below, which copy shall be provided by the applicant within 3 days of said request. The costs of any hard copies of the application will be for the account of the party requesting same. In addition, the applicant may, upon receipt of a request from an interested or affected party, forward a copy electronically, with confirmation of completeness by the Municipality, accompanying the electronic copy. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the identical copy, submitted on record with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, such failure shall not be regarded as grounds to prohibit the processing and consideration of the application.

Authorized 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. City of Tshwane Item No 39684.

27-3

PLAASLIKE OWERHEID KENNISGEWING 333 VAN 2024**KENNISGEWING VAN 'N AANSOEK OM HERSONERING VAN GROND INGEVOLGE ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ek, Daniel Gerhardus Saayman, van CityScope Town Planners (Edms) Bpk, synde die gemagtigde agent van die eienaar van Erf 87 Bellevue Pta, geleë te 225 Fountain weg tusse Jasmynlaan en Krigestraat, Silverton, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 van die Tshwane Grondgebruikbestuur Bywet, 2016 kennis dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge Artikel 16(1) van gemelde Bywet vir die Hersonering van die erf vanaf Residensieel 1 tot Residensieel 3 met digtheid van 76 eengede per hektaar. Enige beswaar en/of kommentaar, insluitend die gronde van beswaar en/of kommentaar met die volle kontakbesonderhede (selfoonnommer en/of eposadres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar en/of kommentaar indien, kan gerig word tot of skriftelik ingedien word by: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en the Citizen koerante. Datums waarop kennisgewing gepubliseer word: 27 Maart 2024 (eerste datum) en 3 April 2024 (tweede datum). Sluitingsdatum vir enige beswaar/kommentaar: 24 April 2024. Volle besonderhede en planne (indien enige) sal beskikbaar wees vir inspeksie gedurende normale kantoorure vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing, naamlik tot 24 April 2024, by die munisipale kantore, by die volgende adres: Eerstevloer Middestadgebou, Thabo Sehume Straat 252, Pretoria. Alternatiewelik kan volledige besonderhede en planne (indien enige) gedurende gewone kantoorure by die kantore van die applikant, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die gemelde datum van eerste verskyning van die kennisgewing, nl 24 April 2024,. 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 skriftelik versoek word by: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die kontakbesonderhede van die applikant hieronder te gebruik. Dié sal binne 3 dae na die gemelde versoek deur die applikant voorsien word. Die koste van enige afskrif van die aansoek sal vir die rekening van die aanvrager wees. Daarbenewens kan die aansoeker by ontvangs van 'n versoek vanaf enige belanghebbende of geaffekteerde party 'n afskrif elektronies deurstuur, vergesel van die bevestiging deur die munisipaliteit van die volledigheid daarvan. Die aansoeker sal toesien dat die afskrif wat sodanig deurgegee word, die identiese afskrif is wat by die munisipaliteit op rekord is. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party verseker dat 'n eposadres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker verskaf is waarheen sodanige afskrif elektronies versend kan word. 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 kopieregte 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 sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie. Gemagtigde agent: CityScope Town Planners; Posbus 72780, Lynnwoodrif, 0040; Odendaalstraat 249, Meyerspark, Pretoria; Tel: 087 195 1144 en E-pos: danie@cityscope.co.za. Stad Tshwane Item No 39684.

27-3

GENERAL NOTICE 334 OF 2024**NOTICE OF AN APPLICATION FOR THE REZONING OF LAND IN TERMS OF SECTION 16(1) OF THE TSHWANE LAND USE MANAGEMENT ACT, 2016**

I, Daniel Gerhardus Saayman, of CityScope Town Planners Pty Ltd, being the applicant on behalf of the owner of Erf 93, Silverton, located at 578 Jasmyn Avenue, Silverton and between De Boulevard and Calvyn Street, hereby give notice in terms of Section 16(1)(f), Schedule 13 of the Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality in terms of Section 16(1) of the said By-law, for the Rezoning of the erf from Residential 1 to Residential 3 at a density of 76 units per hectare. Any objections and/or comments, including the grounds for such objections and/or comments, 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 objections 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 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 March 2024 (first date) and 3 April 2024 (second date). Closing date for any objections and/or comments: 24 April 2024. Full particulars and plans (if any) may be inspected during normal office hours at the offices of the municipality, for a period of 28 days from the date of first publication of the notice, namely until 24 April 2024 at the following address: First Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Alternatively, full particulars and plans (if any) may be inspected during normal office hours at the offices of the applicant as set out below, for a period of 28 days from the said date of first publication of the notice, ie 24 April 2024. 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 submitting a written request to: newlanduseapplications@tshwane.gov.za. Alternatively, by requesting a copy of the land development application from the applicant through the contact details listed below, which copy shall be provided by the applicant within 3 days of said request. The costs of any hard copies of the application will be for the account of the party requesting same. In addition, the applicant may, upon receipt of a request from an interested or affected party, forward a copy electronically, with confirmation of completeness by the Municipality, accompanying the electronic copy. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the identical copy, submitted on record with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, such failure shall not be regarded as grounds to prohibit the processing and consideration of the application.

Authorized 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. City of Tshwane Item No 39683.

27-3

PLAASLIKE OWERHEID KENNISGEWING 334 VAN 2024**KENNISGEWING VAN 'N AANSOEK OM HERSONERING VAN GROND INGEVOLGE ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ek, Daniel Gerhardus Saayman, van CityScope Town Planners (Edms) Bpk, synde die gemagtigde agent van die eienaar van Erf 93 Silverton, geleë te Jasmynlaan 578, en tussen De Boulevard en Calvyn Straat, Silverton, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 van die Tshwane Grondgebruikbestuur Bywet, 2016 kennis dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge Artikel 16(1) van gemelde Bywet vir die Hersonering van die erf vanaf Residensieel 1 tot Residensieel 3 met digtheid van 76 eengede per hektaar. Enige beswaar en/of kommentaar, insluitend die gronde van beswaar en/of kommentaar met die volle kontakbesonderhede (selfoonnommer en/of eposadres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar en/of kommentaar indien, kan gerig word tot of skriftelik ingedien word by: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en the Citizen koerante. Datums waarop kennisgewing gepubliseer word: 27 Maart 2024 (eerste datum) en 3 April 2024 (tweede datum). Sluitingsdatum vir enige beswaar/kommentaar: 24 April 2024. Volle besonderhede en planne (indien enige) sal beskikbaar wees vir inspeksie gedurende normale kantoorure vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing, naamlik tot 24 April 2024, by die munisipale kantore, by die volgende adres: Eerstevloer Middestadgebou, Thabo Sehume Straat 252, Pretoria. Alternatiewelik kan volledige besonderhede en planne (indien enige) gedurende gewone kantoorure by die kantore van die applikant, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die gemelde datum van eerste verskyning van die kennisgewing, nl 24 April 2024,. 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 skriftelik versoek word by: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die kontakbesonderhede van die applikant hieronder te gebruik. Dié sal binne 3 dae na die gemelde versoek deur die applikant voorsien word. Die koste van enige afskrif van die aansoek sal vir die rekening van die aanvrager wees. Daarbenewens kan die aansoeker by ontvangs van 'n versoek vanaf enige belanghebbende of geaffekteerde party 'n afskrif elektronies deurstuur, vergesel van die bevestiging deur die munisipaliteit van die volledigheid daarvan. Die aansoeker sal toesien dat die afskrif wat sodanig deurgegee word, die identiese afskrif is wat by die munisipaliteit op rekord is. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party verseker dat 'n eposadres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker verskaf is waarheen sodanige afskrif elektronies versend kan word. 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 kopieregte 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 sodanige versuim nie as rede beskou om die verwerking en ooring van die aansoek te verhoed nie. Gemagtigde agent: CityScope Town Planners; Posbus 72780, Lynnwoodrif, 0040; Odendaalstraat 249, Meyerspark, Pretoria; Tel: 087 195 1144 en E-pos: danie@cityscope.co.za. Stad Tshwane Item No 39683.

27-3

GENERAL NOTICE 337 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF EKURHULENI LAND USE SCHEME 2021:
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 1916 Brackendowns Extension 2 Township, hereby give notice in terms of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, for the Rezoning of the property described above, situated at 10 Vaal Road, Brackendowns Extension 2 Township, from Residential 1 to Business 3 for Medical Consulting rooms, subject to certain conditions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 45 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 **20 March 2024**.

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 **20 March 2024 up to 17 April 2024**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 568-8329.
E-mail: francois@fdpass.co.za

27–3

GENERAL NOTICE 338 OF 2024**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, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Erven 61 and 62, Hazelwood, hereby give notice in terms of Section 16(1)(f), Schedule 13 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 way of 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 properties are situated respectively at number 42, Oaktree Avenue and 44, Oaktree Avenue, Hazelwood.

The rezoning is from "Residential 1" to "Residential 4" with a density of 180 dwelling units per hectare (maximum of forty (40) Dwelling-units on the consolidated site assembly), subject to certain conditions.

The intention of this application is to obtain the necessary land use rights in order to accommodate multiple dwelling units in the form of a 3 storey block of flats (40 units) on the consolidated site assembly, with a floor area of approximately 1 440m².

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 March 2024 until 24 April 2024.

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. 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 27 March 2024, as published in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: 24 April 2024.

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

Date on which the application will be published: 27 March 2024 and 3 April 2024.

Item No: 39734

27-3

PLAASLIKE OWERHEID KENNISGEWING 338 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ons, Origin Stads – en Streekbeplanning (Edms) Bpk, synde die applikant van Erwe 61 en 62, Hazelwood, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien in 2014), by wyse van hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendomme soos hierbo beskryf. Die eiendomme is onderskeidelik geleë te nommer 42, Oaktreelaan en 44, Oaktreelaan, Hazelwood.

Die hersonering is vanaf "Residensieel 1" na "Residensieel 4" met 'n digtheid van 180 wooneenhede per hektaar (maksimum van veertig (40) wooneenhede op die gekonsolideerde erf), onderhewig aan sekere voorwaardes.

Die intensie van die applikant is om die eiendomme te hersoneer om sodoende die nodige grondgebruiksregte te verkry om veelvuldige wooneenhede in die vorm van 'n 3 verdieping woonstelblok (40 eenhede) op die gekonsolideerde erf, met 'n vloerarea van ongeveer 1 440m².

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, ingedien of gerig word by Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 27 Maart 2024 tot 24 April 2024.

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. Alternatiewelik kan 'n kopie van die aansoek vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf.

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

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

Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 27 Maart 2024, soos gepubliseer in die Gauteng Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Strate, Centurion Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): 24 April 2024.

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

Datum van publikasie van die kennisgewing: 27 Maart 2024 en 3 April 2024.

Item No: 39734

27-3

GENERAL NOTICE 344 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND REMOVAL OF RESTRICTIVE
CONDITIONS IN TERMS OF SECTION 16(2) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Karl Jansen van Rensburg**, being the authorized agent of the owner of Erf 117, Maroelana Township, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for:

1. The amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of consolidated **Erf 117, Maroelana** Township, which consist of three (3) zonings being Part A, Part B and Part C.
 - a. The rezoning of Part A will be from "Business 2" to "Business 2" with a Height of not more than 5 storeys, Floor Area Ratio of 1,0 and Coverage of 81% and other control measures as more fully specified in the so called "Annexure T", being part of the application.
 - b. The rezoning of Part B and Part C from "Special" to "Business 2" with a Height of not more than 5 storeys, Floor Area Ratio of 1,0 and Coverage of 81% and other control measures as more fully specified in the so called "Annexure T", being part of the application.
2. The removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property described above. The removal is in respect of Condition B with all its subsections, Condition C with all its subsections and Condition D(a) and (b).

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

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

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of an email address, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 27 March 2024 to 24 April 2024.

Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the Notice in the Provincial Gazette being 27 March 2024. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za

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

Address of Municipal offices: Town-Planning Office, Room F110, cnr Basden and Rabie Streets, Die Hoewes, Centurion Municipal Office.

Closing date for any objections and/or comments: 24 April 2024.

Address of applicant: 116 Glen Eagles Drive, Silver Lakes, 0081; **Postal address:** PostNet Suite #0806, Privat Bag X37, Lynnwood Ridge, 0040; **E-mail:** KARL@LTS.CO.ZA **Cell phone:** 0833997172

Date on which notice will be published: 27 March and 3 April 2024.

Application ID Rezoning: **3690**

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

Item No.: **38993**

Item No.: **35712**

27-3

PLAASLIKE OWERHEID KENNISGEWING 344 VAN 2024

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) EN OPHEFFING VAN
BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2)
VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016

Ek, **Karl Jansen van Rensburg**, synde die gemagtige agent van die eienaar van Erf 117, Maroelana, gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

1. Die wysiging van die Tshwane Dorsbeplanningskema, 2008 (Hersien 2014) deur die hersonering in terme van artikel 16(1) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die gekonsolideerde **Erf 117, Maroelana** wat bestaan uit 3 sonerings synde Deel A, Deel B en Deel C.
 - a. Die hersonering van Deel A is vanaf "Besigheid 2" na "Besigheid 2" met 'n Hoogte van nie meer as 5 verdiepings nie, Vloerruimteverhouding van 1,0 en Dekking van 81% met ander beheermaatreels soos meer volledig gespesifiseer in die sogenaamde "Aanhangsel T", synde deel van die aansoek.
 - b. Die hersonering van Deel B en Deel C is vanaf "Spesiaal" na "Besigheid 2" met 'n Hoogte van nie meer as 5 verdiepings nie, Vloerruimteverhouding van 1,0 en Dekking van 81% met ander beheermaatreels soos meer volledig gespesifiseer in die sogenaamde "Aanhangsel T", synde deel van die aansoek.
2. Die opheffing van sekere voorwaardes in die titelakte in terme van artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die opheffing is ten aansien van Voorwaarde B met al die onderafdelings, Voorwaarde C met al die onderafdelings, en Voorwaarde D(a) en D(b).

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

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

Enige beswaar en/of kommentaar, insluitend die redes vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Strategic Executive Director: City Planning and Development, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 27 Maart 2024 tot 24 April 2024.

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 27 Maart 2024. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantore: Stadsbeplanning Kantoor, Kamer F110, Hoek van Basden en Rabiestrade, Die Hoewes, Centurion Munisipale Kantoor.

Laaste datum vir besware/kommentare: 24 April 2024.

Adres van Applikant: 116 Glen Eagles Drive, Silver Lakes, 0081; **Posaddress:** PostNet Suite #0806, Private Bag X37, Lynnwood Ridge, 0040; **E-pos:** KARL@LTS.CO.ZA;

Sellulêre foon: 083 399 7172

Datum wat kennisgewing geplaas sal word: 27 Maart en 3 April 2024.

Aansoek ID Hersonering: **3690**

Item No.: **38993**

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

Item No.: **35712**

27-3

GENERAL NOTICE 346 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE'S LAND USE MANAGEMENT BY-LAWS, 2016, READ WITH SCHEDULE 23 THERETO:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Portion 3 of Erf 800, Brooklyn, situated at Number 282 Anderson Street, Brooklyn, hereby give notice in terms of section 16(1)(f) of the City of Tshwane's Land Use Management By-laws, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the Rezoning of the above mentioned property in terms of Section 16(1) of the City of Tshwane's Land Use Management By-laws, 2016, from "Residential 1" with a minimum Erf size of 1 000m² to "Residential 1" with a minimum Erf size of 400m², as represented by figure AEF GHJKLMNPQRSTUVDA of Portion 3 of Erf 800, Brooklyn, which said portion is to be known as Portion 5 of Erf 800, Brooklyn, and from "Residential 1" with a minimum Erf size of 1 000m² to "Residential 1" with a minimum Erf size of 800m² as represented by figure EBCVUTSRQPNMLKJHFGE of Portion 3 of Erf 800 Brooklyn, which said portion is to be known as Portion 3 of Erf 800, Brooklyn. 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 March 2024 to 24 April 2024. Closing date for any objections and/or comments: 24 April 2024. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette, Beeld and The Citizen newspapers. Address of Municipal offices: Registration Office, Room E10, Corner of Basden and Rabie Streets, Centurion. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 074 582 8820: E-mail: bertus@bvtplan.co.za. City of Tshwane Ref.: APS Item no. 39088.

27-3

PLAASLIKE OWERHEID KENNISGEWING 346 VAN 2024**STAD VAN TSHWANE: KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURSBYWETTE, 2016, SAAMGELEES MET SKEDULE 23:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Gedeelte 3 van Erf 800, Brooklyn, geleë te Nommer 282 Anderson Straat, Brooklyn, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuursbywette, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde eiendom ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruiksbestuursbywet, 2016, vanaf "Residensieël 1" met 'n minimum Erfgrootte van 1 000m² na "Residensieël 1" met 'n minimum Erfgrootte van 400m², soos verteenwoordig deur figuur AEFQGHJKLMNPQRSTUVDA van Gedeelte 3 van Erf 800, Brooklyn, wat bekend sal staan as Gedeelte 5 van Erf 800, Brooklyn, en van "Residensieël 1" met 'n minimum Erfgrootte van 1 000m² na "Residensieël 1" met 'n minimum Erfgrootte van 800m², soos verteenwoordig deur figuur EBCVUTSRQPMLKJHFGE van Gedeelte 3 van Erf 800 Brooklyn, wat bekend sal staan as Gedeelte 3 van Erf 800, Brooklyn. 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 27 Maart 2024 tot 24 April 2024. Sluitingsdatum vir enige besware: 24 April 2024. 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: Registrasie Kantoor, Kamer E10, Hoek van Basden- en Rabie Strate, Centurion. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: APS Item no. 39088.

27-3

GENERAL NOTICE 348 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE
LAND USE MANAGEMENT BY-LAW, 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of Erven 415 and 416 Die Hoewes Extension 93 Township, Registration Division J.R., 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 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 properties as described above.

The property is situated at: 245 & 253 Hall Street, Die Hoewes Extension 93

The rezoning is: from "Business 4" to "Residential 4" [for the purpose of a block of flats consisting of 83 units (density of 97 units per hectare.)]

The intention of the applicant in this matter is to: consolidate the properties and obtain land use rights to develop a block of flats consisting of 83 units on the consolidated property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality **and / or applicant** cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning & Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **27 March 2024 until 24 April 2024**.

Should any interested or affected party wish to view or obtain a copy of the land development applications, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the following contact details of the applicant:

Address of Municipal Offices: The Strategic Executive Director: City Planning, Development and Regional Services: Centurion: Room 8, and/or E10 Town Planning Office, Cnr of Basden and Rabie Streets, Centurion Municipal Offices.

Applicant Email address: dlc02@dlcgroup.co.za

Postal Address: P.O. Box 35921 Menlo Park, 0102.

Physical Address of offices of applicant: DLC Town Plan (Pty) Ltd, 61 Thomas Edison Street, Menlo Park, 0081.

Website: www.dlcgroup.co.za

Contact Telephone Number 012 346 7890 **Fax:** 086 538 1064

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the Municipality and / or applicant as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Beeld / Citizen newspaper. The costs of any hard copies of the application will be for the account of the party requesting same.

Closing date for any objections and/or comments: 24 April 2024.

Dates on which notice will be published: 27 March 2024 and 03 April 2024.

Reference / Item no: Rezoning Item: 39058

27-3

PLAASLIKE OWERHEID KENNISGEWING 348 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKSBESTUUR BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) BpK, die gemagtigde agent van die eienaar van Erwe 415 en 416 Die Hoewes Uitbreiding 93 Dorpgebied, Registrasie Afdeling JR, 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 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 eiendomme soos hierbo beskryf.

Die eiendom is geleë: Hall Straat 245 & 253, Die Hoewes Uitbreiding 93.

Die hersonering sal wees: vanaf "Besigheid 4" na "Residensieel 4" [vir die doeleindes van 'n woonstelblok wat uit 83 eenhede (digtheid van 97 eenhede per hektaar) sal bestaan.]

Die intensie van die eienaar/applikant in die geval is: om die eiendomme te konsolideer en om grondgebruiksregte te verkry om 'n woonstelblok wat uit 83 eenhede bestaan op die gekonsolideerde eiendom te ontwikkel.

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(e) geaffekteer gaan word, asook die persoon(ne) se volledige kontakbesonderhede (selnommer en/of e-posadres), waaronder die Munisipaliteit en / of applikant nie met die persoon(ne) kan korrespondeer nie, moet ingedien word of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf **27 Maart 2024 tot en met 24 April 2024**.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelings aansoeke wil besigtig of verkry, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za, alternatiewelik deur so 'n afskrif aan te vra deur die volgende kontakbesonderhede van die aansoeker:

Adres van Munisipale Kantore: Centurion Munisipale Kantore, Stadsbeplanningskantoor: H/V Basdenlaan en Rabiestraat, Lyttleton, Centurion Kamer 8 en/of E10.

Aansoeker se e-posadres: dlc02@dlcgroup.co.za

Posadres: Posbus 35921 Menlo Park, 0102.

Fisiese adres van kantore van applikant: DLC Town Plan (Pty) Ltd, Thomas Edison straat 61, Menlo Park, 0081.

Webwerf: www.dlcgroup.co.za

Kontak Telefoonnommer 012 346 7890 **Faks:** 086 538 1064

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die Munisipaliteit en/of applikant soos hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant / Beeld / Citizen koerant besigtig word. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek.

Sluitingsdatum vir enige besware en/of kommentaar: 24 April 2024.

Datums waarop kennisgewing gepubliseer sal word: 27 Maart 2024 en 03 April 2024.

Verwysing / Item nr: Hersonering: Item: 39058

27-3

GENERAL NOTICE 349 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND
USE MANAGEMENT BY-LAW, 2016**

We, **CITY CONSULT URBAN AND RURAL PLANNERS**, being the applicant on behalf of the owner of **ERF 602 RAYTON** 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 abovementioned property. The property is situated at No 31 Spoorweg Street, Rayton. The proposed rezoning is from "Residential 1" with a density of one dwelling-house per erf to "Residential 2" with a density of 25 dwelling-units per hectare subject to conditions in a proposed Annexure T. The intention of the applicant in this matter is to obtain approval for two new dwelling-units, in addition to the existing dwelling-house 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 27 March 2024 until 24 April 2024. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Die Beeld and The Citizen. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal Offices: City Planning, Development and Regional Services, Middestad Building, 7th Floor, 252 Thabo Sehume street, Municipal Offices, Pretoria.

Address of Applicant: PO Box 35974, Menlo Park, 0102. **Cell Number:** 0724446850. **E-mail:** charlotte@cityconsult.co.za.

Dates on which notice will be published: **27 March 2024 and 3 April 2024.**

Closing dates for any objections and/or comments: **24 April 2024.**

Item No: 39714

27-3

PLAASLIKE OWERHEID KENNISGEWING 349 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN STAD TSHWANE
GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ons, **CITY CONSULT URBAN AND RURAL PLANNERS**, synde die aansoeker namens die eienaar van **ERF 602 RAYTON** gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016 dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) deur die hersonering van die bogenoemde eiendom in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016. Die eiendom is geleë te Spoorweg Straat 31, Rayton. Die aansoek is vir die voorgestelde hersonering vanaf 'Residensieel 1' met 'n digtheid van een woonhuis per erf na 'Residensieel 2' met 'n digtheid van 25 wooneenhede per hektaar, onderworpe aan voorwaardes in 'n voorgestelde Bylae T. Die applikant is van voorneme om goedkeuring te bekom vir twee nuwe wooneenhede, bykomend tot die bestaande woonhuis op die eiendom.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word binne 'n tydperk van 28 dae vanaf 27 Maart 2024 tot 24 April 2024. Volledige besonderhede en planne (indien enige) lê ter insae gedurende normale kantoorure by die Munisipale Kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en The Citizen.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of verkry, kan 'n afskrif van die Munisipaliteit versoek word deur sodanige afskrif deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die applikant by indiening van die aansoek 'n afskrif elektronies stuur of die aansoek publiseer, met 'n bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant moet verseker dat die afskrif gepubliseer of wat aangestuur word aan enige belanghebbende en geaffekteerde party die afskrif is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-posadres of ander wyse moet voorsien waardeur die gemelde kopie elektronies verskaf moet word. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en te verkry nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te verkry, nie as gronde beskou word om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale Kantore: Stadsbeplanning, Ontwikkeling en Streeksdienste, Middestad Gebou, Sewende Vloer, Thabo Sehume straat 252, Pretoria.

Adres van Aansoeker: Posbus 35974, Menlopark, 0102. **Selnommer** 072 444 6850. **E-Pos:** charlotte@cityconsult.co.za.

Datums waarop kennisgewing sal verskyn: **27 Maart 2024 en 3 April 2024.**

Sluitingsdatum vir enige besware en/of kommentare: **24 April 2024.** **Item Nr: 39714**

27-3

GENERAL NOTICE 350 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION
16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I/We, Magdalena Christina Alberts, of the firm EVS Planning, being the authorised agent/applicant of the owner of Portion 2 of Erf 634 Waterkloof Ridge, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for an application for the removal of restrictive conditions contained in the Deed of Transfer in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property described above. The property is situated at number 258A Rigel Avenue South, Waterkloof Ridge.

The application is for the removal of the following conditions: A3, A4(i), A4(ii), A4(iii), A5, A6(i), A6(ii), A6(iii), A6(iv), A7, A8, A9, A10, A11 and A12 in Deed of Transfer T20311/2021. The intention of the applicant in this matter is to remove these conditions to align the title deed conditions with the existing zoning of the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001; or to CityP_Registration@TSHWANE.GOV.ZA from **27 March 2024 until 24 April 2024**.

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

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

Address of Municipal offices: Economic Development and Spatial Planning, City Planning, Registration Office, Room E10, Cnr. Basden and Rabie Streets, Centurion, Pretoria.

Closing date for objections and/or comments: **24 April 2024**. Address of applicant: EVS Planning, Postnet Suite 59, Private Bag X1028, Lyttelton, 0140 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, Email: info@evsplanning.co.za. Fax: 086 672 9548. Ref: E5165. Dates on which notice will be published: **27 March 2024 and 3 April 2024**.

Removal application – Item no: 39626

27-3

PLAASLIKE OWERHEID KENNISGEWING 350 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DIE OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES IN TERME VAN
KLOUSULE 16(2) VAN DIE STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016**

Ek/ons, Magdalena Christina Alberts, van die firma EVS Planning, die gemagtigde agent/aansoeker van die eienaar van Gedeelte 2 van Erf 634 Waterkloof Ridge, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek/ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende titel voorwaardes vervat in die Transporakte in terme van Klousule 16(2) van die Stad van Tshwane Verordening op Grondgebruik Bestuur, 2016 ten opsigte van die bogenoemde eiendom. Die eiendom is geleë te Rigellaan Suid 258A, Waterkloof Ridge.

Die aansoek is vir die opheffing van die volgende voorwaardes: A3, A4(i), A4(ii), A4(iii), A5, A6(i), A6(ii), A6(iii), A6(iv), A7, A8, A9, A10, A11 en A12 in Akte van Transport T20311/2021. Die bedoeling van die aansoeker, in hierdie geval, is om die voorwaardes op te hef ten einde dit in lyn te bring met die sonering van die eiendom.

Enige beswaar(e) en/of kommentaar(e) met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001; of aan CityP_Registration@TSHWANE.GOV.ZA ingedien of gerig word, vanaf **27 Maart 2024 tot 24 April 2024**.

Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondgebruiksaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker met indiening van die aansoek óf 'n kopie elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die aansoeker se intellektuele eiendomsreg benadeel nie. Indien enige belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, kan dit nie beskou word as redes om die verwerking en oorweging van die aansoek te verbied nie.

Volledige besonderhede en planne (as daar is) lê ter insae gedurende gewone kantoorure by die Munisipale kantore vir 'n periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale Koerant, Star Koerant en Beeld Koerant.

Adres van Munisipale kantoor: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stadsbeplanning, Registrasie Kantoor, Kamer E10, h/v Basden en Rabie Straat, Centurion, Pretoria.

Sluitingsdatum vir besware en/of kommentaar: **24 April 2024**. Adres van gemagtigde agent: EVS Planning, Postnet Suite 59, Privaatsak X1028, Lyttelton, 0140 of Sonja Straat 87, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanning.co.za Faks: 086 672 9548 Verw: E5165. Datums waarop kennisgewing gepubliseer word: **27 Maart 2024 en 3 April 2024**.
Opheffingsaansoek – Item no: 39626

27-3

GENERAL NOTICE 354 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED
IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ
WITH SCHEDULE 23 THERETO**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant of **ERF 1098 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:

1. The removal of certain conditions contained in the title deed in terms of Section 16(2) of the of the City of Tshwane Land Use Management By-law, 2016. The property is situated at **288 BLYDE AVENUE, SINOVILLE**. The application is for the removal of **CONDITION B (d) in the Title Deed T 26751 / 2023**. The intention of the applicant in this matter is to remove conditions that are redundant and irrelevant in the title deed.

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, Beeld and The Star. Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or alternatively by requesting such copy from the applicant.

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 the 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: Economic Development and Spatial Planning, P O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **27 MARCH 2024** until **26 APRIL 2024**.

ADDRESS OF MUNICIPAL OFFICES: The Strategic Executive Director: Economic Development and Spatial Planning Middestad offices: General Manager: City Planning Division, City of Tshwane Metropolitan Municipality: 7th Floor, Middestad Building, situated at 252 Thabo Sehume Street, Pretoria.

ADDRESS OF APPLICANT: Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 4686, Pretoria, 0001, Corner Brooklyn Road and First Street, Menlo Park, 0081, Telephone No.: 012-362-1741, E-mail: vzbd@esnet.co.za

Dates on which notice will be published: **27 MARCH 2024 (first date) & 3 APRIL 2024**
Closing date for any objections and/or comments: **26 APRIL 2024**

REMOVAL REFERENCE: (ITEM 39742)

27-3

PLAASLIKE OWERHEID KENNISGEWING 354 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE
TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR
VERORDENING, 2016 SAAMGELEES MET SKEDULE 23 DAARTOE**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant van **ERF 1098 SINOVILLE** gee hiermee ingevolge artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om:

1. Die opheffing van sekere voorwaardes in die Titelakte ingevolge Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016. Die eiendom is geleë te **BLYDELAAN 288, SINOVILLE**. Die aansoek is vir die opheffing van **VOORWAARDE B (d) in die Titel Akte T 26751 / 2023**. Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaarde in die titelakte wat oorbodig en irrelevant is te verwyder.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale en Applikant se kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Star. Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: newlanduseapplications@tshwane.gov.za of alternatiewelik deur sodanige afskrif van die applikant (adres hieronder) te versoek.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte benadeel 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, ingedien of gerig word vanaf **27 MAART 2024 tot 26 APRIL 2024**.

ADRES VAN MUNISIPALE KANTORE: Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkelings Dienste, Pretoria Kantoor, 7de Vloer Middestad gebou, geleë te Thabo Sehume Straat 252, Pretoria.

ADRES VAN APPLIKANT: Van Zyl & Benadé Stadsbeplanners BK, Posbus 4686, Pretoria, 0001, Hoek Brooklynweg en Eerstestraat, Menlo Park, 0081, Tel: 012- 346 1805, e-mail: vzbd@esnet.co.za

Datums waarop kennisgewing gepubliseer word: **27 MAART 2024 (eerste datum) & 3 APRIL 2024**
Sluitingsdatum vir enige besware en/of kommentare: **26 APRIL 2024**

OPHEFFING VERWYSING: (ITEM 39742)

27-3

GENERAL NOTICE 355 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Carlien Potgieter of Teropo Town and Regional Planners, being the applicant of Erf 694 Sinoville, Pretoria hereby give notice in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the Removal of Restrictive conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: Pongola Avenue 234, Sinoville, Pretoria. The advertisement for removal of restrictive conditions is FROM **27 March 2024 TO 24 April 2024**. The intention of the applicant in this matter is to remove the following conditions from the Title Deed Page 3 B (f), Page 4 C (a, c & d) in Title Deed no: T27699/2014. 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 / newlanduseapplications@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 March & 3 April 2024**. Closing date for any objections and/or comments: **24 April 2024**. 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 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: 755 Wapadrand Road, 5 Marulani Lodge, Wapadrand, Pretoria, 0081, Contact Telephone Number: 0823381551 / 087-808-7925, Address of Municipal offices: The City of Tshwane Metropolitan Municipality, Pretoria Office: Registration Office, First Floor, Municipal Building, 252 Thabo Sehume Street, Pretoria. 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 CityP_Registration@tshwane.gov.za / 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 March 2024**. The costs of any hard copies of the application will be for the account of the party requesting same. Item No:**39711**

27-3

PLAASLIKE OWERHEID KENNISGEWING 355 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GROND GEBRUIK BESTUUR BYWETTE, 2016 SAAMGELEES MET SKEDULE 23**

EK, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, die gemagtigde agent, van Erf 694 Sinoville, Pretoria gee hiermee kennis in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die Opheffing van Titelakte Beperkings in terme van Artikel 16(2) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 van die eiendom beskryf soos hierbo. Die eiendom is geleë in Pongola Weg 234, Sinoville, Pretoria. Die intensie van die eienaar/applikant in die geval is om voorwaarde op Bladsy 3 B (f) en Bladsy 4 C (a, c & d) van Titelakte No. T27699/2014. Die opheffing van beperkings aansoek advertensie is VAN **27 Maart 2024 TOT 24 April 2024**. 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 / newlanduseapplications@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 Maart & 3 April 2024**. Sluitingsdatum vir enige besware/ kommentare: **24 April 2024**. 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: CityP_Registration@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word: Epos adres: info@teropo.co.za, Posadres: Postnet Suite 46, Private Bag x37, Lynnwoodrif, 0040, Fisiese adres van die kantoor van die applikant: 755 Wapadrand Straat, 5 Marulani Lodge, Wapadrand, Pretoria, 0081, Kontak telefoonnommer: 0823381551 / 087-808-7925. Adres van Munisipale Kantore: Die Stad van Tshwane Metropolitaanse Munisipaliteit, Pretoria Kantoor: Registrasie Kantore, Eerste Vloer, Middestad Gebou, 252 Thabo Sehume Straat, Pretoria. 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 cityp_registration@tshwane.gov.za / 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, gereproduceer 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 Maart 2024**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Item No: **39711**

27-3

GENERAL NOTICE 356 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING APPLICATION IN TERMS OF 16(1) AND REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Carlien Potgieter of Teropo Town and Regional Planners, being the applicant of Remainder of the Farm Slagveld 512-JR, Pretoria hereby give notice in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (as revised 2014) and the Policy on Granting of Land Use Rights on Farm Portions and Agricultural Holdings, 2023, on a part of the property (4.0687ha – ABCDA) from “Undetermined” to “SPECIAL for a Truck Stop with ancillary and subservient uses”. Application is also made simultaneously in terms of Section 16(1) and the Removal of Restrictive Conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated 4.7km east from the intersection of the R515 and R104 (2802 Bronkhorstspruit Road). The advertisement for the rezoning and removal of conditions application is FROM **27 March 2024 TO 24 April 2024**. The intention of the applicant in this matter is to Rezone a part (ABCDA) of the property from “Undetermined” to “SPECIAL for a Truck stop with ancillary and subservient uses” and remove the following conditions from the Title Deed: Page 2 A (a-d) as per Title Deed No: T059671/09. 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 Address of Municipal offices: The City of Tshwane Metropolitan Municipality, Pretoria Office: Registration Office, First Floor, Municipal Building, 252 Thabo Sehume Street, Pretoria 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 March & 3 April 2024**. Closing date for any objections and/or comments: **24 April 2024**. 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: 755 Wapadrand Road, 5 Marulani Lodge, Wapadrand, 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 08h00 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 March 2024**. The costs of any hard copies of the application will be for the account of the party requesting same. Item No: **39675 (Rezoning) & 39686 (ROR)**

27-3

PLAASLIKE OWERHEID KENNISGEWING 356 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR N HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GROND GEBRUIK BESTUUR BYWETTE, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, die gemagtigde agent, van Restant van die Plaas Slagveld 512-JR, Pretoria gee hiermee kennis in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) op 'n deel van die eiendom (4.0687ha - ABCDA) vanaf "Onbepaald" na "Spesiaal vir 'n Trok Stop Fasiliteit met bykomstig en diensbaare gebruike". Aansoek word ook gedoen in terme van Artikel 16(1) en die Opheffing van Titelakte beperkings, in terme van Artikel 16(2) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 asook die Beleid oor die Toekenning van Grondgebruiksregte op Plaas Gedeeltes en Landbouhoewes, 2023 van die eiendom beskryf soos hierbo. Die eiendom is geleë 4.7km oos van die R515 en R104 (Bronkhorstspuit Pad 2802) kruising, Pretoria. Die hersonerings en Opheffing van beperkings advertensie is **VAN 27 Maart 2024 TOT 24 April 2024**. Die voorneme van die applikant is om 'n deel (ABCDA) van die eiendom te hersoneer vanaf "Onbepaald" na "Spesiaal vir 'n Trok Stop Fasiliteit met bykomstig en diensbaare gebruike" asook die opheffing van Titelakte beperkings Bladsy 2 A (a-d) in gevolge Titelakte No: T059671/09. Enige beswaar(e) en/of kommentaar(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 Adres van Munisipale Kantore: Die Stad van Tshwane Metropolitaanse Munisipaliteit, Pretoria Kantoor: Registrasie Kantore, Eerste Vloer, Middestad Gebou, 252 Thabo Sehume Straat, Pretoria 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 Maart & 3 April 2024**. Sluitingsdatum vir enige besware/ kommentare: **24 April 2024**. Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word: Epos adres: info@teropo.co.za, Posadres: Postnet Suite 46, Private Bag x37, Lynnwoodrif, 0040, Fisiese adres van die kantoor van die applikant: 755 Wapadrand Road, 5 Marulani Lodge, Wapadrand, Pretoria, 0081 Kontak telefoon nommer: 0823381551 / 087-808-7925. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deur stuur of die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die Munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die Munisipaliteit aan newlanduseapplications@tshwane.gov.za voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die Munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 08h00 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 Maart 2024**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Item No: **39675 (Hersonering) & 39686 (ROR)**

GENERAL NOTICE 358 OF 2024**REMAINING EXTENT OF ERF 549 WADEVILLE
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.**

Eduard van der Linde & Associates, 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 we have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in the Title Deed T34304/2020 of RE of Erf 549 Wadeville which is situated at 28 Nagington Road, Wadeville.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Golden Heights Building, 5th Floor, Cnr. Victoria & Odendaal Street, Germiston, 1401, for a period of 28 days from 27 March 2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Golden Heights Building, 5th Floor, Cnr. Victoria & Odendaal Street, Germiston, 1401, or P.O. Box 145, Germiston, 1400, within a period of 28 days from 27 March to 24 April 2024.

Address of the authorised agent: Eduard van der Linde & Ass., P.O. Box 44310, Linden, 2104
Tel: (011) 888 2741, e-mail address: info@thetownplanner.co.za; cell 072 672 1650

27-3

GENERAL NOTICE 359 OF 2024**ERF 348 BAKERTON EXTENSION 4****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, Thembelihle Mathebula, being the authorized agent of the owner of Erf 348 Bakerton Extension 4, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 24 Blossom Road, from "Residential 1" to "Residential 3".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Springs Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs, for a period of 28 days from 27 March 2024.

Objections to, or representations in respect of the application, must be lodged with or made in writing to the Area Manager: City Planning Department, Springs Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs, within a period 28 days until 24 April 2024.

Address of Applicant: c/o Eduard van der Linde & Ass., P.O. Box 44310, Linden, 2104 Tel: (011) 888 2741, e-mail address: thembi@thetownplanner.co.za; cell 078 274 1770.

27-3

GENERAL NOTICE 365 OF 2024**THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

Application type To rezone the properties from "Residential 1" including offices, to "Business 4" including a dwelling unit and a wellness centre/health spa, subject to amended conditions.

Application purpose To use the properties for offices, medical consulting rooms and a wellness centre/health spa.

Site description **Erf 13 and Portion 1 of Erf 14, Forest Town.**

Street address 1 and 3 Torwood Road, Forest Town, 2193.

Particulars of the application will be open for inspection on the City's e-platform (www.joburg.org.za) and the Authorised Agent at the below mentioned address. An electronic copy of the application can also be requested from the Authorised Agent.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the 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 ObjectionsPlanning@joburg.org.za by no later than **1 May 2024**.

Should you wish to object, kindly quote the Council Reference Number **20-01-5368** on all correspondence to the Council.

AUTHORISED AGENT SJA – Town and Regional Planners; 19 Orange Road, Orchards, 2192
Tel (011) 728-0042, Cell : 082 448 4346, Email: kevin@sja.co.za

Date of Advertisement : **3 April 2024** Council Reference Number **20-01-5368**

GENERAL NOTICE 366 OF 2024**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

Application type To rezone the property from "Residential 1", to "Business 1" subject to conditions.

Application purpose The purpose of the application is to allow a maximum of 185m² of shops on the property and a reduced parking ratio.

Site description **Erf 5134 Lenasia Extension 5**

Street address 89 Flamingo Street, Lenasia Extension 5, 1827

Particulars of the application will be open for inspection on the City's e-platform (www.joburg.org.za) and the Authorised Agent at the below mentioned address. An electronic copy of the application can also be requested from the Authorised Agent.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the 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 ObjectionsPlanning@joburg.org.za by no later than **1 May 2024**.

Should you wish to object, kindly quote the Council Reference Number **20-01-5366** on all correspondence to the Council.

AUTHORISED AGENT SJA – Town and Regional Planners, 19 Orange Road, Orchards, 2192
Tel (011) 728-0042, Cell : 082 448 4346, Email : kevin@sja.co.za

Date of Advertisement : **3 April 2024** Council Reference Number **20-01-5366**

GENERAL NOTICE 367 OF 2024**NOTICE IN TERMS OF SECTION 38(2) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2017 FOR A CHANGE OF LAND USE RIGHTS**

I, MC Janse van Rensburg, being the agent of the owner of Portion 3 of Erf 76, De Deur Estate hereby give notice in terms of section 38(2) of the Midvaal Local Municipality Land Use Management by-Law, 2017 that I have submitted an application in terms of section 38 of the mentioned by law to the Midvaal Local Municipality for the change of land use rights also known as re-zoning of the property(ies) described above, situated at Portion 3 of Erf 76, De Deur Estate, from "Residential 1" to "Business 2" in terms of the Midvaal Land Use Scheme, 2023 (Review). The property can be reached via the R511 also known as Roseweg. The owner intends to use the property for purposes of a function venue (night club), car wash, butchery and liquor store.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the date on which the notice appeared (3 April 2024), with or made in writing to municipality at: Midvaal Local Municipality, The Office of the Executive Director: Development and Planning, Municipal Offices, Mitchell Street, Meyerton or P. O. Box 9, Meyerton, 1960, Tel: (016) 360 7400.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Citizen newspaper. Closing date for any objections: 3 May 2024.

Address of applicant: Vaalplan Town & Regional Planners, MC Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-mail: vaalplan2@telkomsa.net, website: www.vaalplan.co.za
Date on which notice is published: 3 April 2024.

GENERAL NOTICE 368 OF 2024**NOTICE IN TERMS OF THE PROVISIONS OF SECTIONS 37, 38 & 62 OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2018, FOR THE RELAXATION OF BUILDING LINES, AMENDMENT OF THE EMFULENI LAND USE SCHEME, AND THE SIMULTANEOUS REMOVAL OF RESTRICTIVE TITLE CONDITIONS.**

I, M.C. Janse van Rensburg, from Vaalplan Town and Regional Planners being the agent of the owner of Erf 3872, Bophelong X7, Gauteng hereby give notice in terms of Section 37,38 and 62 of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have submitted an application in terms of sections 37,38 and 62 of the said by laws on 03 April 2024 to the Emfuleni Local Municipality for the amendment of the Town Planning Scheme known as the Emfuleni Land Use Scheme, 2018, for the consent, for the property situated at Erf 3872, Bophelong X7 Gauteng, to be rezoned from "Educational" to "Special for a Guesthouse" as well as for the removal of restrictive conditions and amendment of building lines.

Particulars of the application will lie for inspection during normal office hours at the office of the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, Old Trust Bank building, Eric Louw Street, P. O. Box 3, Vanderbijlpark, 1900, for the period of 28 days from 3 April 2024. Objections to or representations in respect of the application must be lodged with or made in writing to the Strategic Manager at the above address within a period of 28 days from 3 April 2024.

Details of agent: Vaalplan Town & Regional Planners, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel: (016) 981 0507, E-mail: vaalplan2@telkomsa.net, Website: www.vaalplan.co.za

PLAASLIKE OWERHEID KENNISGEWING 368 VAN 2024**KENNISGEWING IN TERME VAN ARTIKEL 37, 38 EN 62 VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE TOESTEMMING TOT DIE GRONDGEBRUIKREGTE EN DIE ONTWIKKELING VAN 'N GASTEHUIS, ASOOK DIE WYSIGING VAN BEPERKINGS OP DIE TITELAKTE.**

Ek, M.C. Janse van Rensburg, van Vaalplan Stad- en Streekbeplanners synde die gemagtigde agent van die eienaar van Erf 3872, Bophelong, Uitbreiding 7, gee hiermee ingevolge Artikel 37,38 en 62 van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek in terme van artikels 37,38 en 62 van die genoemde regulasies 'n aansoek by die Emfuleni Plaaslike Munisipaliteit ingedien het op 03 April 2024 vir die wysiging van die Dorpsbeplanningskema bekend as die Emfuleni Grond gebruik Skema, 2018, deur die toestemming om die eiendom geleë ter Erf 3872, Bophelong, Uitbreiding 7, te hersoneer vanaf "Plek van Onderrig" na "Spesiaal vir 'n Gastehuis", 'asook die wysiging van titel voorwaardes en die wysiging van boulyne.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, Ou Trustbank gebou, Eric Louw weg, Posbus 3, Vanderbijlpark, 1900, vir 'n tydperk van 28 dae vanaf 3 April 2024. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 3 April 2024 skriftelik by of tot die Strategiese Bestuurder by bovermelde adres ingedien of gerig word.

Besonderhede van agent: Vaalplan Stads- en Streekbeplanners, Livingstone Boulevard 43, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-pos: vaalplan2@telkomsa.net, Website: www.vaalplan.co.za

GENERAL NOTICE 369 OF 2024

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

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

Site Description – Erven 217, 218 & 221 South Kensington, 144,146 Queen Street and 36 Northumberland Road, 2049.

Application Type – Rezoning and Removal of Restrictions of Title (AS 20-01-5360 & RoR 20/13/0600/2024)

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 217, 218 and 221 South Kensington from Special and Residential 1 to Special, subject to amended conditions and also for the removal of restrictive conditions of title.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Registration counter, Department of Development Planning, weekdays, from 08h00 – 13h00 at Forum ii, Block B, Braam Park Office Park, 33 Hoofd Street, Braamfontein, Johannesburg.

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 an e-mail send to Objectionsplanning@joburg.org.za, by not later than 2 May 2024.

Authorised Agent

Full name: Morné Momberg
Mobile: 082 927 0744
E-mail address: property101@vodamail.co.za
Date: 3 April 2024

GENERAL NOTICE 370 OF 2024**ERF 348 BAKERTON EXTENSION 4****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, Thembelihle Mathebula, being the authorized agent of the owner of Erf 348 Bakerton Extension 4, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 24 Blossom Road, from “Residential 1” to “Residential 3”.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Springs Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs, for a period of 28 days from 03 April 2024.

Objections to, or representations in respect of the application, must be lodged with or made in writing to the Area Manager: City Planning Department, Springs Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs, within a period 28 days until 01 May 2024.

Address of Applicant: c/o Eduard van der Linde & Ass., P.O. Box 44310, Linden, 2104 Tel: (011) 888 2741, e-mail address: thembi@thetownplanner.co.za; cell 078 274 1770.

GENERAL NOTICE 371 OF 2024**NOTICE OF APPLICATION FOR THE REZONING IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, Nhlanhla Mabaso, being the authorised agent of the owners Erf 3357 Cosmo City Ext.3 Township, hereby give notice of an application made in terms of Section 21 (Rezoning) of the of The City Of Johannesburg Municipal Planning By-Law, 2016, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA),, to the City of Johannesburg Metropolitan Municipality for the amendment of the town planning scheme known as the Johannesburg Land Use Scheme, 2018 by the rezoning of the property described above, situated at No. 61 Slovenia Street, Cosmo City Ext.3, from "Public Garage" to "Public Garage including a restaurant serving liquor and a liquor store, subject to certain conditions.

(City of Johannesburg rezoning reference number: **(LUM5057/220349/104750775)**).

Particulars of the application will lie for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, 8th Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein /or the City may upload a copy of the application to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za and tjbarchdesignsplanning@gmail.com within a period of 28 days from **3 April 2024**. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: TJB Architectural Designs Planning, 27 Monyane Street, Dube, 1801, Tel: 0835195476, Email: tjbarchdesignsplanning@gmail.com
Address of agent: Nhlanhla Mabaso, 3 Tina Street, Protea Glen Extension 31, 1819, Tel: 0835195476, Email: tjbarchdesignsplanning@gmail.com

GENERAL NOTICE 372 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE TSHWANE
LAND USE MANAGEMENT BY-LAW, 2016**

We, Land Use Planning Consulting (Pty) Ltd, being the applicant of Erf 368 Lynnwood Ridge, 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 of this property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 and read with the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996). The property is situated at no. 37 Verbenia Street, Lynnwood Ridge. The application is for the removal of conditions III(c), III(g), IV(a), IV(b) and VII in the Deed of Transfer no T34275/1978. The intension of the applicant is to remove redundant conditions and for the removal of a building restriction along the street boundary of 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 Group Head: Economic Development and Spatial Planning, P.O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 03 April 2024 until 02 May 2024.

Full particulars and plans of the application may be perused electronically during normal office hours at Room M7 E84, 7th floor, Middestad Building at no. 252 Thabo Sehume Street, Pretoria or at Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices by any interested and affected party for a period of 28 days from the date of publication of the notice in the Provincial Gazette. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the contact details of the applicant provided below. The costs of any hard copies of the application will be for the account of the party requesting the copies. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application with confirmation of completeness by the Municipality accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality on E-Tshwane. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of applicant: Land Use Planning Consulting (Pty) Ltd., 94 Malherbe Street, Capital Park, 0081. Telephone No: 071 885 6613, Email: ErasmusL86@gmail.com. Date of first publication: 03 April 2024. Closing date for objections: 02 May 2024. Municipal Reference: Item No. 39607

PLAASLIKE OWERHEID KENNISGEWING 372 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE OPHEFFING VAN BEPERKENDE TITEL AKTE VOORWAARDES INGEVOLGE ARTIKEL 16(2)
VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons, Land Use Planning Consulting (Pty) Ltd, synde die gemagtigde applikant van Erf 368 Lynnwoodrif gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuurverordening, 2016, saamgelees met die Gauteng se opheffing van beperkings wet, 1996 (Wet 3 van 1996) dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende voorwaardes in die Titel akte van die bogenoemde eindom. Die eiendom is geleë te Verbeniastraat nr. 37, Lynnwoodrif. Die aansoek is vir die opheffing voorwaardes III(c), III(g), IV(a), IV(b) en VII in die Titel Akte no T34275/1978. Die bedoeling van die einaar is om oortollige voorwaardes te verwyder, asook vir die verwydering van n boubeperking teen die straatgrens van die eindom. Besware teen of versoë, insluitend die redes vir die besware en/of versoë, met volledige besonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of versoë ingedien het moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gerig en ingedien word vanaf 03 April 2024 tot 02 Mei 2024.

Volledige besonderhede en planne van die aansoeke kan eletronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant by kamer M7 E84, 7th vloer, Middestadgebou by nr. 252 Thabo Sehume Straat, Pretoria of by Kamer E10, h/v Basden- en Rabiestraat, Centurion Munisipale Kantore. 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, of alternatiewelik deur sodanige afskrif aan te vra vanaf die applikant by die kontakbesonderhede hieronder verskaf. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek. Die applikant kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit op E-Tshwane ingedien is. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van die applikant: Land Use Planning Consulting (Pty) Ltd., 94 Malherbestraat, Capital Park, 0081. Tel Nr: 071 885 6613, E-pos: ErasmusL86@gmail.com. Datum van eerste kennisgewing: 03 April 2024. Sluitingsdatum vir besware: 02 Mei 2024. Munisipale verwysing: Item No. 39607

3-10

GENERAL NOTICE 373 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Land Use Planning Consulting (Pty) Ltd, being the applicant of Erf 500 Lynnwood Glen, 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 of this property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 read with the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996). The property is situated at no. 6 Clair Road, Lynnwood Glen. The application for removal of Title Deed conditions is for the removal of conditions A(g) and C(a) in the Deed of Transfer no T50791/2019. The intension of the applicant is to remove restrictive conditions that prevent the establishment of an additional dwelling house.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 03 April 2024 until 02 May 2024.

Full particulars and plans of the application may be perused electronically during normal office hours at Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices by any interested and affected party for a period of 28 days from the date of publication of the notice in the Provincial Gazette. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the contact details of the applicant provided below. The costs of any hard copies of the application will be for the account of the party requesting the copies.

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application with confirmation of completeness by the Municipality accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality on E-Tshwane. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of applicant: Land Use Planning Consulting (Pty) Ltd., 94 Malherbe Street, Capital park, 0081. Telephone No: 071 885 6613, Email: ErasmusL86@gmail.com. Date of first publication: 03 April 2024. Closing date for objections: 02 May 2024. Municipal Reference: Item No. 39616

3-10

PLAASLIKE OWERHEID KENNISGEWING 373 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE OPHEFFING VAN BEPERKENDE TITEL AKTE VOORWAARDES INGEVOLGE ARTIKEL 16(2)
VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016.**

Ons, Land Use Planning Consulting (Pty) Ltd, synde die gemagtigde applikant van Erf 500 Lynnwoodglen gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 saamgelees met die Gauteng se opheffing van beperkings wet, 1996 (Wet 3 van 1996) dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende voorwaardes in die Titel akte van die bogenoemde eindom. Die eiendom is geleë te Clairweg nr. 6, Lynnwoodglen. Die aansoek is vir die opheffing van Titel Akte voorwaardes A(g) en C(a) in die Titel Akte no T50791/2019. Die bedoeling van die einaar is om beperkende voorwaardes te verwyder wat die ontwikkeling van 'n addisionele wooneenheid op die eindom beperk. Besware teen of verhoë, insluitend die redes vir die besware en/of verhoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of verhoë ingedien het moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gerig en ingedien word vanaf 03 April 2024 tot 02 Mei 2024.

Volledige besonderhede en planne van die aansoeke kan elektronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant by Kamer E10, h/v Basden- en Rabiestraat, Centurion Munisipale Kantore. 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, of alternatiewelik deur sodanige afskrif aan te vra vanaf die applikant by die kontakbesonderhede hieronder verskaf. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek. Die applikant kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit op E-Tshwane ingedien is. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van die applikant: Land Use Planning Consulting (Pty) Ltd., 94 Malhrbestraat, Capital park, 0081. Tel Nr: 071 885 6613, E-pos: ErasmusL86@gmail.com. Datum van eerste kennisgewing: 03 April 2024. Sluitingsdatum vir besware: 02 Mei 2024. Munisipale verwysing: Item No. 39616.

3-10

GENERAL NOTICE 374 OF 2024**AMENDMENT SCHEME: 20/13/4066/2021 and 20-02-3676**

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 the Remaining Extent of Erf 175 Sandown Extension 17:

- (1) The amendment of the City of Johannesburg Municipal Planning By-Laws, 2016, by the rezoning of the Remaining Extent of Erf 175 Sandown Extension 17 from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-36766, will come into operation on 2024 date of publication hereof.

AND

- a) In terms of Section 42 of the City of Johannesburg Municipal By-Laws, 2016, registration number 20/13/4066/2021, the removal of conditions A(i), A(j), and A(l) from Deed of Transfer T66664/2019;

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.780/2024

GENERAL NOTICE 375 OF 2024**REMOVAL OF RESTRICTIVE CONDITIONS**

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

Application type:

Removal of Restrictive Conditions

Application purposes:

The application is for the removal of Condition (i) in Deed of Transfer T20262/2021. The purpose of this application is to obtain building plan approval for the extension of the existing garage along the street frontage of the property.

Registration number: 20/13/0655/2024

Site Description:

Erf number: Erf 1051
Township name: Blairgowrie
Street address: 6 Alon Road

The following options are 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 03 April 2024:

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

Any objection or representation with regard to the application must be submitted to both the owner/agent as per the contact particulars below and to the Registration Section of the Department of Development Planning at P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to objectionsplanning@joburg.org.za, by no later than 01 May 2024.

OWNER/AUTHORISED AGENT

Full name: Attwell Malherbe Associates
Postal Address: P.O. Box 98960, Sloane Park, 2152
Cell No: 083 453 7520
Email Address: ama126@mweb.co.za
DATE: 03 April 2024

GENERAL NOTICE 376 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATIONS: REZONING APPLICATION IN TERMS OF SECTION 16(1) 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 the **Remaining Extent of Portion 1 of Erf 45 Verwoerdburgstad**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) in operation, by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at number 1261 Embankment Road, within the Verwoerdburgstad township, Centurion.

The rezoning of the **Remaining Extent of Portion 1 of Erf 45 Verwoerdburgstad**, is **FROM “Use Zone 9 : Business 4”**, with a Not-applicable Density; a Coverage of 60%, provided that the Local Authority may consent to additional coverage; a Height of 4 storeys, provided that the Local Authority may consent to additional height; a Floor Area Ratio (FAR) in terms of FAR Zone 19, subject to clause 25 (this being a FAR of 1.2); and further subject to certain building and development controls, and general conditions; **TO “Use Zone 28 : Special for Hospital and Medical Consulting Rooms”**, with a Not-applicable Density; a Coverage of 80%; a Height of 27,2 meters (7 storeys); a Floor Area Ratio (FAR) of 1.5, provided that Medical Consulting Rooms shall be limited to a gross floor area of 3 900m²; and further subject to certain amended building and development controls, and general conditions.

The intension of the applicant in this matter is to: amend the zoning of the property to enable the proposed re-use/ redevelopment of the property as a specialised hospital and medical consulting 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 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001, or to CityP_Registration@tshwane.gov.za within 28 days from **03 April 2024** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **01 May 2024**.

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. Alternatively, 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; or directly from the applicant at nadia@urbansmart.co.za or 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. Should any interested or affected party not take steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to view and/or obtain a copy shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: City Planning and Development, Registration Office, Centurion Municipal Offices, cnr Basden Avenue and Rabie Street, Lyttelton, Centurion.

Closing date of any objection(s) and/or comment(s): 1 May 2024.

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: R549

Date on which notice will be published: 03 April 2024 and 10 April 2024

Ref no: -

Item No: 39731

3–10

PLAASLIKE OWERHEID KENNISGEWING 376 VAN 2024
STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEKE:
HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE
GRONDGEBRUIKBESTUURSKEMA- VERORDENING, 2016.

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van die **Restant van Gedeelte 1 van Erf 45 Verwoerdburgstad**, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurverordening, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te nommer 1261 Embankment-weg, binne die Verwoerdburgstad dorp, Centurion

Die hersonering van die **Restant van Gedeelte 1 van Erf 45 Verwoerdburgstad**, is **VANAF "Gebruiksone 9 : Besigheid 4"**, met 'n Nie-toepaslike Digtheid; 'n Dekking van 60%, met dien verstande dat die Plaaslike Owerheid tot bykomende dekking kan toestem; 'n Hoogte van 4 verdiepings, met dien verstande dat die Plaaslike Owerheid tot bykomende hoogte kan toestem; 'n Vloeroppervlakteverhouding (VOV) in terme van VOV Sone 19, onderhewig aan klousule 25 (dit is 'n VOV van 1.2); en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes; **NA "Gebruik Sone 28: Spesiaal vir Hospitaal- en Mediese Spreekkamers"**, met 'n Nie-toepaslike Digtheid; 'n Dekking van 80%; 'n Hoogte van 27,2 meter (7 verdiepings); 'n Vloeroppervlakteverhouding (VOV) van 1.5, met dien verstande dat Mediese Spreekkamers beperk sal word tot 'n bruto vloeroppervlakte van 3 900m²; en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die applikant in hierdie aangeleentheid is om: die sonering van die eiendom te wysig om die voorgestelde hergebruik/ herontwikkeling van die eiendom as 'n gespesialiseerde hospitaal en mediese spreekkamers moontlik te maak.

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 en/of applikant nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **03 April 2024** (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 tot **01 May 2024**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Alternatiewelik kan volledige besonderhede en planne (as daar is) deur die Munisipaliteit aangevra word, deur sodanige afskrif te versoek van af die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za; of direk van die applikant by nadia@urbansmart.co.za of 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. Indien enige belanghebbende of geaffekteerde party nie stappe neem 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.

Adres van Munisipale Kantore: Stadsbeplanning en -ontwikkeling ("City Planning and Development"), Registrasiekantoor, Centurion Munisipale Kantore, Hv Basdenlaan en Rabiestraat, Lyttelton, Centurion.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 01 May 2024.

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: R549

Datum waarop die kennisgewing sal verskyn: 03 April 2024 and 10 April 2024.

Verwysings no: -

Item No: 39731

3-10

GENERAL NOTICE 377 OF 2024

**NOTICE OF APPLICATIONS FOR REZONING, REMOVAL OF RESTRICTIONS AND
SUBDIVISION IN TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI
METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT
BY-LAW, 2019
ERF 13 SENDERWOOD TOWNSHIP**

I, Patrick Eustace Baylis of VBH Town Planning (Pty) Ltd being authorized agent of the owner of **Erf 13 Senderwood Township**, which property is situated at 19 St. Andrews Avenue, Senderwood, 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

- i) removal of certain conditions a) to h) contained in the Title Deed T3624/2023 of the property; and
- ii) for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from "Residential 1" at a density of one dwelling house per 1500m² to "Residential 1" at a density of one dwelling house per 430m², subject to certain conditions; and
- iii) for the consent of council for the subdivision of the site into eight (8) portions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Edenvale and Bedfordview Sub Section of the City of Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, cnr. Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale, (Entrance Number 3, Room 248), for a period of 28 days from 3 April 2024 (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 Manager: Town Planning, Edenvale and Bedfordview Sub Section of the City of Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, cnr. Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale, (Entrance Number 3, Room 248), or PO Box 25, Edenvale, 1610 or by email to Samke.Ngcobo@ekurhuleni.gov.za, within a period of 28 days from 3 April 2024 (date of first advertisement).

Address of the authorised agent: VBH Town Planning (Pty) Ltd, PO Box 3645, Halfway House, 1685, Tel: 011 315 9908, Cell 082 411 2904, Email patrick@vbhplan.com.

GENERAL NOTICE 378 OF 2024**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF A TOWNSHIP ESTABLISHMENT APPLICATION IN TERMS OF SECTION 26 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 26 of the City of Johannesburg Municipal Planning By-law, 2016, that I / we, the undersigned, have applied to the City of Johannesburg for the establishment of a township on Portion 1 of Holding 92, the Remaining Extent of Holding 92, Holding 93 and Holding 94 Blue Hills Agricultural Holdings, to be known as **Blue Hills Extension 142**, as well as to obtain consent to have the said holdings excised.

SITE DESCRIPTION:

Portion 1 of Holding 92 Blue Hills Agricultural Holdings (situated at 12 Mimosa Road, Blue Hills A.H., Midrand), the Remaining Extent of Holding 92 Blue Hills Agricultural Holdings (situated at 14 Mimosa Road, Blue Hills A.H., Midrand), Holding 93 Blue Hills Agricultural Holdings (situated at 72 Poplar Road, Blue Hills A.H., Midrand) and Holding 94 Blue Hills Agricultural Holdings (situated at 70 Poplar Road, Blue Hills A.H., Midrand).

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

APPLICATION PURPOSE:

To establish a residential township on the said Agricultural Holdings, which will comprise of four (4) erven and proposed new roads and road widenings. The proposed erven will be zoned as follows:

- Erf 1 shall be zoned "Residential 3", permitting inter alia dwelling units, residential buildings and dwelling houses including ancillary and related uses, with a total of 216 dwelling units (inclusive of Inclusionary Housing Units), subject to certain conditions;
- Erf 2 shall be zoned "Private Open Space" including inter alia a clubhouse inclusive of a restaurant, gymnasium and ancillary and related uses for the use of the residents and guests, subject to certain conditions;
- Erf 3 shall be zoned "Special" for Stormwater attenuation dam purposes, sewerage package plant and any other uses related thereto, subject to certain conditions; and
- Erf 4 shall be zoned "Educational" permitting a creche/nursery school and/or childcare/childhood development centre and/or after care facility, including ancillary and related uses, subject to certain conditions.

The applicant reserves the right to amend the application to accommodate "Residential 1" zoned erven (in line with the proposed density), a private internal roadway erf/erven, erven to accommodate sewer/services infrastructure, and to divide/spread the "Private Open Space" erf into smaller erven throughout the proposed township. Furthermore, the applicant reserves the right to amend the township layout, accordingly, as further set out in the motivating memorandum.

The above application will be open for inspection weekdays from 08:00 to 15:30 at the offices of Leogem Property Projects, located at 51 Richards Drive, Halfway House, Midrand, for a period of twenty-eight (28) days from 3 April 2024. A copy of the application documents can be provided via email, at no cost, upon request to the authorised agent (contact details below). The application will also be placed on the City's e-platform for access by the public to inspect the application (www.joburg.org.za). The above application will also be open for inspection weekdays from 08:00 to 13:00 at Forum I, Block B, Braam Park Office Park, 33 Hoofd Street, Braamfontein, Johannesburg by appointment. For appointments, all interested parties should email landuseapplications@joburg.org.za. The application reference number is 20-07-5364.

Any objection(s) to or representation(s) in respect of the application must be lodged with or made in writing to **both** the authorised agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000, or an email sent to objectionsplanning@joburg.org.za, within a period of twenty-eight (28) days from 3 April 2024 and by no later than 2 May 2024. Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

AUTHORISED AGENT: Wiehann Gravett van den Berg and/or Lindie Foxley of Leogem Property Projects (Pty) Ltd.; P.O. Box 2734, Halfway House, 1685; Tel: (011) 805 1722; Fax: (011) 315 4044; Cell: 0847111544; Email: wiehann@leogemprop.com and/or lindie@leogemprop.com
Date of publication: 3 April 2024.

GENERAL NOTICE 379 OF 2024**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, have applied to the City of Johannesburg for an amendment to the land use scheme by the rezoning of the Portions 5 & 27 of Erf 675 Northcliff Extension 2 from "Residential 1" and "Educational" subject to conditions to "Educational", subject to conditions and for the removal of restrictive conditions from the Title Deed of Portion 5 of Erf 675 Northcliff Extension 2. The purpose of the applications will be to allow the existing school campus to be extended onto Portion 5 of Erf 675 Northcliff Ext 2.

SITE DESCRIPTION: PORTIONS 5 & 27 OF ERF 675 NORTHCLIFF EXTENSION 2
STREET ADDRESS: 33 BRIGISH DRIVE & 280 PENDORING ROAD, NORTHCLIFF
APPLICATION TYPE: REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE
REFERENCE NO'S: 20-01-5362 (REZONING) & 20/13/0372/2024 (REMOVAL OF RESTRICTIONS)

A copy of the application documentation will be supplied by the Authorised Agent, Beth Heydenrych, on request and free of charge, to any interested party. This information can be requested by sending an e-mail to admin@tplanning.co.za or by phoning 072-172-5589. The City Council will also ensure that the application can be viewed on their e-platform (www.joburg.org.za)

Any objections or representations with regard to the application must be submitted to the Registration Section of the Department of Development Planning via e-mail to objectionsplanning@joburg.org.za or to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339-4000 by no later than 1 May 2024. All objections must also be sent to the Authorised Agent at admin@tplanning.co.za. All objections must state the City Council Reference numbers 20-01-5362 (rezoning) & 20/13/0372/2024 (removal of restrictive conditions of title).

AUTHORISED AGENT: Beth Heydenrych Town Planning Consultant, P.O. Box 2444, Fourways, 2055
No 40 Wessel Road, Rivonia
Cell: 072 172 5589
admin@tplanning.co.za
Date of Advertisement : 3 April 2024

GENERAL NOTICE 380 OF 2024**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
PROPOSED LINDO PARK EXTENSION 5**

We CHD Properties Pty Ltd being the applicant / authorised agent of the owner of Remaining Extent of Portion 48 of the Farm Koedoespoort 325-JR and Portion 137 of the Farm Koedoespoort 325-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 establishment of the township to be known as Lindo Park Extension 5 on a part of Remaining Extent of Portion 48 of the Farm Koedoespoort 325-JR and part of Portion 137 of the Farm Koedoespoort 325-JR in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 03 April 2024 (*The first date of the publication of the notice set out in section 16(1)(f) of the By-law referred to above*), until 02 May 2024.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, or directly from the applicant 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: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001, 7th Floor Middestad Building, 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and/or comments: 02 May 2024

Address of applicant: CHD Properties Pty Ltd, PO Box 73 Lonehill 2062; 43 Pineslope Gardens, The Straight Avenue, Pineslopes.

Telephone Numbers; 082 921 2055 / 083 631 4409

Email: alan@cgdf.co.za / noel@cgdf.co.za

Dates on which notice will be published: 03 April 2024 and 10 April 2024

ANNEXURE

Name of township: Proposed Lindo Park Extension 5

Full name of applicant: CHD Properties Pty Ltd

Number of erven, proposed zoning and development control measures:

The proposed township comprises 2 erven as detailed below. These erven will be consolidated upon proclamation of the township to form a single erf.

The proposed zoning of the erven: Use Zone 3 - Residential 3, permitting Duplex Dwellings and Dwelling Units, Density, 120 dwelling units per hectare (permitting 508 dwelling units), Coverage 30%, Height four (4) storeys, Floor Area Ratio 0.65, Building Lines, 3 metres along street frontages, Parking, one (1) bay per Dwelling Unit.

The intention of the applicant in this matter is to establish a residential township comprising Duplex dwellings and Dwelling Units.

Locality and description of property on which township is to be established: The property is situated on the eastern side of Slater Road. It forms a crescent shaped property that also borders the Prasa railway line that runs through the local area. The street address for the site is not provided by the City of Tshwane Corporate GIS. It is along the full length of Slater Road. The township of Kilner Park is located to the west of the site.

The proposed township is situated on part of the Remaining Extent of Portion 48 of the Farm Koedoespoort 325-JR and part of Portion 137 of the Farm Koedoespoort 325-JR.

Reference: CPD 9/2/4/2-7232T Item No 38501

3-10

PLAASLIKE OWERHEID KENNISGEWING 380 VAN 2024
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DIE STIGTING VAN DORP IN TERME VAN ARTIKEL 16(4)
VAN DIE STAD TSHWANE VERORDENING OP DIE BESTUUR VAN GRONDGEBRUIK, 2016
VOORGESTELDE LINDO PARK UITBREIDING 5

Ons, CHD Properties Pty Ltd synde die aansoeker / gemagtigde agent van die eienaar van Oorblywende Deel van Gedeelte 48 van die Plaas Koedoespoort 325-JR en Gedeelte 137 van die Plaas Koedoespoort 325-JR gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp wat bekend staan as Lindo Park Uitbreiding 5 op 'n gedeelte van Oorblywende Deel van Gedeelte 48 van die Plaas Koedoespoort 325-JR en 'n deel van Gedeelte 137 van die Plaas Koedoespoort 325-JR ingevolge artikel 16(4) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 waarna in die Bylae hierby verwys word.

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 word by, of skriftelik gemaak word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 03 April 2024 (Die eerste datum van die publikasie van die kennisgewing uiteengesit in artikel 16(1)(f) van die Verordening waarna hierbo verwys word), tot 02 Mei 2024.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit, of direk vanaf die aansoeker soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant / Beeld en Star koerante.

Adres van Munisipale kantore: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001, 7de Vloer Middestadgebou, Thabo Sehumestraat 252, Pretoria.

Sluitingsdatum vir enige besware en/of kommentaar: 02 Mei 2024

Adres van applikant: CHD Properties Pty Ltd, Posbus 73 Lonehill 2062; Pineslope Gardens 43, The Straight Avenue, Pineslopes.

Telefoonnommers; 082 921 2055 / 083 631 4409

E-pos: alan@cgdf.co.za / noel@cgdf.co.za

Datums waarop kennisgewing gepubliseer sal word: 03 April 2024 en 10 April 2024

BYLAE

Naam van dorp: Voorgestelde Lindo Park Uitbreiding 5

Volle naam van aansoeker: CHD Properties Pty Ltd

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls:

Die voorgestelde dorp bestaan uit 2 erwe soos hieronder uiteengesit. Hierdie erwe sal by proklamasie van die dorp gekonsolideer word om 'n enkele erf te vorm.

Die voorgestelde sonering van die erwe: Gebruik Sone 3 - Residensieel 3, wat Dupleks Wonings en Wooneenhede toelaat, Digtheid, 120 wooneenhede per hektaar (wat 508 wooneenhede toelaat), Dekking 30%, Hoogte vier (4) verdiepings, Vloeroppervlakverhouding 0.65, Boulyne, 3 meter langs straatfronte, Parkering, een (1) baai per Wooneenheid.

Die voorneme van die applikant in hierdie aangeleentheid is om 'n residensiële dorp te stig wat bestaan uit Dupleks wonings en Wooneenhede.

Ligging en beskrywing van eiendom waarop dorp gestig gaan word: Die eiendom is geleë aan die oostekant van Slaterweg. Dit vorm 'n halfmaanvormige eiendom wat ook aan die Prasa-spoorlyn grens wat deur die plaaslike area loop. Die straatadres vir die terrein word nie deur die Stad Tshwane Korporatiewe GIS verskaf nie. Dit is oor die volle lengte van Slaterweg. Die dorp Kilner Park is wes van die terrein geleë.

Die voorgestelde dorp is geleë op 'n gedeelte van Oorblywende Deel van Gedeelte 48 van die Plaas Koedoespoort 325-JR en 'n gedeelte van Gedeelte 137 van die Plaas Koedoespoort 325-JR.

Verwysing: CPD 9/2/4/2-7232T Item No 38501

3-10

GENERAL NOTICE 381 OF 2024**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, **CITY CONSULT URBAN AND RURAL PLANNERS**, being the applicant of **PORTION 50 (PORTION OF PORTION 40) OF THE FARM ROOIKOPJES 483-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 Land in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The intention of the applicant in this matter is to subdivide the farm portion into eight (8) 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 3 April 2024 until 1 May 2024. 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, Die Beeld and The Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: City Planning, Development and Regional Services, Middestad Building, Seventh Floor, 252 Thabo Sehume street, Municipal Offices, Pretoria.

Address of Applicant: PO Box 35974, Menlo Park, 0102. 27 24th Street, Menlo Park. **Cell Number:** 072 444 6850.

E-mail: charlotte@cityconsult.co.za.

Dates on which notice will be published: **3 April 2024 and 10 April 2024.**

Closing dates for any objections and/or comments: **1 May 2024.**

Description of property: Portion 50 (Portion of Portion 40) of the farm Rooikopjes 483-JR situated at 2809 Noord Street, Rayton.

Number and area of proposed portions:

Proposed Portion 101	in extent approximately 1,00 ha
Proposed Portion 102	in extent approximately 1,06 ha
Proposed Portion 103	in extent approximately 1,01 ha
Proposed Portion 104	in extent approximately 1,22 ha
Proposed Portion 105	in extent approximately 1,02 ha
Proposed Portion 106	in extent approximately 1,07 ha
Proposed Portion 107	in extent approximately 1,15 ha
Proposed Portion 108	in extent approximately 1,05 ha
TOTAL	8,58 ha

Item No 39746

3-10

PLAASLIKE OWERHEID KENNISGEWING 381 VAN 2024

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VAN AANSOEK OM ONDERVERDELING VAN LANDBOUGGROND INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN STAD TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016

Ons, **CITY CONSULT URBAN AND RURAL PLANNERS**, synde die aansoeker namens die eienaar van **GEDEELTE 50 (GEDEELTE VAN GEDEELTE 40) VAN DIE PLAAS ROOIKOPJES 483-JR** gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016 dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Onderverdeling van Landbougrond ingevolge Artikel 16(12)(a)(iii) van Stad Tshwane Grondgebruikbestuursverordening, 2016 met betrekking tot die bogenoemde eiendom. Die aansoek is om die bogenoemde plaasgrond te onderverdeel in agt (8) gedeeltes.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word binne 'n tydperk van 28 dae vanaf 3 April 2024 tot 1 Mei 2024. Volledige besonderhede en planne (indien enige) lê ter insae gedurende normale kantoorure by die Munisipale Kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en The Citizen. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of verkry, kan 'n afskrif van die Munisipaliteit versoek word deur sodanige afskrif deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die applikant by indiening van die aansoek 'n afskrif elektronies stuur of die aansoek publiseer, met 'n bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant moet verseker dat die afskrif gepubliseer of wat aangestuur word aan enige belanghebbende en geaffekteerde party die afskrif is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-posadres of ander wyse moet voorsien waardeur die gemelde kopie elektronies verskaf moet word. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en te verkry nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te verkry, nie as gronde beskou word om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale Kantore: Stadsbeplanning, Ontwikkeling en Streeksdienste, Middestad Gebou, Eerste Vloer, Thabo Sehume straat 252, Pretoria. **Adres van Aansoeker:** Posbus 35974, Menlopark, 0102.

Selnommer: 072 444 6850. **E-Pos:** charlotte@cityconsult.co.za.

Datums waarop kennisgewing sal verskyn: **3 April 2024 en 10 April 2024.**

Sluitingsdatum vir enige besware en/of kommentare: **1 Mei 2024.**

Beskrywing van die eiendom: Gedeelte 50 (Gedeelte van Gedeelte 40) van die plaas Rooikopjes 483-JR geleë te Noord Straat 2809, Rayton.

Nommer en area van voorgestelde gedeeltes:

Voorgestelde Gedeelte 101	ongeveer 1,00 ha in grootte
Voorgestelde Gedeelte 102	ongeveer 1,06 ha in grootte
Voorgestelde Gedeelte 103	ongeveer 1,01 ha in grootte
Voorgestelde Gedeelte 104	ongeveer 1,22 ha in grootte
Voorgestelde Gedeelte 105	ongeveer 1,02 ha in grootte
Voorgestelde Gedeelte 106	ongeveer 1,07 ha in grootte
Voorgestelde Gedeelte 107	ongeveer 1,15 ha in grootte
Voorgestelde Gedeelte 108	ongeveer 1,05 ha in grootte
TOTAAL	8,5 ha

Item No 39746

3-10

GENERAL NOTICE 382 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

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

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

Site description: ERF 191 BRAMLEY Located at No 4 Eden Road, Bramley

Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" to "Business 2" permitting self-storage with ancillary and subservient offices and shop with conditions.

Application purpose: The purpose of the application is to permit the development of a multi-level self storage facility

The above application will be open for inspection from 08H00 to 15H30 at the registration counter, Department of Development Planning, Braampark Office Park, 33 Hoofd Street, Braampark, Johannesburg, Forum I, Block B. The application will also be available on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications"). The application reference number is 20-01-5348. The agent, being KiPD, can also provide any interested party, on request, with an electronic copy of the application. The application will be available to the public for a period of 28 (twenty-eight) days from **3 APRIL 2024**.

Any objection or representation concerning the application must be submitted in writing to both the agent and the Registration Section of the Department of Development Planning. The email addresses for the submission of an objection is objectionsplanning@joburg.org.za, and info@kipd.co.za, which must be emailed no later than **1 MAY 2024**.

Authorised Agent: Koplan Intuthuko Planning and Development Pty Ltd t/a KiPD
Street Address: 44 A Third Street, Linden, 2169.
Tel No.: (011) 888-8685 / 082 574 9318
E-mail address: info@kipd.co.za

GENERAL NOTICE 383 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

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

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

Site description: **ERVEN 184, 185, 186, 187, 188, 189 HYDE PARK EXTENSION 21 AND ERF 257 CRAIGHALL (located at 43 – 53 Hyde Lane, Hyde Park Extension 21 – directly to the west of Winnie Mandela Drive).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from “Business 4” to “Business 1” (subject to conditions).

Application purpose: The purpose of the application is to amend the existing zoning to “Business 1” permitting business purposes including hairdressing and beauty salons (excluding motor showrooms), shops, places of instruction, restaurants, showrooms, offices and medical suites. No increase in height, coverage and F.A.R. will be required.

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 registration counter, Department of Development Planning, Room 8100, 8th Floor A-Block, City of Johannesburg Metropolitan Centre, 158 Civic Boulevard, Braamfontein, **should for whatever reason access to the Local Authority buildings are not allowed an email can be sent to kerilengd@joburg.org.za** and on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on “Land Use”, followed by “Land Use Management”, followed by “Advertised Land Use Applications”. **The application reference number is (rezoning) 20-02-5370. The agent being Breda Lombard Town Planners can provide any interested party, on request, with an electronic copy of the application or the application can be inspected at 38 Bompas Road, Dunkeld.** 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 **3 APRIL 2024**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **1 MAY 2024**.

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

GENERAL NOTICE 384 OF 2024**PROVINCE OF GAUTENG****GAUTENG DEPARTMENT OF SPORT, ARTS, CULTURE AND RECREATION****GAUTENG PROVINCIAL LANGUAGES ACT, 2016****(ACT NO. 3 OF 2016)****DRAFT GAUTENG PROVINCIAL LANGUAGES (MODEL INTERNAL
LANGUAGE POLICY) REGULATIONS, 2018**

The Member of the Executive Council responsible for matters related to sport, arts, culture and recreation in the Province of Gauteng (the "MEC") intends, in terms of section 11(1) read with section 7(1) and (2) of the Gauteng Provincial Languages Act, 2016 (Act No. 3 of 2016) (the "Act"), to make the Regulations set out in the Schedule.

Members of the public and stakeholders within the Province of Gauteng are hereby under section 11(2) of the Act invited to submit, within 30 days of publication of this notice, written comments or representations in relation to the Regulations.

Written comments or representations may be sent or delivered to the person whose contact details appear below:

Mr Christian Lekalakala

Chief Director: Corporate Services

Gauteng Department of Sport, Arts, Culture and Recreation

35 Rissik Street, Surrey House Building

Marshalltown, Johannesburg

2107

Fax: (011) 355 – 2513 / Email: Christian.Lekalakala@gauteng.gov.za



Page 1 of 8

SCHEDULE

The Member of the Executive Council responsible for matters related to culture and linguistics in the Province of Gauteng has, in terms of section 11(1) read with section 7(1) and (2) of the Gauteng Provincial Languages Act, 2016 (Act No. 3 of 2016), made the Regulations in the Schedule.

ARRANGEMENT OF REGULATIONS

Regulations

1. Preamble
2. Definitions
3. Purpose of Regulations
4. Scope of Regulations
5. Model internal language policy
6. Short title

Annexure

Preamble

1. The Constitution in section 6 provides for eleven official languages for the Republic of South Africa (the "Republic"), recognises the historically diminished use and status of indigenous languages of the citizens of Republic and requires the State to take practical and positive measures to elevate the status and to advance the use of indigenous languages.

Section 6 also entitles the national government or provincial governments to use any particular official languages for the purposes of government, taking into account usage, practicality, expense, regional circumstances and the balance of the needs and preferences of the population as a whole or in the province concerned, but requires the national government and each provincial government to use at least two official languages.



Municipalities are required to take into account the language usage and preferences of their residents.

Section 6 further requires the national government and provincial governments, by legislative and other measures, to regulate and monitor their use of official languages and, without detracting from recognising the historically diminished use and status of indigenous languages and requiring the State to take practical and positive measures to elevate the status and to advance the use of these languages, requires all official languages to enjoy parity of esteem and to be treated equally.

To this end, the Act provides for the designation of official languages for the Province, for the regulation and monitoring of the use of official languages by the provincial organs of State, for the development and adoption of internal language policies by provincial organs of State, for the establishment of a Gauteng Provincial Language Unit, for the responsibilities of and reporting heads of provincial organs of State, and for issuing of regulations by the MEC prescribing a model internal language policy for provincial organs of State and the form and manner of reporting by provincial heads of organs of State.

These Regulations are therefore made and issued to fulfil the obligations imposed on the MEC by virtue of section 11(1) read with section 7(1) and (2) of the Act, which Act came into operation on 28 February 2018.

Definitions

2. (1) In these Regulations, unless the context indicates otherwise—
- "**relevant executive authority**" means—
- (a) a Member of the Executive Council under whose portfolio the provincial organ of State falls, and includes the MEC;
 - (b) a Mayor of a municipality, or of a municipal entity or enterprise of a municipality; or
 - (c) the Speaker of the Provincial Legislature; and



"the Act" means the Gauteng Provincial Languages Act, 2016 (Act No. 3 of 2016).

- (2) A word or an expression to which a meaning has been assigned in the Act, retains that meaning.
- (3) A reference to a section refers to the corresponding section of the Act.

Purpose of Regulations

3. The purpose of these Regulations is to prescribe a model internal language policy contemplated in section 7(1) read with (2) of the Act for use by provincial organs of State mentioned under regulation 4 in the development, adoption and implementation of their internal language policies in terms of section 7(3) of the Act.

Scope of Regulations

4. These Regulations apply to—
 - (a) the provincial Executive Council, including all its organs of State;
 - (b) provincial departments and administrations;
 - (c) provincial public entities and enterprises;
 - (d) the Provincial Legislature, including every organ of State of the Provincial Legislature;
 - (e) a municipality in the Province, including every organ of State of that municipality contemplated in—
 - (i) the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000); and
 - (ii) Local Government: Municipal Structures Act, 1998 (Act No. 117 of 1998); and
 - (f) a municipal entity and enterprise of a municipality in the Province established in terms of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), read with the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003).



Model internal language policy

5. An internal language policy developed, adopted and implemented by a provincial organ of State mentioned under regulation 4 in terms of section 7(3) of the Act must correspond substantially with the Annexure attached to these Regulations.

Short title

6. These Regulations are called the Gauteng Provincial Languages (Model Internal Language Policy) Regulations, 2018.



Annexure**Content and Form of Model Internal Language Policy**

1. An internal language policy of a provincial organ of State contemplated in section 7(3) of the Gauteng Languages Act, 2016 must be consistent with section 6(3) of the Constitution and the Act and must, among others, state—
 - (a) the purpose or object of the policy;
 - (b) the nature of the provincial organ of State describing, among others—
 - (i) the mandate of that organ of State;
 - (ii) the regulatory framework applicable to the provincial organ of State;
 - (iii) the nature of services provided by the provincial organ of State; and
 - (iv) regions or geographic locations where services are provided;
 - (c) the designated official languages that a provincial organ of State will use for government purposes in regions or geographic locations where services are provided;
 - (d) how a provincial organ of State will use the designated official languages for government purposes in regions or geographic locations where services are provided, among others—
 - (i) to communicate effectively with members of the public;
 - (ii) when compiling forms;
 - (iii) in public notices and announcements, public information signs, signage identifying facilities and services;
 - (iv) in government reports, documents, records, transcripts and other official publications intended for public distribution; and
 - (v) at hearings and other official proceedings;
 - (e) how a provincial organ of State will communicate with members of the public whose language of choice is not one of the designated official languages for government purposes in regions or geographic locations where services are provided, among others—



- (i) providing a procedure to enable members of the public to receive services in a language other than the designated official languages, which may include translation or interpretation services, or both; and
 - (ii) stipulating the time periods that will apply to such procedure;
 - (f) how a provincial organ of State will communicate with members of the public whose language of choice is South African sign language by, among others—
 - (i) providing a procedure to enable members of the public to receive services in South African sign language; and
 - (ii) stipulating the time periods that will apply to such procedure;
 - (g) how members of the public may access the policy by describing—
 - (i) which designated official languages the policy will be published in: Provided that the policy must be published in at least the designated official languages;
 - (ii) where the policy will be available in hardcopy and electronically, and the procedure to enable members of the public to access the policy; and
 - (iii) whether the policy will be available in Braille and, if so, the procedure to enable members of the public to access the policy in Braille; and
 - (h) a complaints mechanism regarding the use of designated official languages by a provincial organ of State, in the form contemplated in paragraph 2 below.
- 2. (a) Any person who is dissatisfied with a decision of a provincial organ of State regarding its use of designated official languages may lodge a complaint addressed to the head of the provincial organ of State concerned.
- (b) The complaint must be delivered—
 - (i) to the street address of the head office of the provincial organ of State;
 - (ii) by registered post remitted to the head of the provincial organ of State at the postal address of the head office of the provincial organ of State; or
 - (iii) by fax or email to the head of the provincial organ of State concerned.



- (c) The complaint must—
 - (i) be in writing;
 - (ii) be lodged within three months of the complaint arising;
 - (iii) state the name, address and contact information of the person lodging the complaint; and
 - (vi) provide a full and detailed description of the complaint.
 - (d) The head of the provincial organ of State concerned may request a complainant to—
 - (i) supply additional information necessary to consider the complaint; and
 - (ii) attend a meeting for the purposes of making oral enquiry into the complaint.
 - (e) The head of the provincial organ of State concerned must—
 - (i) no later than three months after the complaint was lodged, consider the complaint and make a decision; and
 - (ii) inform the complainant in writing of the decision.
3. (a) A complainant not satisfied with a decision contemplated in 2(e) may lodge an appeal with the relevant executive authority responsible for the provincial organ of State concerned.
- (b) The appeal must—
 - (i) be in writing;
 - (ii) be lodged within one month of receipt of a decision contemplated in paragraph 2(e);
 - (iii) state the name, address and contact details of the person lodging the appeal; and
 - (iv) provide a full and detailed description of the complaint.
 - (c) The relevant executive authority concerned must—
 - (i) no later than three months after the appeal was lodged, consider the appeal and make a decision; and
 - (ii) inform the appellant in writing of the decision.



GENERAL NOTICE 385 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008, (REVISED 2014) READ WITH SECTIONS 16(3) AND 23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016**

I, Peter Cooke, the proprietor of Plans Central, being the applicant, in respect of Erf 53, Mabopane–N hereby give notice in terms of Section 16 and Schedule 13 of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the Consent Use to operate as a Funeral Undertaker in terms of the provisions of clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised 2014). The property is situated at: 7066 Ponelelope Street, Mabopane-N. The current zoning of the property is: Industrial 1. The purpose of the application is to Establish a funeral undertakers as defined in the Tshwane Town-Planning Scheme 2008 (revised 2014)

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 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: 3 April 2024 until: 2 May 2024. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and the offices of Plans Central as set out below, for a period of 28 days from the date of first publication of the 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 by email to newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through from the applicant: pcplans.sa@gmail.com by 2 May 2024. In addition, the applicant may upon submission of the application either forward a copy electronically to any interested and affected party and may publish the application on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the same land development application 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 the 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 any interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal Offices: Region One Spatial Planning dept, room f4, 16 Dale Road, Karenpark, Akasia. Closing date for any objections and/or comments is 2 May 2024

Address of applicant: Peter Cooke, Plans Central, 17 Latona Street, Kensington, Johannesburg, 2094. Email: pcplans.sa@gmail.com Tel: 071 686-2936. Our Ref: M7018 AVBMAB Dates of Publication: 3 April 2024; Reference Item No 39090

PLAASLIKE OWERHEID KENNISGEWING 385 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008, (HERSIEN 2014) GELEES SAAM MET ARTIKELS 16(3) EN 23 VAN DIE STAD TSHWANE GRONDGEBRUIK-2016**

Ek, Peter Cooke, die eienaar van Plans Central, synde die applikant, ten opsigte van Erf 53, Mabopane–N gee hiermee kennis ingevolge Artikel 16 en Bylae 13 van Tshwane Grondgebruikbestuursverordening, 2016 dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir die Toestemmingsgebruik om as 'n Begrafnisondernemer te funksioneer ingevolge die bepalings van klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014). Die eiendom is geleë te: Ponelelopestraat 7066, Mabopane-N. Die huidige sonering van die eiendom is: Nywerheid 1 (gebruiksone 10) Die doel van die aansoek is om 'n begrafnisondernemer te vestig soos omskryf in die Tshwane Dorpsbeplanningskema 2008 (hersien 2014)

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 wat die beswaar(s) indien nie en /of kommentaar(s), moet ingedien word by, of skriftelik gemaak word aan: Stadsbeplanning en Ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf: 3 April 2024 tot: 2 May 2024. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore en die kantore van Planne besigtig word Sentraal soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur dit per e-pos aan newlanduseapplications@tshwane.gov.za te versoek, alternatiewelik deur so 'n afskrif deur te versoek by die aansoeker: pcplans.sa@gmail.com teen 2 May 2024. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n kopie elektronies aan enige belanghebbende en geaffekteerde party stuur en kan die aansoek op hul webwerf publiseer, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, dieselfde grondontwikkelingsaansoek is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te verkry nie, sal die versuim deur enige belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie beskou word as gronde om die verwerking en oorweging te verbied. van die aansoek. 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 die kennisgewing in die Provinsiale Koerant. Adres van Munisipale Kantore: Streek Een Ruimtelike Beplanning afd, kamer f4, Daleweg 16, Karenpark, Akasia. Sluitingsdatum vir enige besware en/of kommentaar is 2 May 2024.

Adres van aansoeker: Peter Cooke, Plans Central, Latonastraat 17, Kensington, Johannesburg, 2094. E-pos: pcplans.sa@gmail.com Tel: 071 686-2936. Ons Verw: M7018 AVBMAB Publikasiedatums: 3 April 2024; Verwysing Item No 39090

PROCLAMATIONS • PROKLAMASIES

PROCLAMATION NOTICE 37 OF 2024

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

IN TERMS OF SECTION 103(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES POMONA EXTENSION 144 TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY AVENG (AFRICA) PROPRIETARY LIMITED (REGISTRATION NUMBER 1931/003300/07) (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 192 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN 31 IR., PROVINCE OF GAUTENG HAS BEEN GRANTED.

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

The name of the township shall be **Pomona Extension 144**.

(2) **DESIGN**

The township shall consist of Erven and a street as indicated on **SG Plan No. 3160/2011**

(3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

i. All Erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following conditions which will not be passed on to the owners of Erven in township:

*“The original remaining extent of Portion A of the farm “RIETFONTEIN” 18, district Benoni, measuring as such 1205,8671 hectares, (comprised of Portions “C” and “D” now forming portion of portion “G” of portion “A” of the said Farm held under Certificate of Amended Title No. 4882/1924, Portion “E” measuring 17,9872 hectares, held under Deed of Transfer No. 3159/1919, and the remaining extent measuring as such, 236,6626 hectares, held under Deed of Transfer No. 3708/17 of which the aforesaid Holding is a portion - **IS ENTITLED** to one half of the water coming out of the fountain (running from three sources) situate near the Western Boundary line of that portion of the property held under the said Certificate of Amended Title No 4882/1924, indicated on the diagram annexed to the said Certificate of Amended Title by the figure, a, F, b, G e, o, p, u, t, O and close to the Kaffir Dam, namely the dam from which a furrow is led to the Windmill and the right to lead the water aforesaid by means of pipes or a water furrow on to the said original remaining extent of Portion A, measuring as such 1205,8671 hectares, (now comprised as aforesaid), with the further right of access to the fountain and pipes or furrow for the purposes of up-keep and repair”*

ii. FURTHER SUBJECT TO THE FOLLOWING RESTRICTIVE CONDITIONS INCLUDING A REVERSIONARY RIGHT AND PRE-EMPTIVE RIGHT in favour of the EKURHULENI METROPOLITAN MUNICIPALITY:

1.1 In the event that the Transferee is not granted the necessary rights required or is unable to comply with any requirements insisted upon by the Gauteng Department of Agriculture

Conservation Environment and Land Affairs, to the effect the development on the Property the Transferee shall be entitled to re-transfer the property to the Transferor, or its Successors in Title, and to be re-imbursed for the said property on pro-rata basis based on the Purchase Price

- (4) **ACCESS**
Access to the township will be allowed off Ascolana Street and must be to the satisfaction of the Municipality.
- (5) **ENGINEERING SERVICES**
The applicant shall be responsible for the installation and provision of internal engineering services.
- (6) **DEMOLITION OF BUILDINGS AND STRUCTURES**
The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.
- (7) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense, make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (8) **REMOVAL OF LITTER**
The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.
- (9) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in with that of the existing road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.
- (10) **NOTARIAL TIE OF ERVEN**
Erven 3278 and 3279 shall be notorially tied after proclamation of the township, before the Erven becomes transferable.

2. **CONDITIONS OF TITLE**

All Erven shall be subject to the following conditions, imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- (1) **ERVEN 3278 AND 3279**
 - (i) The Erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle Erf, and 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 structures 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 course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI LAND USE AMENDMENT SCHEME: K0152C
POMONA EXTENSION 144 TOWNSHIP**

City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of City of Ekurhuleni Land Use Scheme, 2021, comprising the same land as included in the township of **Pomona Extension 144**.

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

This amendment is known as City of Ekurhuleni Amendment Scheme **K0152C** and shall come into operation on the date of publication of this notice.

(Notice No : CP003.2024)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Date of publication : 03/04/2024

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 298 OF 2024****CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE TSHWANE TOWN
PLANNING SCHEME, 2008 (REVISED 2014)**

We, Tbkay Design and Construction, being the applicant on behalf of the property owner of Erf 1/122, Andeon Holding, Pretoria Township, 105 Verreyne Street, hereby give notice in terms of Section 16(1) of the Tshwane Town Planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for the Rezoning for Business 2 in order to establish a Builder's Yard. The property is situated at: Pretoria Township, Andeon Holdings. The current zoning of the property is Agricultural; the intention of the property owner in this matter is to: establish a Builder's Yard. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 27 March 2024 to 09 May 2024. Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: Pretoria Office: 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: 09 May 2023.

Address of applicant: Street Address: 1749 Salie Gardens Complex, Salie Street, Chantelle
Contact Number: 073 036 0479
Email: ntlatlengkatlego@gmail.com
Dates on which notices will be published: 27 March 2024 and 03 April 2024.
(Item No. 39665)

27-3

PROVINSIALE KENNISGEWING 298 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, Tbkay Design and Construction, synde die aansoeker namens die eiendomseienaar van Erf 1/122, Andeon Holding, Pretoria Dorpsgebied, Verreynestraat 105, gee hiermee kennis ingevolge Artikel 16(1) van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Hersonering vir Besigheid 2 ten einde 'n Bouer's Yard te vestig. Die eiendom is geleë by: Pretoria Township, Andeon Holdings. Die huidige sonering van die eiendom is Landbou; die bedoeling van die eiendomseienaar in hierdie aangeleentheid is om: 'n Bouerswerf te vestig. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Die Groefhoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 27 Maart 2024 tot 09 Mei 2024. Volledige besonderhede en planne 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 kennisgewing in die Provinsiale Koerant. Adres van Munisipale kantore: Pretoria Kantoor: 1ste Vloer, Middestadgebou, Thabo Sehumestraat 252, Pretoria. Sluitingsdatum vir enige besware en/of kommentaar: 09 Mei 2023.

Adres van aansoeker: Straatadres: Salie Gardens Complex 1749, Saliestraat, Chantelle
Kontaknommer: 073 036 0479
E-pos: ntlatlengkalego@gmail.com
Datums waarop kennisgewings gepubliseer sal word: 27 Maart 2024 en 03 April 2024.
(Item No. 39665)

27-3

PROVINCIAL NOTICE 303 OF 2024**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF A SIMULTANEOUS STREET CLOSURE, SUBDIVISION AND REZONING APPLICATION IN TERMS
OF SECTIONS 70 AND 58 AND SECTION 45 OF THE MOGALE CITY LOCAL MUNICIPALITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, Hunter Theron Inc., being the applicant, hereby give notice in terms of Section 45(2)(a) of the Mogale City Local Municipality Land Use Management By-Law 2018, that we have applied to the Mogale City Local Municipality in terms of Section 70 of the Mogale City Local Municipality Spatial Planning and Land Use Management By-law, 2018 for permanent closure of a part of Camelot Street, in terms of Section 58 of the Mogale City Local Municipality Spatial Planning and Land Use Management By-law, 2018 for subdivision of a part of Camelot Street measuring approximately 956m² and in terms of Section 45 of the Mogale City Local Municipality Spatial Planning and Land Use Management By-law, 2018 for amendment of the Mogale City Local Municipality Land Use Scheme, 2022 by the rezoning of a part of Camelot Street (measuring approximately 956m²) from "Roads, Railways & Air" to "Special" for purposes of a private road, conveyance of engineering services, an access gate with access control and associated structures, subject to conditions.

Physical address: Part of Camelot Street within Ruimsig Noord Extension 5 Township, being the part of Camelot Street currently accommodating the guard house and access control structures to the Ruimsig Country Estate.

Any objections and/or comments, including the grounds for such objections and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objections and/or comments, shall be lodged with or made in writing to the Municipal Manager at PO Box 94, Krugersdorp 1740, or email pauline.mokale@mogalecity.gov.za and christo.mogalecity@outlook.com Tel No. : 011 951-2004 with a **copy to the applicant (details below)** from 27 March 2024 to 24 April 2024

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices as well as the office of the applicant between 09:00-15:00 Monday to Fridays, as set out below, for a period of 28 (twenty-eight) days from 27 March 2024

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

Closing date for any objections and/or comments: 24 April 2024

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

Dates on which notice will be published: 27 March 2024 and 3 April 2024

27-3

PROVINCIAL NOTICE 304 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR REZONING OF LAND IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Steyn Swanepoel, being the applicant and authorised agent of the registered owner of **Erf 3054 Garsfontein X10** 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 rezoning of the mentioned property as described below. The property can be located at 649 Lassie Street Garsfontein. The purpose of this application is to change the rights for "Residential 1" to "Business 4" for purposes to use the property for offices. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 27 March 2024 (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 April 2024 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Dssconsulting as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za and/or Dssconsulting@mweb.co.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Address of Municipal offices: The application can be electronically perused at **City of Tshwane Metropolitan Municipality: Centurion Municipal Offices, Room E10, Corner Basden- and Rabie Streets, Centurion**. Closing date for any objections and/or comments: 24 April 2024. Address of applicant (Physical as well as postal address): 362 Oberon Avenue, Faerie Glen, Pretoria, and P.O. Box 724, Elarduspark, 0153; Tel: 081 896 6413; Email: dssconsulting@mweb.co.za; Reference: Q-3054 Gars. Dates on which notice will be published: 27 March 2024 and 3 April 2024. **COUNCIL REFERENCE: Item Number: 39642**

27-3

PROVINSIALE KENNISGEWING 304 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR DIE AANSOEK VIR HERSONERING VAN GROND INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Steyn Swanepoel, synde die gemagtigde agent van die geregistreerde eienaar van **Erf 3054 Garsfontein X10** gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Hersonering van die eiendom soos hieronder beskryf. Die eiendom kan gevind word by 649 Lassie Street, Garsfontein. Die doel van die aansoek is om die regte wysig van "Residensiel 1" na "Besigheid 4" vir die doeleindes om kantore te vestig op die eiendom. Enige besware en/of kommentare wat duidelik die gronde van die beswaaren die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 27 Maart 2024 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot 24 April 2024 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za en/of dssconsulting@mweb.co.za. Adisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afkrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aangeheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. Adres van Munisipale Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, die aansoek kan elektronies deurgeslees word by Centurion Municipal kantore, kamer E10, hoek van Basden- and Rabie Streets, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 24 April 2024. Adres van agent: 362 Oberon Avenue, Faerie Glen, Pretoria en, Posbus 724, Elarduspark, 0153; Tel: 081 896 6413; Epos: dssconsulting@mweb.co.za. Verwysing: Q-3054 Gars. Datums waarop die advertensie geplaas word: 27 Maart 2024 en 3 April 2024.: **Verwysing (Stadsraad): Item Number: 39642**

27-3

PROVINCIAL NOTICE 310 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF TITLE CONDITIONS IN A 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 authorized applicant of the owner of Portion 10 of Erf 205 Murrayfield hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of restrictive title deed conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at: Number 10 De La Mont, Murrayfield.

The removal of restrictive title deed conditions application is for the removal of conditions A; B(c); B(d); B(e); B(f); B(g); B(h); B(i); B(l); B(m); B(n), B(n)(i), B(n)(ii); B(o), Condition B(p); B(t), (t)(i), (t)(ii) of the title deed T165664/2006, subject to certain conditions.

The intention of the applicant in this matter is to: remove the restrictive title deed conditions as described above to allow or the approval of building plans on the property as described above.

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(s) or body(ies) 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 **27 March 2024 to 24 April 2024**. 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 this notice in the Gauteng Provincial Gazette, Beeld and Citizen newspapers.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za.

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

Address of Municipal offices:

7th Floor, 252 Thabo Sehume Street, Middestad Building, Pretoria

Closing date for any objections and/or comments: **24 April 2024**

Address of applicant: Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042

Tel: 012 361 5095

Email: info@mpdp.co.za

Date(s) on which notice will be published: **27 March 2024** and **03 April 2024**

ITEM NO: 39715

27-3

PROVINSIALE KENNISGEWING 310 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING, WYSIGING OF OPSKORTING VAN TITELVOORWAARDES IN 'N TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURS BYWET, 2016**

Ons, Multiprof Property Intelligence (Edms) Bpk, synde die gemagtigde aplikant te wees namens die eienaar van Gedeelte 10 van Erf 205 Murrayfield, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs Bywet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende titelakte voorwaardes ingevolge Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuurs Bywet, 2016. Die eiendom is geleë op: Nommer 10 De La Mont, Murrayfield.

Die opheffing van beperkende titelaktevoorwaardes aansoek is vir die opheffing van voorwaardes A; B(c); B(d); B(e); B(f); B(g); B(h); B(i); B(l); B(m); B(n), B(n)(i), B(n)(ii); B(o), Condition B(p); B(t), (t)(i), (t)(ii) van die titelakte T165664/2006, onderworpe aan sekere voorwaardes

Die voorneme van die aplikant in hierdie saak is om: die beperkende titelaktevoorwaardes soos hierbo beskryf te verwyder om bouplanne op die eiendom soos hierbo beskryf goed te keur.

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 persoon(ne) of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet ingedien word by, 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 Maart 2024** tot **24 April 2024**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, 'n afskrif kan van die Munisipaliteit aangevra word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, die aplikant kan by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese afskrif of op hul webwerf, indien enige. Die aplikant moet toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die afskrif is wat by die Munisipaliteit ingedien is aan 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 moet gee om die afskrif 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 aplikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende of 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 Munisipale kantore:

7^{de} Vloer, 252 Thabo Sehume Straat, Middestad Gebou, Pretoria

Sluitingsdatum vir enige besware en/of kommentaar: **24 April 2024**

Adres van aplikant: Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042

Tel: 012 361 5095

E-pos: info@mpdp.co.za

Datum(s) waarop kennisgewing sal verskyn: 27 Maart 2024 en 03 April 2024

ITEM NO: 39715

27-3

PROVINCIAL NOTICE 311 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF TITLE CONDITIONS IN A 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 authorized applicant of the owner of Portion 42 of the Farm Kameeldrift 298-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 removal of restrictive title deed conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at: Number 1757 Witstinkhout Lane, Kameeldrift.

The removal of restrictive title deed conditions application is for the removal of conditions B (a), B (b), B (c), and B (d), of the title deed T18889/1971, subject to certain conditions. The intention of the applicant in this matter is to: remove the restrictive title deed conditions as described above to allow the approval of an Institution and the approval of building plans on the property as described above.

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(s) or body(ies) 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 **27 March 2024** to **24 April 2024**. 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 this notice in the Gauteng Provincial Gazette, Beeld and Citizen newspapers.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za.

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

Address of Municipal offices:

7th Floor, 252 Thabo Sehume Street, Middestad Building, Pretoria

Closing date for any objections and/or comments: **24 April 2024**

Address of applicant: Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042

Tel: 012 361 5095

Email: info@mpdp.co.za

Date(s) on which notice will be published: **27 March 2024** and **03 April 2024**

ITEM NO: 39660

27-3

PROVINSIALE KENNISGEWING 311 VAN 2024

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING, WYSIGING OF OPSKORTING VAN TITELVOORWAARDES IN 'N TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURS BYWET, 2016

Ons, Multiprof Property Intelligence (Edms) Bpk, synde die gemagtigde aplikant te wees namens die eienaar van Gedeelte 42 van die Plaas Kameeldrift 298-JR, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs Bywet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende titelakte voorwaardes ingevolge Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuurs Bywet, 2016. Die eiendom is geleë op: Nommer 1757 Witstinkhout Lane, Kameeldrift.

Die opheffing van beperkende titelaktevoorwaardes aansoek is vir die opheffing van voorwaardes B (a), B (b), B (c), en B (d) van die titelakte T18889/1971, onderworpe aan sekere voorwaardes

Die voorneme van die aplikant in hierdie saak is om: die beperkende titelaktevoorwaardes soos hierbo beskryf te verwyder om goedkeuring te kry vir 'n Instansie en vir die goedkeuring vir bouplanne op die eiendom soos hierbo beskryf goed te keur.

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 persoon(ne) of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet ingedien word by, 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 Maart 2024** tot **24 April 2024**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, 'n afskrif kan van die Munisipaliteit aangevra word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, die aplikant kan by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese afskrif of op hul webwerf, indien enige. Die aplikant moet toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die afskrif is wat by die Munisipaliteit ingedien is aan 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 moet gee om die afskrif 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 aplikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende of geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verboed nie.

Adres van Munisipale kantore:

7^{de} Vloer, 252 Thabo Sehume Straat, Middestad Gebou, Pretoria

Sluitingsdatum vir enige besware en/of kommentaar: **24 April 2024**

Adres van aplikant: Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042

Tel: 012 361 5095

E-pos: info@mpdp.co.za

Datum(s) waarop kennisgewing sal verskyn: 27 Maart 2024 en 03 April 2024

ITEM NO: 39660

27-3

PROVINCIAL NOTICE 313 OF 2024**NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Lorenzo Giovannoni, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the authorised agent of the owner of ERF 24 BROOKLYN hereby gives notice in terms of Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 for amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) by the rezoning of ERF 24 BROOKLYN from "Special" for Residential Buildings with a density of 110 dwelling units maximum and ancillary and subservient uses such as Shops, Places of Refreshment, launderette, and a hairdresser for the exclusive use of residents and visitors to "Special" for Residential Buildings with a density of 112 dwelling units maximum and ancillary and subservient uses such as Shops, Places of Refreshment, launderette, and a hairdresser for the exclusive use of residents and visitors, subject to conditions contained in an Annexure T. The property is situated at 77 Lynnwood Road, Brooklyn. The intention of the applicant in this matter is to rezone the property to make provision for two additional dwelling units to the existing zoning of the property. All the other development controls will remain unchanged.

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 Strategic Executive Director: Economic Development and Spatial Planning Department, Middestad Building, 252 Thabo Sehume Street, Pretoria or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 27 March 2024 until 24 April 2024. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Full particulars of the application and plans (if any) will lie for inspection at the Municipal offices at the address set out above and at the offices of Metroplan at the address provided below for a period of 28 days from 27 March 2024. 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 27 March 2024.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: 012 804 2522; and E-mail: laurenzo@metroplan.net / mail@metroplan.net
Notice(s) will be placed onsite for 14 days from: 27 March 2024.

Dates on which notices will be published: 27 March 2024 and 3 April 2024.

Closing date for objection(s) and or comment(s): 24 April 2024.

Item Number: 39706

27-3

PROVINSIALE KENNISGEWING 313 VAN 2024**KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Lorenzo Giovannoni, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van ERF 24 BROOKLYN gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering van ERF 24 BROOKLYN vanaf "Spesiaal" vir Residensiële geboue met 'n digtheid van 110 wooneenhede maksimum en bykomende en ondergeskikte gebruike soos winkels, verversingsplekke, wassery en 'n haarkapper vir die uitsluitlike gebruik van inwoners en besoekers na "Spesiaal" vir Residensiële geboue met 'n digtheid van 112 wooneenhede maksimum en bykomende en ondergeskikte gebruike soos winkels, verversingsplekke, wassery en 'n haarkapper vir die uitsluitlike gebruik van inwoners en besoekers onderhewig aan voorwaardes vervat in 'n Bylaag T. Die eiendom is geleë te Lynnwoodweg 77, Brooklyn. Die voorneme van die applikant in hierdie saak is om die eiendom te hersoneer om voorsiening te maak vir twee addisionele wooneenhede tot die bestaande sonering van die eiendom. Al die ander ontwikkelingskontroles sal onveranderd bly.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestadgebou, 252 Thabo Sehume Straat, Pretoria of Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za ingedien word, om die Stadsraad te bereik vanaf 27 Maart 2024 tot 24 April 2024. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word by die e-posadresse hieronder verskaf.

Volledige besonderhede van die aansoek en planne (indien enige) sal ter insae lê by die Munisipale Kantore by die adres soos aangedui hierbo en by die kantore van Metroplan by die adres hier onder verskaf vir 28 dae vanaf 27 Maart 2024. 'n Afskrif en/of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n e-pos versoek, wat binne 28 dae vanaf 27 Maart 2024 ontvang word.

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

Kennisgewing(s) sal op die perseel geplaas word vir 14 dae vanaf: 27 Maart 2024.

Datums waarop kennisgewings gepubliseer word: 27 Maart 2024 and 3 April 2024.

Sluitingsdatum vir beswaar(e) en/of kommentaar: 24 April 2024.

Item Nommer: 39706

27-3

PROVINCIAL NOTICE 314 OF 2024

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

We, New Town Town Planners, being the applicant and authorised agent of the registered owners of the **Erf 101 Maroelana X3** 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 53, Dely road Maroelana. The rezoning of the mentioned erf is from “**Residential 1**” to “**Business 4**” for offices and dwelling units subject to certain conditions. The intention of the applicant is to obtain the land use rights for offices and a dwelling house. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 27 March 2024 (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 April 2024 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of New Town Town Planners as set out below, for a period of 28 days from the 27 March 2024 first date of publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality; Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices. **Closing date for any objections and/or comments:** 27 April 2024. **Address of applicant (Physical as well as postal address):** 60th 22nd Street Menlo Park and New Town Town Planners CC, Posbus 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; **Reference:** A1468. **Dates on which notice will be published:** 27 March 2024 and 3 April 2024. **Reference (Council):** Item Number: 39615

27-3

PROVINSIALE KENNISGEWING 314 VAN 2024

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

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaars van Erf 101 Maroelana X3 gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te Dely straat 53, Maroelana. Die hersonering van die bogenoemde erf is vanaf “**Residensieel 1**” na “**Besigheids 4**” vir kantore een wooneenhede, onderhewig aan sekere voorwaardes. Die voorneme van die eienaar is om die grongebruiksregte vir kantore en n woonhuis te bekom. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waaronder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 27 Maart 2024 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot 24 April 2024 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te proseseer of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit; Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 27 April 2024. **Adres van agent:** 60 22ste straat Menlo Park en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; **Verwysing:** A1412. **Datums waarop die advertensie geplaas word:** 27 Maart 2024 en 3 April 2024. **Verwysing (Stadsraad):** 39615

27-3

PROVINCIAL NOTICE 319 OF 2024**NOTICE OF AN APPLICATION IN TERMS OF SECTION 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, Ina Jacobs, of the firm Metroplan Town Planners and Urban Designers (Pty) Ltd. (Reg no 1992/006580/07) ("Metroplan"), being the authorised agent of the owner of Erf 162 Ontdekkerspark, hereby gives notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that we have applied to the City of Johannesburg Metropolitan Municipality for the amendment of the Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 162 Ontdekkers Park, situated at 327 Ontdekkers Service Road, in Ontdekkerspark, from "Business 4" to "Business 4" with a height of 3 storeys, coverage of 40% and FAR of 0.65 and the simultaneous removal of title conditions 1.(a), 1.(b), 1.(c), 1.(d), 1.(e), 1.(f), 1.(h), 1.(i), 1.(j) including subheading i. and ii., 1.(k) and 1.(l) from Title Deed T20885/2023 in terms of Section 41 of the City of Johannesburg Land Use Management By-law, 2016. The purpose of the application is to allow for the construction of an office development on the property.

Full particulars of the application and plans (if any) may be inspected Monday to Friday between 8:00 and 13:00 by appointment only (appointments can be made at LanduseApplications@joburg.org.za) at the Registration Counter, Department of Development Planning, Johannesburg Municipal Office at Bram Park, JPC, Forum I (Block B) Building, or on the City of Johannesburg's e-platform (eservices.joburg.org.za click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications") and during normal office hours at the office of Metroplan at the address provided below for a period of 28 days from 3 April 2024. A copy and/or details of the application can 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 3 April 2024.

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 submitted in writing to both the authorised agent at the e-mail addresses provided below and the Registration Section at the City of Johannesburg 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 send to ObjectionsPlanning@joburg.org.za by no later than 1 May 2024. Any objection(s) and/or comment(s), not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-law 2016 may be deemed invalid and may be disregarded during the assessment of the application.

Authorised Agent: Metroplan Town Planners and Urban Designers (Pty) Ltd. Postal Address: P O Box 916 Groenkloof, 0027, Pretoria, Physical Address: 96 Rauch Avenue, Georgeville, Pretoria, 0184, Tel: 012 804 2522, E-mail: ina@metroplan.net/ mail@metroplan.net

Date of publication: 3 April 2024

Closing date for objections: 1 May 2024

PROVINCIAL NOTICE 320 OF 2024**CITY OF JOHANNESBURG**

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

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

Notice is given further that this provisional/ interim approval should not be considered and/or construed /and /or
interpreted and/or deemed to be a final approval.

SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Hyde Park	5TH ROAD HYDE PARK NPC	388	5 th Road near its intersection with 1 st Road	<ul style="list-style-type: none"> • A 24-hour manned boom gate. (Booms to be left in an upright position between 06h00 - 09h00 and 15h30 - 18h00) • Pedestrian Gate with 24-hour unhindered pedestrian access.
			5 th Road near its intersection with North Road.	<ul style="list-style-type: none"> • A 24-hour manned boom gate. (Booms to be left in an upright position between 06h00 - 09h00 and 15h30 - 18h00) • Pedestrian gate with 24-hour unhindered pedestrian access.

Should there be no objections the restriction will officially come into operation two months from the date of display of the final decision in The Government Provincial Gazette and shall be valid for 04 years.

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

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

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

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

Traffic Engineering Department
JRA (PTY) Ltd.
75 Helen Joseph Street
Johannesburg

or

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

Contact Person: Nobuntu Ciko Duze | Cell: 071 413 9817 | Email: nobuntud@joburg.org.za

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



City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd

www.jra.org.za



PROVINCIAL NOTICE 321 OF 2024**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 Graham Brownlee, being authorized agent of the owner of Portion 1 of Erven 402 Beyers Park Ext 4 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2021, by rezoning of Portion 1 of Erf 402 Beyers Park, Extension 4 from "Residential 1" to "Business 2" to allow a for a shop with a maximum of 80 sqm and ancillary dwelling unit, subject to conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Third Floor, corner Trichardts Road and Commissioner Street, Boksburg for a period of 28 days from 19 April 2023. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, at the above address or at P.O. Box 215, Boksburg, 1460 within a period of 28 days from 3 April 2024.

Authorised Agent: Name: Noel Brownlee 083 256 6583 & MCT Property Services 083-440-1144
Postal address: PO Box 2487, Bedfordview 2008 Physical address: 3 Linksfield road,
Dunvegan, Edenvale Tel: (083) 253 -7772, E-mail: info@mctproperty.co.za. Date of first
Publication:3 April 2024

3-10

PROVINCIAL NOTICE 322 OF 2024**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS IN TERMS OF
SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Graham Brownlee, being authorized agent of the owner of Portion 1 of Erf 522 Bedfordview Extension 96 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in the Title Deed T2234/1979 of Portion 1 of Erf 522 Bedfordview Ext 96 which property is situated at 32 Millard road, Bedfordview.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Entrance 3, Room 248, corner of van Riebeeck and Hendrik Potgieter Street, Edenvale for a period of 28 days from 3 April 2024. 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, at the above address or at P.O. Box 25, Edenvale, 1610 within a period of 28 days from 3 April 2024.

Authorised Agent: Name: Noel Brownlee 083 256 6583 Postal address: PO Box 2487,
Bedfordview 2008 Physical address: 3 Linksfield road, Dunvegan, Edenvale Tel: (083) 253 -
7772, E-mail: info@mctproperty.co.za. Date of first Publication:3 April 2024

3-10

PROVINCIAL NOTICE 323 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

We, New Town Town Planners, being the applicant and authorised agent of the registered owner of **Erf 304, Groenkloof** 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) and for the removal of certain conditions contained in the Title Deeds in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The properties are situated at: 32 Wenning Street, Groenkloof. The rezoning is from "Residential 1" with a minimum erf size of 833m² to "Residential 1" with a minimum erf size of 500m², subject to certain conditions. An application is also lodged for the removal of the following conditions: B(1) up to and including B(13) in the title deed of Erf 304, Groenkloof in title deed T15608/2013. The intention of the applicant in this matter is to obtain the land use rights as listed above. 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 3 April 2024 (*the first date of the publication of the notice set out in Section 16(1)(f) of the By-law referred to above*), until 1 May 2024 (*not less than 28 days after the date of first publication of the notice*). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of New Town Town Planners as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. 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 Pretoria; Middestad building situated at 252 Thabo Sehume Street – new Municipal Offices. **Closing date for any objections and/or comments:** 1 May 2024. **Address of applicant (Physical as well as postal address):** 60 22nd street Menlo Park, Pretoria and New Town Town Planners CC, Posbus 95617, Waterkloof, Pretoria, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; Reference: A1467. **Dates on which notice will be published:** 3 and 10 April 2024 **Reference (Council):** Rezoning Item no.:39709; **Removal** Item no.: 39708

3-10

PROVINSIALE KENNISGEWING 323 VAN 2024

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) ASOOK 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE IN TERME VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van die **Erf 304, Groenkloof**, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, asook 'n aansoek om die opheffing van sekere voorwaardes vervat in die Titelakte in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016. Die eiendomme is geleë te: 32 Wenning Street, Groenkloof. Die hersonering van die bogenoemde erwe is vanaf "Residensieel 1" met minimum erf grootte van 833m² na "Residensieel 1" met 'n minimum erf grootte van 500m², onderhewig aan sekere voorwaardes. Verder word aansoek gedoen vir die opheffing van die volgende voorwaardes: B(1) tot en met B(13) in die Titel Akte van Erf 304, Groenkloof Titel Akte T15608/2013. Die voorneme van die eienaar van die eiendom is om regte te kry vir die bo gelyste grondgebruik en om verouderde tittle voorwaardes te verwyder. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waaronder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 3 April 2024 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot 1 Mei 2024 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore** Stad van Tshwane Metropolitaanse Munisipaliteit; Pretoria Kantore, Middestad gebou geleë 252 Thabosehume straat - nuwe Pta Munisipaliteit Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 1 Mei 2024. **Adres van agent:** 60 22nd Street Menlo Park, Pretoria en New Town Town Planners CC, P.O. Box 95617, Waterkloof, Pretoria, 0145; Tel: (012) 346 3204; Epos: andre@ntas.co.za; Verwysing: A1467. **Datums waarop die advertensie geplaas word:** 3 en 10 April 2024. **Verwysing (Stadsraad):** Rezoning Item nr.: 39709; **Removal** : Item nr.: 39708

3-10

PROVINCIAL NOTICE 324 OF 2024

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 I, Wendy Olga Rammutla being the owner of the property, intend to apply to the City of Johannesburg for and amendment of the land use scheme.

SITE DESCRIPTION: REMAINING EXTENT OF ERF 1617 TURFFONTEIN

STREET ADDRESS: 3 MOFFAT 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.

Particulars of this application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objection or representation with regard to the application must be submitted to the owner/ agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to ObjectionsPlanning@joburg.org.za, by not later than 01 May 2024. OWNER: Wendy Olga Rammutla, 3 Moffat Street, Turffontein, 2092. Email: wendyrammutla8@gmail.com Tel: 078 217 4518 Date of Publication: 03 April 2024.

PROVINCIAL NOTICE 325 OF 2024**NOTICE OF AN APPLICATION IN TERMS OF SECTION 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, Ina Jacobs, of the firm Metroplan Town Planners and Urban Designers (Pty) Ltd. (Reg no 1992/006580/07) ("Metroplan"), being the authorised agent of the owner of Erf 162 Ontdekkerspark, hereby gives notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that we have applied to the City of Johannesburg Metropolitan Municipality for the amendment of the Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 162 Ontdekkers Park, situated at 327 Ontdekkers Service Road, in Ontdekkerspark, from "Business 4" to "Business 4" with a height of 3 storeys, coverage of 40% and FAR of 0.65 and the simultaneous removal of title conditions 1.(a), 1.(b), 1.(c), 1.(d), 1.(e), 1.(f), 1.(h), 1.(i), 1.(j) including subheading i. and ii., 1.(k) and 1.(l) from Title Deed T20885/2023 in terms of Section 41 of the City of Johannesburg Land Use Management By-law, 2016. The purpose of the application is to allow for the construction of an office development on the property.

Full particulars of the application and plans (if any) may be inspected Monday to Friday between 8:00 and 13:00 by appointment only (appointments can be made at LanduseApplications@joburg.org.za) at the Registration Counter, Department of Development Planning, Johannesburg Municipal Office at Bram Park, JPC, Forum I (Block B) Building, or on the City of Johannesburg's e-platform (eservices.joburg.org.za click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications") and during normal office hours at the office of Metroplan at the address provided below for a period of 28 days from 3 April 2024. A copy and/or details of the application can 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 3 April 2024.

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 submitted in writing to both the authorised agent at the e-mail addresses provided below and the Registration Section at the City of Johannesburg 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 send to ObjectionsPlanning@joburg.org.za by no later than 1 May 2024. Any objection(s) and/or comment(s), not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-law 2016 may be deemed invalid and may be disregarded during the assessment of the application.

Authorised Agent: Metroplan Town Planners and Urban Designers (Pty) Ltd. Postal Address: P O Box 916 Groenkloof, 0027, Pretoria, Physical Address: 96 Rauch Avenue, Georgeville, Pretoria, 0184, Tel: 012 804 2522, E-mail: ina@metroplan.net/ mail@metroplan.net
Date of publication: 3 April 2024
Closing date for objections: 1 May 2024
Our Reference : 20-05-5365 & 20/13/0625/2024

PROVINCIAL NOTICE 326 OF 2024**NOTICE****LAND DEVELOPMENT APPLICATION IN TERMS OF SECTION 38(2)(A) OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016**

We, Branco Planning Corporation, being the Applicant of Portion 134 (a Portion of Portion 11) of the Farm Witkoppie No. 373 IR, hereby give notice in terms of Section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016 that we have applied to the Midvaal Local Municipality for the rezoning of the property described above from "Industrial 1" to "Industrial 1" with increased development controls in order to accommodate a 'fuel depo' as a primary right on the property. The property is situated along Tilliet Road, Valley Settlements, Meyerton (Coordinates: 26°30'19.2"S 28°03'14.6"E).

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: Municipality at: Municipality at: Executive Director: Development, Planning and Housing. 25 Mitchel Street, Meyerton, 1960 or PO Box 9, Meyerton, 1960.

Full particulars of the application may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Sowetan newspaper.

Closing date for any objections is 14 May 2024.

Address of Applicant: 55 Judy Street, Model Park, 1035, PO Box 2602, Nelspruit, 1200, Cell: 076 889 9888, Email: applications@branco.co.za.

Dates on which notice will be published: 3 April 2024

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 437 OF 2024****AMENDMENT SCHEME 20-07-3457**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of **Erf 1799 Blue Hills Extension 93** from "Residential 3" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-07-3457.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-07-3457 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 791/2024

LOCAL AUTHORITY NOTICE 438 OF 2024**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME NO E0483C****REMAINDER OF ERF 147 EASTLEIGH TOWNSHIP**

It is hereby notified in terms of the provisions of Section 48(2) and 50(5) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved the removal of restrictive title Conditions 2, and 3 from Deed of Transfer T0481/2020 and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of Remainder of Erf 147 Eastleigh Township, from Residential 1 in terms of EMM Land Use Scheme of 2021 to Business 3 for a place of refreshment (not exceeding 150 m² in extent) and a dwelling house subject to certain further conditions in terms of EMM Land Use Scheme of 2021.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Edenvale Sub Section during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme E0483C and shall come into operation on the date of publication of this notice.

(Reference number CEMPT 38-2023/28)

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

Notice No. ___/2024

LOCAL AUTHORITY NOTICE 439 OF 2024**CITY OF TSHWANE****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 T089193/11, with reference to the following property: The Remaining Extent of Erf 110, Waltloo.

The following conditions and/or phrases are hereby removed: Conditions 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(h), 1(h)(i), 1(h)(ii), 1(i), 1(j), 1(k), 1(l) and III.

This removal will come into effect on the date of publication of this notice.

(CPD WTL/0172/110/R (Item 38354))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

3 APRIL 2024
(Notice 552/2024)

LOCAL AUTHORITY NOTICE 440 OF 2024**CITY OF TSHWANE****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 T12346/1993, with reference to the following property: Erf 1685, Waterkloof Ridge Extension 2.

The following conditions and/or phrases are hereby removed: Conditions 2.(b), 2.(d), 2.(e), 2.(f), 2.(g), 2.(h), 2.(k), 3.(a), 3.(b), 3.(b)(i), 3.(b)(ii), 3.(c) and 4.

This removal will come into effect on the date of publication of this notice.

(CPD WKRx2/0744/1685 (Item 38599))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

3 APRIL 2024
(Notice 553/2024)

LOCAL AUTHORITY NOTICE 441 OF 2024**CITY OF TSHWANE****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 T10209/2022, with reference to the following property: Erf 13, Ashlea Gardens.

The following conditions and/or phrases are hereby removed: Conditions A, B, C, D, E, F, I, J, K, L, M and N.

This removal will come into effect on the date of publication of this notice.

(CPD ASG/0024/13 (Item 37798))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

3 APRIL 2024
(Notice 554/2024)

LOCAL AUTHORITY NOTICE 442 OF 2024**CITY OF TSHWANE****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 T82218/2019, with reference to the following property: Erf 110, Sinoville.

The following conditions and/or phrases are hereby removed: Conditions A(f), A(g), B(c), B(c)(i), B(c)(ii) and B(d).

This removal will come into effect on the date of publication of this notice.

(CPD SIN/0610/110 (Item 38887))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

3 APRIL 2024
(Notice 555/2024)

LOCAL AUTHORITY NOTICE 443 OF 2024**CITY OF TSHWANE****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 T82218/2019, with reference to the following property: The Remainder of Erf 718, Lynnwood.

The following conditions and/or phrases are hereby removed: Conditions I(a), I(b), I(c), I(d), I(e), I(f), I(g), I(h), II(a), II(b), II(c), II(c)(i), II(c)(ii), II(c)(iii), II(d), II(e), III(a), III(b), IV(a) and IV(b).

This removal will come into effect on the date of publication of this notice.

(CPD LYN/0376/718/R (Item 38633))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

3 APRIL 2024
(Notice 556/2024)

LOCAL AUTHORITY NOTICE 444 OF 2024**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME F0525C
PORTION 19 OF ERF 201 WITFIELD TOWNSHIP**

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of Portion 19 of Erf 201 Witfield Township, from "Residential 1" to "Residential 3" for 9 dwelling units, subject to certain further conditions.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Boksburg Sub Section during normal office hours.

This amendment scheme is known as City of Ekurhuleni Amendment Scheme F0525C. This Scheme shall come into operation from date of publication of this notice.

(Reference number 15/4/3/1/80/201/19)
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
03/04/2024

LOCAL AUTHORITY NOTICE 445 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 AND 53 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERVEN 3643 AND 3644 (TO BE KNOWN AS ERF 3645), GLEN MARAIS EXTENSION 107
AMENDMENT SCHEME NUMBER K0869C**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erven 3643 and 3644 (to be known as Erf 3645), Glen Marais Extension 107, 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 rezoning and subdivision of Erven 3643 and 3644 (to be known as Erf 3645), Glen Marais Extension 107 into 55 "Residential 3" portions in terms of the City of Ekurhuleni Land Use Scheme 2021, by the rezoning of Proposed Portions 1 to 53 of Erf 3645, Glen Marais Extension 107 from "Residential 3" to "Residential 1" with a minimum erf size of 250m², coverage of 60% and a height of 2 storeys, Proposed Portion 54 of Erf 3645, Glen Marais Extension 107 from "Residential 3" to "Roads" for a private road, subject to certain restrictive measures, and Proposed Portion 55 of Erf 3645, Glen Marais Extension 107 from "Residential 3" to "Private Open Space", subject to certain restrictive measures, situated on the corner of Fiskaal Street and Monument Road.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Level, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 03/04/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of the City of Ekurhuleni Metropolitan Municipality, 5th Level, Room A 506/8, Main Building, Kempton Park Civic Centre c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 or by email to tshepo.ramokoka@ekurhuleni.gov.za within a period of 28 days from 03/04/2024 on or before 02/05/2024.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9, Fax: 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: OV1540)

3-10

LOCAL AUTHORITY NOTICE 446 OF 2024

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

Notice is hereby given that in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, I, the undersigned, Noel Graham Brownlee of Valplan have applied to the City of Ekurhuleni Metropolitan Municipality to rezone Erf 879 Kempton Park Extension 2 to "Residential 4" for four dwelling units and a shop. The property is situated at 106 Kerk Street in Kempton Park Extension 2.

The land is zoned "Residential 1" in terms of the abovementioned Town Planning Scheme. Particulars of the application will lie for inspection during normal office hours at the office of the Manager, Town Planning Kempton Park Sub Section, City Planning, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, corner C R Swart and Pretoria Roads, Kempton Park, for a period of 28 days from 3 April 2024. Objections to or representation in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section, at the above address or at P O Box 13, Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from 3 April 2024..

Address of authorised agent: Valplan, Postnet Suite 208, Private Bag X9924, Sandton, 2146. Email: sagren@valplan.co.za, Cell: 082 415 3894

3-10

LOCAL AUTHORITY NOTICE 447 OF 2024**MUNICIPAL PLANNING BY-LAW
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**

The City Manager of the City of Johannesburg Metropolitan Municipality hereby publishes in terms of section 162, read with section 156(2) of the Constitution of the Republic of South Africa, 1996 (Act 108 of 1996) read with section 13 of the Local Government : Municipal Systems Act , 2000 (Act 32 of 2000) and the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), the City of Johannesburg Municipal Planning By-Law, 2016, As Amended, 2023 as reflected hereunder and as approved by Council on 31st of October 2023.

The said Amended By-law shall come into operation on date of publication.

**CITY MANAGER
FLOYD BRINK
CITY OF JOHANNESBURG
JOHANNESBURG**

**METROCENTRE
158 CIVIC BOULEVARD
BRAAMFONTEIN**



THE CITY OF JOHANNESBURG
MUNICIPAL PLANNING BY-LAW, 2016
AMENDED MUNICIPAL PLANNING BY-LAW, 2023 PREAMBLE

WHEREAS section 156(1)(a) and (b) of the Constitution, 1996 (Act 108 of 1996) confers on municipalities the executive authority and the right to administer the local government matters listed in Part B of Schedule 4 and Part B of Schedule 5 to the Constitution and any other matter assigned to municipalities by National or Provincial legislation; and

WHEREAS Part B of Schedule 4 to the Constitution lists “municipal planning” as a local government matter; and

WHEREAS section 156(2) of the Constitution empowers municipalities to make and administer by-laws for the effective administration of the matters which it has the right to administer; and

WHEREAS Parliament has enacted the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), which *inter alia* sets out development principles which apply to all organs of state and other authorities responsible for the implementation of legislation regulating the use and development of land.

NOW THEREFORE the City of Johannesburg Metropolitan Municipality has adopted the following By-Law.

Municipal Planning By-law Amended, 2023

ARRANGEMENT OF BY-LAW**CHAPTER 1****DEFINITIONS**

1. Definitions

CHAPTER 2**APPLICATION OF BY-LAW, ALIGNMENT OF AUTHORISATIONS AND
GENERAL PROVISIONS APPLICABLE TO AN APPLICATION**

2. Application of By-Law
3. Alignment of authorisations
4. Types of applications
5. Provisions and principles which shall guide and inform all land development applications

CHAPTER 3**LAND USE SCHEME AND MUNICIPAL SPATIAL DEVELOPMENT
FRAMEWORK**

6. Land use scheme
7. Purpose and content of land use scheme
8. Legal effect of land use scheme
9. Amendment of land use scheme
10. Municipal Spatial development framework
11. Content of Municipal Spatial development framework
12. Legal effect of Municipal Spatial development framework

CHAPTER 4**MUNICIPAL PLANNING TRIBUNAL AND AUTHORISED OFFICIAL**

13. Establishment of Municipal Planning Tribunal
14. Composition of the Municipal Planning Tribunal
15. Powers and functions of the Municipal Planning Tribunal
16. Classification of applications to be determined by the Municipal Planning Tribunal
17. Authorised official
18. Classification of applications to be determined by the authorised official

Municipal Planning By-law Amended, 2023

CHAPTER 5**GENERAL REQUIREMENTS AND APPLICATION PROCEDURES FOR
DEVELOPMENT APPLICATIONS*****Part 1******Consent Use and Building line relaxation***

- 19. Consent use
- 20. Building line relaxation

Part 2***Amendment of Land Use Scheme (Rezoning) and matters related thereto***

- 21. Amendment of Land Use Scheme
- 22. Decision and post-decision procedures
- 23. Correction of errors and omissions
- 24. Prohibition of a further application in certain circumstances
- 25. Contributions to be paid in respect of external engineering services and Open Spaces

Part 3***Township establishment, division/phasing of an approved township, extension of boundaries of an approved township and matters related thereto***

- 26. Township establishment
- 27. Consent to certain contracts and options
- 28. Decision and post-decision procedures
- 29. Prohibition of registration of certain deeds of transfer or endorsement on certain title deeds
- 30. Failure to comply with requirements of the City
- 31. Division/phasing of an approved township
- 32. Extension of boundaries of an approved township

Part 4***Subdivision and/or consolidation of an erf in an approved township and the subdivision of any other land and matters related thereto***

- 33. Subdivision and/or consolidation of an erf/erven in an approved township
- 34. Cancellation and amendment of conditions/plan, endorsement of certain documents by Registrar and access
- 35. Subdivision of any other land
- 36. Failure to comply with requirements of the City
- 37. Prohibition of registration of certain deeds of transfer

Part 5***Alteration, amendment or cancellation of a general plan***

- 38. Alteration, amendment or cancellation of a general plan
- 39. Decision and post-decision procedures
- 40. Effect of alteration, amendment or cancellation of general plan

Part 6***Amendment, suspension or removal of restrictive or obsolete conditions or obligations, servitudes or reservations in respect of land and matters related thereto***

- 41. Amendment, suspension or removal of restrictive or obsolete conditions or obligations, servitudes or reservations in respect of land
- 42. Decision and post-decision procedures
- 43. Endorsements in connection with amendments, suspensions or removals or restrictions or obligations
- 44. Contributions to be paid in respect of external engineering services and Open Spaces

Part 7***Permanent closure of a public place and diversion of a street***

- 45. Permanent closing of a public place or diversion of a street

CHAPTER 6**ENGINEERING SERVICES, CONTRIBUTIONS AND OPEN SPACES****Part 1*****Engineering services and Development Contributions***

- 46. Engineering services
- 47. Development contributions

Part 2***Provision of land for open space and inclusionary housing***

- 48. Provision of land for open space, payment in lieu of providing open space and inclusionary housing contribution

CHAPTER 7**APPEAL AUTHORITY AND PETITION TO INTERVENE**

- 49. Internal appeals
- 50. Hearing by appeal authority
- 51. Record of decisions
- 52. Petition to be granted intervener status

CHAPTER 8

GENERAL PROVISIONS

- 53. Sectional Title Schemes
- 54. Approval or adoption of amendment scheme under certain circumstances
- 55. Documents, plans and diagrams and any other information to be submitted with land development applications under the provisions of this By-law
- 56. Continuation of application by new owner
- 57. Time frames for land development applications
- 58. Hearing of submissions, objections, comments or representations
- 59. Reasons for a decision
- 60. Naming and numbering of streets
- 61. Tariff of charges
- 62. Offences and penalties
- 63. Law enforcement
- 64. National and Provincial interest
- 65. Transitional provisions
- 66. Exemption
- 67. Administrative language
- 68. Validity of Objections
- 69. Excision from Agricultural Holding Register
- 70. Short title and commencement

Schedule 1

Schedule 2

CHAPTER 1

DEFINITIONS

1. Definitions

(1) In this By-law, unless the context indicates otherwise-

“Adjustment of Fines Act” means the Adjustment of Fines Act, 1991 (Act 101 of 1991);

“adopt” and **“approved”** shall have corresponding meanings;

“amendment scheme” means an approved amendment scheme for purposes of section 22(4) of this By-law and it also includes an amendment to the City’s Land Use Scheme for purposes of section 9 of this By-law;

“appeal authority” means the appeal authority envisaged in section 49 of this By-law.

“authorised official” means an official in the employ of the City as envisaged in section 35(2) of the SPLUMA and section 17 of this By-law authorised to take

decisions on certain land use and land development applications and it includes those municipal officials to which such power has been sub-delegated as envisaged in section 17(2) of this By-law;

“agricultural holding” means an agricultural holding as defined in the Agricultural Holdings (Transvaal) Registration Act, 1919 (Act 22 of 1919);

“Black Communities Development Act” means the Black Communities Development Act, 1984 (Act 4 of 1984);

“building” includes any structure of any nature whatsoever as envisaged in section 1 of the National Building Regulations and Building Standards Act;

“Bulk engineering” means capital infrastructure assets associated with that portion of an external engineering service which is intended to ensure delivery of municipal engineering services for the benefit of multiple users or the community as a whole, whether existing or to be provided as a result of development in terms of a municipal spatial development framework.

“consolidation” means the joining of two or more adjacent erven into a single registered entity through the registration thereof in the deeds registry, but excludes the consolidation of farm portions for purposes of this By-law read with the Land Survey Act;

“Constitution” means the Constitution of the Republic of South Africa, 1996 (Act 106 of 1996);

“Council” means the municipal council and legislative authority of the City as contemplated in section 157 of the Constitution;

“day” means a calendar day, and when any number of days is prescribed in terms of this By-law for the doing of any act, it must be calculated by excluding the first day and including the last day, provided that, if the last day falls on a Sunday, Saturday or public holiday, the number of days must be calculated by excluding the first day and also the Sunday, Saturday or public holiday and if the date on which any notice must appear in any media or *Provincial Gazette* such notice may not appear on a Sunday, Saturday or public holiday and shall for purposes of calculation be excluded;

The period between 15 December and 5 January shall be excluded for the purposes of calculation of prescribed days for the doing of any act in terms of By-law.

“deeds registry” means a deeds registry as defined in section 102 of the Deeds Registries Act, 1937 (Act 47 of 1937);

“Deeds Registries Act” means the Deeds Registries Act, 1937 (Act 47 of 1937);

“development principles” means the principles as set out in Chapter 2, and more specifically, section 7 of the SPLUMA;

“diagram” means an approved diagram as defined in the Land Survey Act;

“engineering services” means a system for the provision of water, transport, electricity, gas, roads, storm water drainage and collection and removal of solid waste or sewerage, required for the purpose of land development;

“engineering services agreement” means the agreement envisaged in section 46(2) of this By-law;

“development contribution” means a monetary contribution as envisaged in sections 19(7)(e), 25(1)(a), 33(7)(a), 44 and 47(1) of this By-law;

“erf” means land in an approved township registered in a deeds registry as an erf, lot, plot or stand or as a portion or the remainder of any erf, lot, plot or stand or land indicated as such on the general plan of an approved township, and includes any particular portion of land laid out as a township;

“executive authority”, in relation to the City, means the executive committee or executive mayor of the City or, if the City does not have an executive committee or executive mayor, a committee of councillors appointed by the Council;

“external engineering service” means an engineering service situated outside the boundaries of a land area required to serve the use and development of the land area and is either a link engineering service or a bulk engineering service or an engineering service which has been classified by agreement as such in terms of section 46(6) of this By-law;

“Housing Development Schemes for Retired Persons Act” means the Housing Development Schemes for Retired Persons Act, 1988 (Act 65 of 1988);

“illegal township” means land held under farm title or as an agricultural holding in terms of the Agricultural Holdings (Transvaal Registration) Act, 1919 (Act 22 of 1919), or other forms of ownership, used for purposes contemplated in the definition of a **“township”** where such use is not being exercised as a result of the establishment of a township contemplated in section 26(1) of this By-law or a township established in terms of any other law, but excludes informal settlements as may be determined by the Municipality and uses granted in terms of Clause 24 of the CoJ Land Use Management Scheme, 2018;

“inclusionary housing contribution” means a monetary contribution as envisaged in section 48(7) of this By-law;

“informal settlement” means the informal occupation of land by persons none of whom are the registered owner of such land, which persons are using the land for primarily residential purposes, with or without the consent of the registered owner and established outside of the provisions of this By-law or any other applicable planning legislation;

“integrated development plan” means a plan as contemplated in section 25 of the Municipal Systems Act;

“interested person” means any person or group of persons, legal entity or body that can demonstrate their interest in any land development application as contemplated in section 52(1) of this By-law;

“internal engineering service” means an engineering service situated within the boundaries of a land area required for the use and development of the land area and which is to be owned and operated by the City or a service provider; **“land”** means any erf, agricultural holding, sectional title scheme-land or farm portion and includes any improvement or building on land and any real right in land;

“land development application” means an application or a combination of the applications envisaged in Chapter 5 of this By-law.

“Land Survey Act” means the Land Survey Act, 1997 (Act 8 of 1997);

“land use scheme” means the City’s land use scheme approved and adopted in terms of section 24(1) of the SPLUMA and section 6 of this By-law and it includes any other town planning scheme as well as any other legislation that operates as a town planning scheme that might still be in operation within the City’s jurisdiction until replaced by a single land use scheme.

“law enforcement officer” means a municipal official envisaged in section 63(2) of this By-law.

“link engineering service” means an external engineering service required to connect an internal engineering service to a bulk engineering service up to 100 metres and includes the land required for the link engineering service;

“Municipal Finance Management Act” means the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003);

“Municipal Manager” means the person appointed in terms of section 82 of the Municipal Structures and **“City Manager”** shall have a corresponding meaning;

“Municipal Planning Regulations” means the Local Government: Municipal Planning and Performance Management Regulations, 2001;

“Municipal Planning Tribunal” means the Municipal Planning Tribunal

established in terms of section 35(1) of SPLUMA read with section 13(1) of this By-law;

“municipal spatial development framework” means a spatial development framework, and any component thereof, adopted and approved by the City’s Municipal Council in terms of Chapter 5 of the Municipal Systems Act as a

component of its integrated development plan and as envisaged in section 20 of the SPLUMA read with section 10 of this By-law;

“Municipal Structures Act” means the Local Government: Municipal Structures Act, 1998 (Act 117 of 1998);

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

“National Building Regulations and Building Standards Act” means the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977);

“open space”, in relation to a land area, means land set aside or to be set aside for the use by a community as a recreation area, or for the purpose of the urban greening, natural resources conservation, climate adaptation, and/or performing an ecology function, irrespective of the ownership of such land and it includes private and public open space; and in accordance with the category / type of open space as defined in clause 49 of the Land Use Scheme.

“open space contribution” means a monetary contribution as envisaged in sections 19(7)(f), 25(1)(b), 33(7)(b), 44 and 48(5) of this By-law;

“owner of land” means the person registered in a deeds registry as the owner of land or beneficial owner in law and includes any organ of state and the City of Johannesburg itself, a person acting as the duly authorised agent of the owner of the land concerned, a person to whom the land concerned has been made available for development in writing by any owner of land or such person’s duly authorised agent or a service provider responsible for the provision of infrastructure, utilities or other related services.

“panhandle” for purposes of section 34(4) of this By-law shall mean an area of land which is either part of the subdivided portion or is notarially tied thereto, is at least 4 metres and at most 8 metres wide and is used as access to a public street. In a case of Residential 1 zoning with not more than 2 units, a panhandle width less than 4m metres can be considered at the satisfaction of JRA. For other land uses and specifications it shall be in line with JRA’s standards;

“public place” means any open or enclosed place, park, street, road or thoroughfare or other similar area of land shown on a general plan or diagram which is for the use and benefit of the general public and is owned by or vests with the City, and includes a public open space and a servitude for any similar purposes in favour of the general public as contemplated in the SPLUMA and section 63 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939);

“Registrar” means the Registrar of Deeds as defined in section 102 of the Deeds Registries Act;

“Schedule” means the schedules to this By-law which form part of this By-law;

“**site**”, in relation to land, may include more than one erf or portion of land, if such erven or portions of land are contiguous and have been notarially tied to the satisfaction of the City or have been consolidated;

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

“**SPLUMA Regulations**” means the Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015;

“**the City**” means the City of Johannesburg Metropolitan Municipality and its Municipal Council and any of its successors in title as envisaged in section 155(1) of the Constitution established by Notice No 1866 of 2000 in terms of the Municipal Structures Act and for the purposes of this By-law shall include a committee, an official or group of officials duly delegated in terms of section 56 of SPLUMA read with section 59 of the Municipal Systems Act to perform any duties assigned to them in terms of this By-law, the Municipal Planning Tribunal or the authorised official, where the context so requires;

“**this By-law**” means the City of Johannesburg Municipal Planning By-law, 2016 and it includes the Schedules thereto;

“**township**” means an area of land divided into erven which may be combined with public places and roads as indicated on a general plan, which is used and developed mainly for residential, business, commercial, industrial, institutional, educational or other similar purposes as contained in a land use scheme, or is intended to be so used and developed;

“**watercourse**” means a watercourse as defined in the National Water Act, 1998 (Act No. 36, 1998)

CHAPTER 2

APPLICATION OF BY-LAW, ALIGNMENT OF AUTHORISATIONS AND GENERAL PROVISIONS APPLICABLE TO AN APPLICATION

2. Application of By-law

- (1) Subject to subsection (5) below, the provisions of this By-law are consistent with the provisions of SPLUMA.
- (2) This By-law applies to all land and land development applications within the jurisdiction of the City of Johannesburg and all such applications shall be submitted under the provisions of this By-law.
- (3) No person may use or develop land unless the use or land development is permitted in terms of the City’s land use scheme or an approval in terms this By-law.
- (4) This By-law binds every owner of land and any successor-in-title of such land and every user of land, including the state and any organ of state.

- (5) In the event of a conflict between SPLUMA and its Regulations, any Provincial Act dealing with spatial planning and land use management and any regulations issued in terms thereof and the provisions of this By-law, the provisions of this By-law shall prevail to the extent that the provisions of this By-law give effect to “municipal planning” as a local government matter as per Part B of Schedule 4 of the Constitution.

3. Alignment of authorisations

- (1) Where a land development application requiring authorisation in terms of this By-Law is also regulated in terms of another law, whether National or Provincial in terms of its functional area as per the Constitution, the City may exercise its powers under this By-law jointly with such other organ of state by issuing-
- (a) separate authorisations; or
 - (b) an integrated authorisation.
- (2) An integrated authorisation envisaged in subsection (1) above may only be issued if-
- (a) the relevant provisions of all applicable legislation have been complied with; and
 - (b) the integrated authorisation specifies the-
 - (i) provisions in terms of which it has been issued; and
 - (ii) relevant authorities that have issued it.

4. Types of applications

- (1) Land development applications that may be submitted in terms of this By-law include the following-
- (a) consent-use as provided for in the City’s land use scheme;
 - (b) building line relaxation as provided for in the City’s land use scheme;
 - (c) amendment of a provision of the City’s land use scheme or any other scheme which might still be applicable relating to land (rezoning);
 - (d) township establishment;
 - (e) subdivision and/or consolidation of an erf/erven in an approved township or the subdivision of any other land;
 - (f) phasing of an approved township;
 - (g) extension of boundaries of an approved township;
 - (h) amendment or cancellation either wholly or in part of a general plan;
 - (i) amendment, suspension or removal of a restrictive or obsolete condition, obligation, servitude or reservation registered against the title of land, including a consent application if required by a condition of title registered against the title deed of land;
 - (j) permanent closure of a public place or diversion of a street; and
 - (k) any other application as provided for in this By-law.

5. Provisions and principles which shall guide and inform all land development applications

- (1) Any land development application in terms of this By-law must give effect to the development principles as set out in section 7 of Chapter 2 of the SPLUMA.

- (2) Any land development application in terms of this By-law shall be guided and informed by the City's integrated development plan and municipal spatial development framework as adopted and approved in terms of section 20 of the SPLUMA and section 10 of this By-law.
- (3) Any land development application in terms of this By-law must address need, reasonableness, desirability and public interest.
- (4) Any land development application in terms of this By-law shall have as its main purpose the co-ordinated and harmonious development of the area to which the application relates in such a way as will most effectively tend to promote the health, safety, good order, amenity, convenience and general welfare of such specific area as well as efficiency and economy in the process of such development.

CHAPTER 3

LAND USE SCHEME AND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

6. Land use scheme

- (1) The City shall adopt and approve, after public consultation, a single land use scheme for its entire area of jurisdiction.
- (2) A land use scheme adopted in terms of subsection (1) above must-
 - (a) include appropriate categories of land use zoning and regulations for the entire municipal area, including areas not previously subject to a land use scheme;
 - (b) take cognisance of any environmental management instrument adopted by the relevant environmental management authority, and must comply with environmental legislation;
 - (c) take cognisance of any culturally or historically significant land uses and comply with any heritage resources legislation;
 - (d) include provisions that permit the incremental introduction of land use management and regulation in areas under traditional leadership, rural areas, informal settlements, slums and areas not previously subject to a land use scheme;
 - (e) include provisions to promote the inclusion of affordable housing in residential land development;
 - (f) include land use and development incentives to promote the effective implementation of the spatial development framework and other development policies;
 - (g) include land use and development provisions specifically to promote the effective implementation of national and provincial policies; and
 - (h) give effect to municipal spatial development frameworks and integrated development plans.
- (3) The land use scheme may include provisions relating to-
 - (a) the use and development of land with the consent and written consent of the City;
 - (b) specific requirements regarding any special zones identified to address the development priorities of the City; and

- (c) the variation of conditions of a land use scheme other than a variation which may materially alter or affect conditions relating to the use, size and scale of buildings and the intensity or density of land use.

7. Purpose and content of land use scheme

- (1) The land use scheme adopted and approved in terms of section 6 above must give effect to and be consistent with the City's municipal spatial development framework and determine the use and development of land within the City's area of jurisdiction in order to promote-
 - (a) economic growth;
 - (b) social inclusion;
 - (c) efficient land development; and
 - (d) minimal impact on public health, the environment and natural resources.
- (2) The land use scheme must include-
 - (a) scheme regulations setting out the procedures and conditions relating to the use and development of land in any zone;
 - (b) a map indicating the zoning of the municipal area into land use zones; and
 - (c) a register of all amendments to such land use scheme.

8. Legal effect of land use scheme

- (1) An adopted and approved land use scheme-
 - (a) has the force of law and all land owners and users of land, including the City, a state-owned enterprise and organs of state within the City's area of jurisdiction are bound by the provisions of such a land use scheme;
 - (b) replaces all existing schemes within the City's area of jurisdiction to which the land use scheme applies as well as "Annexure F" to the Regulations Relating to Township Establishment and Land Use made in terms of the Black Communities Development Act; and
 - (c) provides for land use and development rights.
- (2) Land may be used only for the purposes permitted-
 - (a) by a land use scheme; or
 - (b) by a town planning scheme or any other applicable town planning legislation, until such scheme or any other applicable town planning legislation is replaced by a land use scheme as contemplated in section 6(1) above.
- (3) The City has a duty to enforce the provisions of its land use scheme and any use of land which is deemed contrary to such land use scheme shall constitute a criminal offence.
- (4) A land use scheme developed and approved in terms of section 6 above must address conflict between the land use scheme adopted and the one it purports to repeal or replace.

9. Amendment of land use scheme

- (1) The City may amend its land use scheme if the amendment-
 - (a) is in the public interest;
 - (b) to advance, or is in the interest of, a disadvantaged community; and

- (c) in order to further the vision and development goals and objectives of the City as set out in its integrated development plan and municipal spatial development framework.
- (2) Where the City intends to amend its land use scheme, sections 21 to 23 shall apply *mutatis mutandis* to such amendment.

10. Municipal spatial development framework

- (1) The City must by notice in the *Provincial Gazette* adopt and approve a municipal spatial development framework for the municipality.
- (2) The City's municipal spatial development framework must be prepared as part of the City's integrated development plan process in terms of Chapter 5 of the Municipal Systems Act and the Municipal Planning Regulations issued in terms thereof.
- (3) Notwithstanding the provisions of the Municipal Systems Act and its Regulations, before the City adopts its municipal spatial development framework for purposes of this section, including any material amendments thereto, the City must-
 - (a) give notice of the proposed municipal spatial development framework in the *Provincial Gazette* and in the media;
 - (b) invite the public to submit written representations in respect of the proposed municipal spatial development framework to the City within 60 days after the publication of the notice envisaged in (a) above; and
 - (c) consider all representations received in respect of the proposed municipal spatial development framework.
- (4) The provisions of subsection (3) above shall not be applicable to what is deemed to be minor amendments to its municipal spatial development framework and/or any of its components.

11. Content of municipal spatial development framework

- (1) The City's spatial development framework must-
 - (a) give effect to the development principles and applicable norms and standards as set out in Chapter 2 of the SPLUMA;
 - (b) include a written and spatial representation of a five year spatial development plan for the spatial form of the City;
 - (c) include a longer term spatial development vision statement for the City's area of jurisdiction which indicates a desired spatial growth and development pattern for the next 10 to 20 years;
 - (d) identify current and future significant structuring and restructuring elements of the spatial form of the City, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated;
 - (e) include population growth estimates for the next five years;
 - (f) include estimates of the demand for housing units across different socio- economic categories and the planned location and density of future housing developments;
 - (g) include estimates of economic activity and employment trends and locations in the City's area of jurisdiction for the next five years;

- (h) identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years;
- (i) identify the designated areas where a national, provincial or local inclusionary housing policy may be applicable;
- (j) include a strategic assessment of the environmental pressures and opportunities within the City's area of jurisdiction, including the spatial location of environmental sensitivities and high potential agricultural land;
- (k) identify the designation of areas in the City where incremental upgrading approaches to development and regulation will be applicable;
- (l) identify the designation of areas in which-
 - (i) more detailed local plans must be developed; and
 - (ii) shortened land use development procedures may be applicable and land use schemes may be so amended;
- (m) provide the spatial expression of the coordinated alignment and integration of sectoral policies of all City Departments;
- (n) determine a capital expenditure framework for the municipality's development programmes, depicted spatially;
- (o) determine the purpose, desired impact and structure of the land use management scheme to apply in that City area; and
- (p) include an implementation plan comprising of-
 - (i) sectoral requirements, including budgets and resources for implementation;
 - (ii) necessary amendments to a land use scheme;
 - (iii) specification of institutional arrangements necessary for implementation;
 - (iv) specification of implementation targets, including dates and monitoring indicators; and
 - (v) specification, where necessary, of any arrangements for partnerships in the implementation process.

12. Legal effect of municipal spatial development framework

- (1) Subject to subsection (2) below, the City or any other authority required or mandated to make a land development decision in terms of this By-law or any other applicable legislation relating to land development, may not make a decision which is inconsistent with its municipal spatial development framework.
- (2) The City or any other authority required or mandated to make a land development decision in terms of this By-law or any other applicable legislation relating to land development, may only depart from the provisions of its municipal spatial development framework where merit and site specific circumstances warrant or justify such departure.
- (3) Where a conflict exists between the City's municipal spatial development framework and the National spatial development framework and/or a Regional spatial development framework and/or a Provincial spatial development framework, the provisions of the City's municipal spatial development framework shall prevail as a result of its executive authority to do "municipal planning" in terms of section 156 read with Schedule 4 Part B of the Constitution.

CHAPTER 4

MUNICIPAL PLANNING TRIBUNAL AND AUTHORISED OFFICIAL

13. Establishment of Municipal Planning Tribunal

- (1) The City shall, in order to determine land development applications within its area of jurisdiction, establish a Municipal Planning Tribunal.
- (2) The Municipal Planning Tribunal shall decide applications referred to it as per the Municipal Planning Tribunal's approved terms of reference, the provisions of the SPLUMA and this By-law.

14. Composition of Municipal Planning Tribunal

- (1) A Municipal Planning Tribunal must consist of-
 - (a) officials in the full-time employment of the City; and, at the sole discretion of the City, it may also include-
 - (b) persons appointed by the City who are not municipal officials and who have knowledge and experience of spatial planning, land use management and land development or the law relating thereto, including members appointed by Municipal Owned Entities.
- (2) Municipal Councillors shall not be members of a Municipal Planning Tribunal.
- (3) A Municipal Planning Tribunal must consist of at least 5 members or more as the City deems necessary.
- (4) A Municipal Planning Tribunal may designate at least three members of the Tribunal which will form a quorum to hear, consider and decide a matter which comes before it.
- (5) The City must designate a member of the Municipal Planning Tribunal as chairperson(s).
- (6) The terms and conditions of service of members of the Municipal Planning Tribunal as envisaged in subsection (1)(a) and (b) above shall be as per Schedule 1 of the SPLUMA Regulations.
- (7) The members of the Municipal Planning Tribunal must also adhere to and shall be required to sign a code of conduct as approved by the City which shall be substantially in accordance with Schedule 3 of the SPLUMA Regulations.
- (8) The members of the Municipal Planning Tribunal shall also be subject to disqualification from membership as set out in section 38 of the SPLUMA.
- (9) Should the City, in its sole discretion, decide to appoint members to the Municipal Planning Tribunal as envisaged in subsection (1)(b) above, it shall comply with the call for nomination procedures as set out in the SPLUMA Regulations.

15. Powers and functions of a Municipal Planning Tribunal

- (1) A Municipal Planning Tribunal may-
 - (a) approve, in whole or in part, or refuse any application referred to it in accordance with this By-law;

- (b) in the approval of any application, impose any reasonable conditions, including conditions related to the provision of engineering services and the payment of any development contributions;
 - (c) make an appropriate determination regarding all matters necessary or incidental to the performance of its functions in terms of this By-law, the SPLUMA and/or any Provincial legislation;
 - (d) conduct any necessary investigation;
 - (e) give directions relevant to its functions to any person in the service of the City or Municipal Owned Entity; or
 - (f) decide any question concerning its own jurisdiction.
- (2) A Municipal Planning Tribunal must keep a record of all its proceedings and decisions and make these available on request within 14 (fourteen) days after request.
- (3) A Municipal Planning Tribunal must provide reasons for any of its decisions made upon any written request submitted by any of the parties which appeared before it within 28 days of date of receipt of the notice of the decision and such reasons shall be provided by the Municipal Planning Tribunal's Chairperson in writing within 14 days from date of receipt of such request.

16. Classification of applications to be determined by the Municipal Planning Tribunal

Subject to section 18(3), the Municipal Planning Tribunal shall decide any opposed land development application referred to it in terms of the provisions of this By-law, or the City's land use scheme or any other applicable law relating to land development.

17. Authorised official

- (1) As envisaged in terms of section 35(2) of the SPLUMA the City may authorise an official in terms of a proper delegated power to decide on certain land development applications.
- (2) The authorisation in terms of subsection (1) above may include the power to sub-delegate such authorisation to any suitably qualified official(s) in the employ of the City and under the control of the authorised official.
- (3) The provisions of section 15 above shall apply *mutatis mutandis* to such authorised official or duly authorised sub-delegate(s).

18. Classification of applications to be decided by the authorised official

- (1) The authorised official may only decide unopposed land development applications submitted in terms of this By-law, or the City's land use scheme or any other applicable law relating to land development which application complies with the provisions of section 5 above.
- (2) The authorised official may decide any unopposed application which does not comply with any one or more of the criteria as set out in section 5 of this By-law without forwarding it to the Municipal Planning Tribunal for a decision.

- (3) Notwithstanding subsection (1) and (2) above, such authorised official will have the discretion to forward any application referred to him/her to the Municipal Planning Tribunal for a decision.
- (4) Such authorised official shall also decide applications as envisaged in section 66(2) of this By-law.

CHAPTER 5

GENERAL REQUIREMENTS AND APPLICATION PROCEDURES FOR LAND DEVELOPMENT APPLICATIONS

Part 1

Consent Use and Building Line Relaxation

19. Consent use

- (1) An owner of land may submit a consent use application in terms of this By-law and as provided for in the City's land use scheme to use the land or site or any building on the land or site for a particular purpose.
- (2) A consent use application as envisaged in subsection (1) above shall comply with the following procedures:
 - (a) A notice shall be displayed on the land under consideration in English;
 - (b) Such notice shall be displayed on the land within 7 (seven) days from the date of the City's letter of acknowledgment of a complete application;
 - (c) Such notice shall be in the format as determined by the City;
 - (d) Such notice shall be displayed in a conspicuous place on the land in question where it would be best and easily visible and can be easily read from each and every adjacent public street or other adjacent public place;
 - (e) Such notice shall be maintained in a clearly legible condition for a period of not less than 21 days from the date of 1st display of such notice;
 - (f) Such notice shall reflect full details of the application including, but not limited to, the street address, the name of the township, a clear erf description of the erf, farm portion or agricultural holding concerned and the nature and general purpose of the application;
 - (g) Such notice shall reflect the date of 1st display of such notice and it shall reflect the application reference number; name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
 - (h) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the City's offices and that any objection, comment or

representation in regard thereto must be submitted timeously and in compliance with section 68 of this by-law to both the City and the person mentioned in subsection (g) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from date of first displaying the notice on the land under consideration; and

- (i) In addition to the requirements in subsections (a) to (h) above, a letter shall also be dispatched within 7 days of date of first display of the notice envisaged in subsection (a) above to the owners/occupiers of all contiguous erven, including those on the opposite side of a street or lane by registered post, by hand or by any other means available informing such owners/occupiers of all the detail as prescribed in subsections (f), (g) and (h) above. Where the property/ies is/are located contiguous or on the opposite side of street or lane is/are a sectional title development the letter shall be dispatched to the body corporate.
- (3) Proof of compliance with subsection (2) above in the form of a written affidavit shall be submitted to the City within 14 days of expiry of the date contemplated in subsection (2)(h) above.
- (4) Where objections, comments and/or representations have been received as a result of subsection (2) above, the applicant may respond in writing thereto to the City within 14 days of date of receipt of such objection, comment and/or representation where after the City shall refer the application to the Municipal Planning Tribunal for a decision subject to the provisions of section 58 below.
- (5) No decision on the application shall be taken unless due regard has been given to each objection, comment and representation lodged timeously.
- (6) Subject to section 18(3), in the instance of an unopposed complete application, a decision on the application shall be taken by the authorised official or his/her duly authorised sub-delegate within 60 days of date of expiry of the administrative phase as contemplated in section 57(3) below;
- (7) Such consent use application may be refused or it may be approved subject to any condition the City may deem fit and it may include a condition that-
 - (a) the consent shall lapse if the use of the land or building concerned is not commenced with within the period stated in the condition;
 - (b) the consent shall lapse if it is discontinued for a period stated in the condition;
 - (c) the consent shall lapse on the expiry of a period or on the occurrence of an event stated in the condition;
 - (d) the consent may be withdrawn or amended if there has been non-compliance with any of the conditions of approval or because of change of circumstances;
 - (e) a contribution be paid to the City in respect of engineering services where it will be necessary to enhance or improve such services as a result of the consent granted; and
 - (f) sufficient land for open spaces be provided, or in instances where land provision is not viable, at the City's discretion pay an amount of money to the City in respect of open spaces where the granting of the consent will bring about a higher residential density.
- (8) Whether a decision was taken on the application by the authorised official or his/her duly authorised delegate or the Municipal Planning Tribunal, the City shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.

- (9) The City shall keep a proper record of each approval granted in terms of subsection (7) above.
- (10) The contribution and amount of money envisaged in subsection (7)(e) and (f) above shall become due and payable within 30 days from date of the expiry of the time period referred to in section 49(1) of this By-law, or within such further period as the City may allow, failing which, the consent shall automatically lapse.
- (11) An application for an extension of time as envisaged in subsection (10) above shall be made prior to the expiry of the 30 day period stated in that subsection.
- (12) Where the City's land use scheme makes provision for a written consent application, such application shall be exempted from compliance with subsection (2) above.

20. Building line relaxation

- (1) Any building line restriction imposed on land in terms of the City's land use scheme may be relaxed in terms of an application submitted by an owner of land in terms of this By-law.
- (2) A building line relaxation application as envisaged in subsection (1) above shall comply with the following procedures:
 - (a) A letter, accompanied by a proposed building/site plan, shall be dispatched in writing and by registered post, by hand or by any other means available to any adjoining owners whom, at the discretion of the City, may possibly be adversely affected by the relaxation of the applicable building line restriction setting out the following:
 - (aa) Full details of the application including, but not limited to, the street address, the name of the township, a clear erf description of the erf concerned and the nature and general purpose of the application with specific emphasis on which building lines (side/rear or street) are being applied for;
 - (bb) The date on which such application was submitted to the City and it shall reflect the application reference number; name, postal address, telephone number, fax number and e-mail address of the person submitting the application; and
 - (cc) That any objection, comment or representation in regard thereto must be submitted timeously and in compliance with section 68 of this by-law to both the City and the person mentioned in subsection (bb) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 14 days from date of receipt of the letter.
 - (b) Proof of compliance with subsection (2)(a) above in the form of a written affidavit must be submitted to the City prior to consideration of the complete application within 14 days of expiry of the time period in subsection (2)(a)(cc) above.
- (3) Where objections, comments and/or representations have been received as a result of subsection (2)(a)(cc) above, the applicant may respond in writing thereto to the City within 14 days of date of dispatch of such objection, comment and/or representation where after the City shall refer the application to the Municipal Planning Tribunal for a decision subject to the provisions of section 58 below.

- (4) No decision shall be taken on the application unless due regard has been given to each objection, comment and representation lodged timeously.
- (5) Subject to section 18(3), in the instance of an unopposed complete application, a decision on the application shall be taken by the authorised official or his/her duly authorised sub-delegate within 30 days of date of expiry of the administrative phase as contemplated in section 57(3) below;
- (6) Such building line relaxation may be refused or approved subject to any condition the City may deem fit.
- (7) Whether a decision was taken on the application by the authorised official or his/her duly authorised delegate or the Municipal Planning Tribunal, the City shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.
- (8) The City shall keep a proper record of each building line relaxation approval granted.
- (9) No building plans may be approved in terms of the National Building Regulations and Building Standards Act showing a proposed building within a building line restriction area without the approval of such building line relaxation application as envisaged in subsection (1) above.

Part 2

Amendment of Land Use Scheme (Rezoning) and matters related thereto

21. Amendment of land use scheme

- (1) An owner of land who wishes to have a provision of the City's land use scheme or any provision of any other scheme which may still be applicable to the land under consideration amended, may submit an application in terms of this By-law to the City for consideration.
- (2) An application for the amendment of a provision of the City's land use scheme or any other scheme that may still be applicable to the land under consideration as envisaged in subsection (1) above shall comply with the following procedures:
 - (a) Notice of the application shall be given, after receipt of the registration reference number from the City, once by simultaneously publishing a notice in the *Provincial Gazette* and a newspaper that circulates within the area of jurisdiction of the application site in English;
 - (b) Such notice shall clearly reflect in terms of which section of this By-law the application is made and which land use scheme or any other scheme is applicable;
 - (c) Such notice shall reflect full details of the application including, but not limited to, the street address, the name of the township, a clear erf description of the erf concerned and the nature and general purpose of the application;
 - (d) Such notice shall further reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
 - (e) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the City's offices and that any objection, comment or representation in regard thereto must be submitted timeously and in

- compliance with section 68 of this by-law to both the City and the person mentioned in subsection (d) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of publication of the notice as envisaged in subsection (2)(a) above.
- (f) A site notice that contains the same detail as envisaged in subsections (b) to (e) above shall be displayed on the land under consideration in English;
 - (g) Such notice shall be displayed on the land from the same date as the date of the publication of the notice mentioned in subsection (a) above;
 - (h) Such notice shall be in the format as determined by the City;
 - (i) Such notice shall be displayed in a conspicuous place on the land in question where it would be best and easily visible and can be easily read from each and every adjacent public street or other adjacent public place;
 - (j) Such notice shall be maintained in a clearly legible condition for a period of not less than 21 days from the date of publication of the notice mentioned in subsection (a) above; and
 - (k) In addition to the requirements in subsections (a) and (f) above, a letter shall also be dispatched within 7 days of date of the publication of the notice envisaged in subsection (a) above to the owners/occupiers of all contiguous erven, including those on the opposite side of a street or lane by registered post, by hand or by any other means available informing such owners/occupiers of all the detail as prescribed in subsection (2)(b) to (e) above. Where the property/ies is/are located contiguous or on the opposite side of street or lane is/are a sectional title development the letter shall be dispatched to the body corporate.
- (3) Proof of compliance with subsection (2) above must be submitted to the City in the form of a written affidavit within 14 days of expiry of the date contemplated in subsection (2)(e) above.
 - (4) On receipt of an application in terms of subsection (1) above, the City shall submit a copy of such application to:
 - (a) any Roads authority whether local (as a municipal owned Entity), Provincial or National which may have an interest in the application;
 - (b) any neighbouring municipality who may have an interest in the application; and
 - (c) any other stakeholder, Municipal Department, Provincial Department, National Department, Municipal Owned Entity, or any other interested party who may, in the discretion of the City, have an interest in the application.
 - (5) The interested parties mentioned in subsection (4)(a)-(c) above to which a copy of the application has been forwarded shall submit its objection, comment and/or representation to the City in writing within 60 days of date of receipt of the application, failing which, it shall be deemed that such interested party has no objection, comment or representation to make.
 - (6) The City shall forward a copy of each objection, comment and representation received in terms of the notices envisaged in subsection (2) and from the interested parties in terms of subsection (4) above in respect of the application to the applicant and the applicant may respond in writing thereto to the City within 14 days of date of receipt of such objection, comment and/or

representation where after the City shall refer the application to the Municipal Planning Tribunal for a decision subject to the provisions of section 58 below.

- (7) No decision shall be taken on the application unless due regard has been given to each objection, comment and/or representation lodged timeously.
- (8) Subject to section 18(3), in the instance of an unopposed complete application, a decision on the application shall be taken by the authorised official or his/her duly authorised sub-delegate within 90 days of date of expiry of the administrative phase as contemplated in section 57(3) below.
- (9) An owner of land may at any stage prior to a decision been taken on the application, amend or withdraw his application provided that with an amendment, the amendment is not regarded in the opinion of the City as being material which would warrant re-compliance with subsections (2) and (4) above.

22. Decision and post-decision procedures

- (1) An application as envisaged in section 21(1) above may be approved subject to any condition the City deems fit, which may include the provision of sufficient land for open spaces where viable at the City's discretion, if the amendment results in higher residential densities; or it may be refused.
- (2) Whether a decision was taken on the application by the authorised official or his/her duly authorised delegate or the Municipal Planning Tribunal, the City shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.
- (3) The City shall keep a proper record of each decision in terms of subsection (1) above.
- (4) Only where the City has approved an application in terms of subsection (1) above and after the expiry of the time period envisaged in section 49(1) of this By-law, it shall forthwith give notice thereof in the *Provincial Gazette* and state in the notice that a copy of the application as approved will lie for inspection at all reasonable times at its office and thereupon the application shall be an approved scheme which is an amendment scheme.
- (5) Prior to the notice being published as envisaged in subsection (4) above, the owner of land may abandon the approval partially or completely by giving written notice to the City.
- (6) The City shall cause a copy of every approved scheme as envisaged in subsection (4) above to lie for inspection at all reasonable times at its office.
- (7) An approved scheme as envisaged in subsection (1) above shall come into operation on the date of publication of the notice envisaged in subsection (4) above.
- (8) The City shall observe and enforce the provisions of the scheme from the date of it coming into operation and any person who contravenes a provision of an approved scheme shall be guilty of an offence.
- (9) No provisional authorisation as contemplated in section 7(6) of the National Building Regulations and Building Standards Act shall be issued unless an approval has been granted in terms of subsection (1) above.

23. Correction of errors or omissions

Where the City is of the opinion that any error or omission in an approved scheme relating to land situated within its area of jurisdiction may be corrected without the

necessity of again following the provisions of sections 21 and 22 above, it may correct such error or omission by notice in the *Provincial Gazette*.

24. Prohibition of a further application in certain circumstances

- (1) Where the City has refused an application envisaged in section 21(1) above, no person shall in respect of the land to which the amendment scheme relates apply for a further amendment in terms of section 21(1) within a period of 24 months from the date of coming into operation of the scheme.
- (2) Notwithstanding subsection (1) above, the City may, upon written application, grant consent that, due to an acceptable change of circumstances, an application as envisaged in section 21(1) above may be submitted.
- (3) Within a period of 30 days from date of receipt of the change of circumstances application envisaged in subsection (2) above, the City shall consider the application and notify the owner of land of its decision.

25. Contributions to be paid in respect of external engineering services and Open Spaces

- (1) Where an amendment scheme which is an approved scheme came into operation in terms of section 22(7) above, the City may, by registered letter, by hand or by any other means available direct the owner of land to which the scheme relates to pay a contribution to it in respect of the provision of:
 - (a) the engineering services envisaged in section 46(1) of this By-law; where the amendment scheme will result in a greater impact on such services;
 - (b) open spaces where the commencement of the amendment scheme will bring about a higher residential density.
- (2) The letter envisaged in subsection (1) above shall state the:
 - (a) the amount of the contribution payable;
 - (b) particulars of the manner in which the amount of the contribution was determined;
 - (c) the manner in which the amount contemplated in subsection (a) above will be escalated if not paid within the prescribed period and;
 - (d) the purpose for which the contribution is required.
- (3) An owner of land who:
 - (a) wishes to avoid the payment of a contribution envisaged in subsection (1) above may request the City to repeal or further amend the amendment scheme concerned within a period of 90 days from the date of the letter envisaged in subsection (1) above; or
- (4) On receipt of a request as envisaged in subsection (3)(a) above the City shall grant or refuse the request and, if granted, give notice thereof in the *Provincial Gazette*.
- (5) Where the City has given notice of such repeal in terms of subsection (4) above, the obligation to pay any contribution envisaged in subsection (1) above shall lapse from the date of the notice envisaged in subsection (4) above and any contribution already paid shall be refunded.
- (6) Subject to subsection (8) below, the contribution levied under subsection (1) above shall become due and payable within 30 days of the expiry of the 90-day

- time period envisaged in subsection (3) above or within such further period as the City may allow.
- (7) Subject to subsection (8) below, no building plans in respect of the approved scheme shall be approved in terms of the National Building Regulations and Building Standards Act unless the contribution levied under subsection (1) above has been settled in full.
 - (8) The City may consider a request, on good cause shown, that:
 - (a) the contribution levied under subsection (1) above be paid over a specific period of time not exceeding three (3) years in instalments;
 - (b) that a prospective new purchaser be liable for the contribution in terms of an agreement/undertaking after transfer; or
 - (c) that payment of the contribution be postponed for a period not exceeding three years where security or a guarantee for the contribution has been provided to the satisfaction of the City.
 - (9) In exercising any of the powers under subsections (8)(a) – (c) above, the City may impose any condition it may deem fit including a condition regarding interest.

Part 3
***Township establishment, division/phasing of an approved township,
extension of boundaries of an approved township and matters related
thereto***

26. Township establishment

- (1) An owner of land who wishes to establish a township on its land which falls within the jurisdiction of the City may submit an application in terms of this By-law to the City for consideration.
- (2) A township must be established on any farm portion or agricultural holding where the land concerned is to be used, developed or subdivided mainly for residential, business, commercial, industrial, institutional, educational or other similar purposes as defined in the applicable land use scheme; excluding agricultural, open space or nature conservation purposes, and uses granted in terms of clause 24 of the CoJ Land Use Scheme, 2018.
- (3) An application for the establishment of a township as envisaged in subsection (1) above shall comply with the following procedures:
 - (a) Notice of the application shall be given once by simultaneously publishing a notice in the *Provincial Gazette* and a newspaper that circulates within the area of jurisdiction of the application site in English;
 - (b) Such notice shall clearly reflect in terms of which section of this By-law the application is made and which land use scheme or any other scheme is applicable;
 - (c) Such notice shall reflect full details of the application including, but not limited to, the street address, the name of the proposed township and the nature and general purpose of the application;

- (d) Such notice shall further reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
 - (e) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the City's offices and that any objection, comment or representation in regard thereto must be submitted timeously and in compliance with section 68 of this by-law to the City and the person mentioned in subsection (d) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of publication of the notice as envisaged in subsection (a) above.
 - (f) A site notice that contains the same detail as envisaged in subsections (b) to (e) above shall be displayed on the land under consideration in English;
 - (g) Such notice shall be displayed on the land from the same date as the date of the publication of the notice mentioned in subsection (a) above;
 - (h) Such notice shall be in the format as determined by the City;
 - (i) Such notice shall be displayed in a conspicuous place on the land in question where it would be best and easily visible and can be easily read from each and every adjacent public street or other adjacent public place;
 - (j) Such notice shall be maintained in a clearly legible condition for a period of not less than 21 days from the date of publication of the notice mentioned in subsection (a) above; and
 - (k) In addition to the requirements in subsections (a) and (f) above, a letter shall also be dispatched within 7 days of date of the publication of the notice envisaged in subsection (a) above to the owners/occupiers of all contiguous erven, including those on the opposite side of a street or lane by registered post, by hand or by any other means available informing such owners/occupiers of all the detail as prescribed in subsection 3(b) to (e) above. Where the property/ies is/are located contiguous or on the opposite side of street or lane is/are a sectional title development the letter shall be dispatched to the body corporate.
- (4) Proof of compliance with subsection (3) above must be submitted to the City in the form of a written affidavit within 14 days of expiry of the date contemplated in subsection (3)(e) above.
- (5) On receipt of an application in terms of subsection (1) above, the City shall submit a copy of such application to:
- (a) any Roads authority whether local (as a municipal owned Entity), Provincial or National which may have an interest in the application;
 - (b) any neighbouring municipality who may have an interest in the application; and
 - (c) any other stakeholder, Municipal Department, Provincial Department, National Department, Municipal Owned Entity, or any other interested party who may, in the discretion of the City, have an interest in the application.
- (6) The interested parties mentioned in subsections (5)(a) to (c) above to which a copy of the application has been forwarded shall submit its objection, comment and/or representation to the City in writing within 60 days of date of receipt of the application, failing which, it shall be deemed that such interested party has no objection, comment or representation to make.
- (7) The City shall forward a copy of each objection, comment and representation received in terms of the notice envisaged in subsection (3) and from the interested parties in terms of subsection (5) above in respect of the application

- to the applicant and the applicant may respond in writing thereto to the City within 28 days of date of receipt of such objection, comment and/or representation where after the City shall refer the application to the Municipal Planning Tribunal for determination subject to the provisions of section 58 below.
- (8) No decision shall be taken on the application unless due regard has been given to each objection, comment and/or representation lodged timeously.
 - (9) Subject to section 18(3), in the instance of an unopposed complete application, a decision on the application shall be taken by the authorised official or his/her duly authorised sub-delegate within 90 days of date of expiry of the administrative phase as contemplated in section 57(3) below.
 - (10) Prior to a decision being taken on a township application submitted under this section whether by the Municipal Planning Tribunal or the authorised official, the owner of land may-
 - (a) of his own accord and with the consent of the City; or
 - (b) at the request of the City,amend his application, provided that the amendment is not regarded in the opinion of the City as being material which would warrant re-compliance with subsections (3) and (5) above.

27. Authorisation of certain contracts and options

- (1) After a township application has been approved as contemplated in section 28(1) below and after complying with section 28(5) of this By-law, an owner of land may also apply to the City for authorisation to enter into any contract for the sale, exchange or alienation or disposal in any other manner of an erf in the proposed township or to grant an option to purchase or otherwise acquire an erf in the proposed township.
- (2) The City may grant such authorisation envisaged in subsection (1) above subject to any condition it may deem expedient, which may include a condition that the applicant shall, before entering into such contract or granting such option and within 6 months of granting the consent, furnish to the City a guarantee of such type and for such amount as the City may determine and which is otherwise to its satisfaction that the applicant will fulfil its duties in respect of the engineering services as envisaged in section 46(1) below and if the applicant fails to do so the authorisation shall lapse.
- (3) The City shall notify the owner of land of its decision in writing and of any condition imposed.
- (4) Where the City has granted such authorisation as envisaged in subsection (1) above, the contract or option shall contain a clause stating that the township concerned has not been declared an approved township for purposes of section 28(15).
- (5) Where such contract or option does not contain such clause as envisaged in subsection (4) above, the contract or option shall, at any time before the township is declared an approved township as contemplated in section 28(15), be voidable at the instance of any party to the contract or option, other than the person who alienates or disposes of the erf or who grants the option.
- (6) Any person who alienates or disposes of an erf and who enters into a contract or grants an option without such clause as envisaged in subsection (4) above shall be guilty of an offence.

28. Decision and post-decision procedures

- (1) After the provisions of section 26 have been complied with, the application may be approved, either wholly or in part, or refused or a decision thereon may be postponed.
- (2) Where the City approves an application as envisaged in subsection (1) above, it may impose any condition it may deem expedient.
- (3) Whether a decision was taken on the application by the authorised official or his/her duly authorised delegate or the Municipal Planning Tribunal, the City shall notify all relevant parties (including the Surveyor-General and the Registrar) of the decision in writing by registered post, by hand or by any other means available without delay.
- (4) After the owner of land has been notified in terms of subsection (3) above that his application has been approved, but before the township is declared an approved township as contemplated in subsection (15) below, the City may, in consultation with the owner of land, amend or delete any condition imposed in terms of subsection (2) above or add any further condition.
- (5) After an owner of land has been notified in terms of subsection (3) that his application has been approved, the owner of land shall within a period of 24 months from the date of approval or such further period as the City may allow, lodge with the Surveyor-General for approval such plans, diagrams or other documents as may be required by the Surveyor-General and if the applicant fails to do so the approval will automatically lapse.
- (6) An application for an extension of time as envisaged in subsection (5) above shall be made prior to the expiry of the 24-month period stated in that subsection and if granted, may not exceed another 36 months and no further extension shall be granted, except in exceptional circumstances and in-line with the internal guidelines. Any further extensions granted in line with the internal guidelines shall be within 10 years of the entire life of the township application.
- (7) Where the owner of land fails, within a reasonable time after he has lodged the plans, diagrams or other documents as envisaged in subsection (5) above, to comply with any requirement the Surveyor-General may lawfully impose, the Surveyor-General shall notify the City accordingly and where the City is satisfied, after consulting the owner of land, that the owner of land has failed to comply with any such requirement without good cause shown, the approval will automatically lapse.
- (8) An owner of land who has been notified in terms of subsection (3) above that his application has been approved but prior to the township being declared an approved township as contemplated in subsection (15) below, may-
 - (a) where the documents envisaged in subsection (5) above have not yet been lodged with the Surveyor-General, where applicable; or
 - (b) where the documents envisaged in subsection (5) above have already been lodged with the Surveyor-General, where applicable, in consultation with the Surveyor-General, submit a further application to the City for the amendment of such approval unless:
 - (i) the amendment is, in the City's opinion, so material as to constitute a new application in terms of section 26(1) above;

- and subsections (1) and (2) of this section shall apply *mutatis mutandis* to such application.
- (9) The owner of land shall lodge with the City, within a period of 3 months from the date upon which the Surveyor-General has approved the plans, diagrams and any other documents envisaged in subsection (5) above, a certified copy or tracing of the general plan of the township and where the applicant fails to comply within the 3 month period, the City may obtain a certified copy or tracing directly from the Surveyor-General at the applicant's costs.
 - (10) After complying with subsection (5) above, the applicant shall lodge with the Registrar the plans, diagrams and any other documents as envisaged in subsection (5) above and as approved by the Surveyor-General together with the relevant title deeds for endorsement or registration, as the case may be, within 24 months from the date of approval of such plans, diagrams and any other documents by the Surveyor-General, or within such further period as the City may allow.
 - (11) The Registrar shall not accept such plans, diagrams or any other documents for endorsement or registration until such time as the City has advised him in writing that the applicant has complied with such pre-proclamation conditions as the City may require to be fulfilled before giving notice in terms of subsection (15) below declaring that the township is an approved township.
 - (12) Failure by the applicant to comply with subsection (10) above, the approval will automatically lapse.
 - (13) An application for an extension of time as envisaged in subsection (10) above shall be made prior to the expiry of the 24-month period stated in that subsection and if granted, may not exceed another 36 months and no further extension shall be granted, except in exceptional circumstances and in-line with the internal guidelines. Any further extensions granted in line with the internal guidelines shall be within 10 years of the entire life of the township application.
 - (14) Having endorsed or registered the title deeds envisaged in subsection (10) above, the Registrar shall notify the City thereof without delay and the Registrar shall not register any further transactions in respect of any land situated in the township thereafter until such time as the township is declared an approved township in terms of subsection (15).
 - (15) After the notice envisaged in subsection (14) above and after compliance with subsections (5), (9),(10) and (11) above, the City shall, by giving notice in the *Provincial Gazette*, declare the township an approved township and it shall in a schedule to such notice set out the conditions on which the township is declared an approved township.
 - (16) Any external engineering services, open spaces and inclusionary housing contributions (if applicable) required to be paid in respect of the approved township as envisaged in sections 47(1), 48(5) and 48(7) below, shall be paid within 12 months from date of the notice envisaged in subsection (15) above, failing which, it may be subject to arrear interest as well as escalation.
 - (17) Where a township owner is required to transfer land to the City or any other organ of state by virtue of a condition set out in the schedule envisaged in subsection (15) above, the land shall be so transferred at the expense of the township owner within a period of 6 months from date of the issuing of the certificate as contemplated in section 29(1) below.

- (18) With effect from the date of the notice envisaged in subsection (15) above, the ownership in any public road in a township established in terms of this By-law, shall vest in the City.

29. Prohibition of registration of certain deeds of transfer or endorsement on certain title deeds

- (1) The Registrar shall not register a deed of transfer by which ownership of an erf in a township is transferred unless the City certifies that-
- (a) the township has been declared an approved township in terms of section 28(15) above;
 - (b) that any condition as set out in the schedule envisaged in subsection 28(15) above has been complied with;
 - (c) the provisions of section 28(17) above in respect of the transfer of land to the City or any other organ of state (if applicable) have been complied with;
 - (d) that the City will, within a period of 3 months from the date of such certification, be able to provide the erf with such engineering services as it may deem necessary and that it is prepared to consider the approval of a building plan in terms of the National Building Regulations and Building Standards Act in respect of the erf in question; and
 - (e) subject to section 28(16) above, all outstanding external engineering services- and inclusionary housing contributions and all amounts in lieu of open spaces (where applicable) as envisaged in sections 47(1), 48(5) and 48(7) in respect of the township has been paid in full.
- (2) The Registrar shall not endorse a title deed in terms of section 4C (1)(a) of the Housing Development Schemes for Retired Persons Act unless the certificate envisaged in subsection (1) above has been issued.
- (3) No building plans shall be approved, and no occupancy certificate shall be issued in terms of the provisions of the National Building Regulations and Building Standards Act unless the certificate contemplated in subsection (1) above has been issued.

30. Failure to comply with requirements of the City

Where an owner of land has, for a period of one year from the date he was requested in writing to comply with any requirement of the City in respect of an application envisaged in section 26(1) above, failed to comply, the City shall notify the owner of land of such failure and thereupon the application shall automatically lapse.

31. Phasing of an approved township

- (1) An owner of land who has been notified in terms of section 28(3) above that his township application has been approved-
- (a) may within a period of 6 months from the date of the notice, or such further period as the City may allow;
 - (b) shall, if directed to do so by the City, within such period as the City may determine, apply to the City for the phasing of the approved township into two or more separate townships.

- (2) On receipt of an application envisaged in subsection (1) above, the City may-
 - (a) where the documents envisaged in subsection 28(5) have not yet been lodged with the Surveyor-General;
 - (b) where the documents envisaged in subsection 28(5) above have been lodged with the Surveyor-General, after consultation with the Surveyor-General, consent to the phasing of the township subject to any condition the City may deem expedient.
- (3) Where consent has been granted in terms of subsection (2) above, the City shall forthwith notify the owner of land in writing thereof and of any condition imposed.
- (4) The owner of land shall within a period of 3 months from the date of the notice envisaged in subsection (3) above, or such further period as the City may allow, submit to the City such plans, diagrams or other documents and furnish to it such information as it may require in respect of each separate township.
- (5) On receipt of the documents or information as envisaged in subsection (4) above, the City shall forthwith notify the Surveyor-General and the Registrar in writing of the consent granted in terms of subsection (2) and such notice shall be accompanied by a copy of the plan of each separate township.
- (6) The granting of consent in terms of subsection (2) above and the notice envisaged in subsection (3) above shall, in respect of each separate township, be deemed to be the approval of an application as envisaged in section 28(1) above and a notice envisaged in section 28(3) above.
- (7) The provisions of sections 28(4) to (18), 29(1) to (3) and 30 shall apply *mutatis mutandis* to such phased townships.

32. Extension of boundaries of an approved township

- (1) An owner of land as envisaged in section 49 of the Deeds Registries Act who wishes to have the boundaries of an approved township extended to include his land may submit an application to the City.
- (2) The provisions of section 26(3) to (10) shall apply *mutatis mutandis* to an application envisaged in subsection (1) above and any reference to an application to establish a township shall be construed as a reference to an application to extend the boundaries of a township as envisaged in subsection (1) above.
- (3) After the provisions of section 26(3) to (10) have been complied with, the application may be approved, either wholly or in part, or refused or a decision thereon may be postponed.
- (4) Where the City approves an application as envisaged in subsection (1) above, it may impose any condition it may deem expedient.
- (5) Whether a decision was taken on the complete application by the authorised official or his/her duly authorised delegate or the Municipal Planning Tribunal, the City shall notify all relevant parties (including the Surveyor-General and the Registrar) of the decision in writing by registered post, by hand or by any other means available without delay.
- (6) Where the City approves an application envisaged in subsection (1) above, it may-

- (a) apply all or any of the conditions set out in the schedule envisaged in section 28(15) on which the township concerned was declared an approved township;
 - (b) impose a condition that the applicant shall pay to the City an amount of money in respect of the provision of the engineering services envisaged in terms of section 46(1) where it will be necessary to enhance or improve such services as a result of the approval of the application envisaged in subsection (1) above.
- (7) Any condition imposed in terms of subsection (4) and (6) above shall be set out in a schedule to the proclamation envisaged in section 49 of the Deeds Registries Act and shall have the same force of law as a condition envisaged in section 28(15).

Part 4

Subdivision and/or consolidation of an erf in an approved township and the subdivision of any other land and matters related thereto

33. Subdivision and/or consolidation of an erf/erven in an approved township

- (1) An owner of-
 - (a) an erf in an approved township who wishes to subdivide such erf;
 - (b) two or more erven in an approved township who wishes to consolidate such erven, may submit an application, simultaneously or separately, as the case may be, to the City as provided for in its land use scheme and at the same time lodge a plan with the City setting out the proposed subdivision and/or consolidation.
- (2) Only an application for subdivision in respect of land zoned "Residential 1" as envisaged in subsection (1) above shall comply with the following procedure:
 - (a) A letter, accompanied by a plan showing the proposed subdivision and/or consolidation, shall be dispatched in writing and by registered post, by hand or by any other means available, to the owners/occupiers of all contiguous erven, including those on the opposite side of a street or lane, setting out the following:
 - (aa) Full details of the application including, but not limited to, the street address, the name of the township, a clear erf description of the erf concerned and the nature and general purpose of the application;
 - (bb) The name, postal address, telephone number, fax number and e-mail address of the person submitting the application; and
 - (cc) That any objection, comment or representation in regard thereto must be submitted timeously and in compliance with section 68 of this by-law to both the City and the person mentioned in subsection (bb) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from date of dispatch of the letter.
 - (b) Proof of compliance with subsection (2)(a) above in the form of a written affidavit must be submitted to the City within 14 days from date of expiry of the date contemplated in subsection (2)(a)(cc) above.

- (3) Where objections, comments and/or representations have been received as a result of subsection (2)(a)(cc) above, the applicant may respond in writing thereto to the City within 14 days of date of receipt of such objection, comment and/or representation where after the City shall refer the application to the Municipal Planning Tribunal for a decision subject to the provisions of section 58 below.
- (4) No decision shall be taken on the application unless due regard has been given to each objection, comment and representation lodged timeously.
- (5) Subject to section 18(3), in the instance of an unopposed complete application, a decision on the application shall be taken by the authorised official or his/her duly authorised sub-delegate within 60 days of date of expiry of the administrative phase as contemplated in section 57(3) below.
- (6) Such subdivision and/or consolidation application may be refused or approved subject to any condition the City may deem fit which may include conditions to be registered against the relevant erf's title deed; and the provision of sufficient land for open spaces where viable at the City's discretion, if the subdivision results in higher residential densities;.
- (7) With a subdivision application, such condition may include a condition that the owner shall pay to the City an amount of money in respect of the provision of-
 - (a) the engineering services where it will be necessary to enhance or improve the services as a result of the subdivision;
 - (b) open spaces, and such amount shall be determined by the City in terms of this By-law or approved policy,provided that in calculating the amount of the contribution to be paid envisaged in subsections (a) and (b) above, a contribution that has been paid or has become due and payable under section 25(1) shall be taken into account.
- (8) Whether a decision was taken on the application by the authorised official or his/her duly authorised delegate or the Municipal Planning Tribunal, the City shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.
- (9) The City shall keep a proper record of all subdivision and consolidation decisions.
- (10) An application that has been approved in terms of subsection (6) above shall automatically lapse if not registered with the Surveyor-General and the Registrar within 24 months from date of approval or within such further period as the City may allow.
- (11) An application for an extension of time as envisaged in subsection (10) above shall be made prior to the expiry of the 24-month period stated in that subsection and if granted, may not exceed a further 24 months.
- (12) Subject to section 34(5) below, the amount of money envisaged in subsection (7) above shall become due and payable before the date of the first registration of the newly created erven with the Registrar as envisaged in subsection (10) above.
- (13) The owner of land shall within 3 months after the Surveyor General has approved the diagram of the subdivision or the plan for consolidation in terms of the provisions of the Land Survey Act submit two (2) clear legible photo- copies of the approved diagram or plan to the City.

34. Cancellation and amendment of conditions/plan, endorsement of certain documents by Registrar and access

- (1) The City may, in consultation with the owner of land, or on application by the owner of land himself, prior to the registration of the subdivision and/or consolidation approval with the Surveyor-General and the Registrar as envisaged in section 33(10) above and,-
 - (a) cancel the approval of an application submitted in terms of section 33(1) above;
 - (b) amend or delete any condition imposed in terms of section 33(6) above or add any conditions to those already imposed; and
 - (c) approve an amendment of the plan setting out the proposed subdivision and/or consolidation.
- (2) The City may not approve an application envisaged in section 33(1) above if it will bring about a result which is in conflict with-
 - (a) any condition set out in the schedule as envisaged in section 28(15) on which the township concerned was declared an approved township;
 - (b) a condition of title imposed in terms of any law;
 - (c) a provision of a land use scheme or an approved amendment scheme applicable to the erf or erven in question.
- (3) The City may not approve an application envisaged in section 33(1) above unless the City is satisfied that each subdivided portion has satisfactory vehicular access to a public street, which access may be provided by means of a panhandle or a servitude.
- (4) If access to a public street is to be provided to more than one proposed subdivided portion by means of a single panhandle, the City shall, when it approves the application for the subdivision of the erf concerned, impose a condition that the applicant shall cause a servitude of right of way in favour of each portion, other than the portion of which the panhandle forms part, to be registered over the latter portion.
- (5) The owner of land shall, before he submits a deed of transfer or certificate of registered title in respect of the subdivided portion to the Registrar for registration in terms of the Deeds Registries Act have the power of attorney in respect of the transfer or the application for such certificate endorsed by the authorised official of the City to the effect that the owner of land has complied with the conditions imposed in terms of section 33(6) above or that arrangements in respect of such compliance, including the furnishing of guarantees in respect of any condition requiring payment of an amount of money as envisaged in section 33(7) above, have been made to the satisfaction of the City.
- (6) The Registrar shall not issue a certificate of consolidated title in respect of a consolidation unless the City has confirmed in writing that the owner of land has complied with the conditions imposed in terms of section 33(6) above.

35. Subdivision of any other land

- (1) Subject to any other law that may be applicable to such land, an owner of land, excluding land as envisaged in section 33(1) above, who wishes to divide such land may apply in writing to the City and such application shall be accompanied by such plans, diagrams and other documents as may be required.
- (2) The provisions of section 21(2) to (9) shall apply *mutatis mutandis* to an application envisaged in subsection (1) above.

- (3) Subject to compliance with subsection (2) above, the application envisaged in subsection (1) above may be approved, either wholly or partly, or it may be refused or a decision thereon may be postponed.
- (4) Where an application has been approved in terms of subsection (3) above, the City may impose any condition it may deem expedient.
- (5) Whether a decision was taken on the complete application by the authorised official or his/her duly authorised delegate or the Municipal Planning Tribunal, the City shall notify all relevant parties (including the Surveyor-General and the Registrar) of the decision and of any condition imposed in terms of subsection (4) above in writing by registered post, by hand or by any other means available without delay.
- (6) After the owner of land has been notified in terms of subsection (5) above that his application has been approved, but before any portion of land is transferred, the City may, in consultation with the applicant, amend or delete any condition imposed in terms of subsection (4) above or add any further condition.
- (7) After an owner of land has been notified in terms of subsection (5) that his application has been approved, the applicant shall within a period of 24 months from the date of such notice, or such further period as the City may allow, lodge with the Surveyor-General for approval such plans, diagrams or other documents as may be required by the Surveyor-General and if the applicant fails to do so the approval will automatically lapse.
- (8) An application for an extension of time as envisaged in subsection (7) above shall be made prior to the expiry of the 24-month period stated in that subsection which if granted, shall not exceed a further 24 months.
- (9) Where the owner of land fails, within a reasonable time after he has lodged the plans, diagrams or other documents as envisaged in subsection (7) above, to comply with any requirement the Surveyor-General may lawfully impose, the Surveyor-General shall notify the City accordingly and where the City is satisfied, after consulting the applicant, that the applicant has failed to comply with any such requirement without good cause shown, the approval will automatically lapse.
- (10) An owner of land who has been notified in terms of subsection (5) above that his application has been approved, may-
 - (a) where the documents envisaged in subsection (7) above have not yet been lodged with the Surveyor-General; or
 - (b) where the documents envisaged in subsection (7) above have already been lodged with the Surveyor-General, in consultation with the Surveyor-General, submit a further application to the City for the amendment of such approval unless:
 - (i) the amendment is, in the City's opinion, so material as to constitute a new application in terms of subsection (1) above;
 - (ii) the amendment is not regarded as material but that it warrants notice of the amendment to be given as envisaged in subsection (2) above,and subsections (3) and (4) of this section shall apply *mutatis mutandis* to such application.
- (11) Upon receipt of the notice envisaged in subsection (5) above and after compliance with subsection (7) above, the Registrar shall endorse the deeds registry copy of the title deed under which the land concerned is held to the effect that an application for the division of such land has been approved by

- the City and if the copy of the title deed of the owner is thereafter, for whatever reason, lodged with the Registrar, he shall endorse it in like manner.
- (12) An endorsement in terms of subsection (11) above shall be brought forward as a condition of title in any subsequent deed of transfer of the whole or the remainder of the land concerned, and any succeeding owner of such whole or remainder shall be bound by the conditions imposed by the City in terms of subsection (4) above.
- (13) The Registrar shall-
- (a) after the land envisaged in subsection (11) above has been divided;
 - (b) when he is notified that the application has lapsed,
- cancel any endorsement made by him in terms of subsection (11) above.
- (14) Where the owner of land is required to transfer land to the City or any other organ of state by virtue of a condition imposed in terms of subsection (4) above, the land shall be so transferred at the expense of the owner of land within a period of 6 months from date of the issuing of the certificate as contemplated in section 37(1) below.
- (15) Any development contribution levied in terms of section 47(1) in relation to an application in terms of subsection (1) above shall become due and payable before the registration of a deed of transfer with the Registrar.

36. Failure to comply with requirements of the City

Where an applicant has, for a period of one year from the date he was requested in writing to comply with any requirement of the City in respect of an application envisaged in section 35(1) above, failed to comply, the application shall automatically lapse.

37. Prohibition of registration of certain deeds of transfer

- (1) The Registrar shall not register a deed of transfer of any portion of land where an application for the subdivision of land was approved by the City as envisaged in section 35(3) above unless the City certifies that-
- (a) that any condition imposed in terms of section 35(4), excluding any condition dealing with the transfer of land as envisaged in section 35(14) above, have been complied with;
 - (b) the provisions of section 35(14) in respect of the transfer of land to the City or any other organ of state (if applicable) have been complied with; and
 - (c) subject to section 35(15) above, all outstanding external development contributions in respect of the land have been paid in full.
- (2) No building plans shall be approved and no occupancy certificate shall be issued in terms of the provisions of the National Building Regulations and Building Standards Act unless the certificate contemplated in subsection (1) above has been issued.

Part 5

Alteration, amendment or cancellation of general plan

38. Alteration, amendment or cancellation of a general plan application

- (1) Any person who wishes to have the general plan of an approved township or an approved SG diagram of a subdivision of land (if any) altered, amended or

- totally or partially cancelled by the Surveyor-General in terms of the Land Survey Act may subject to the provisions of section 39(3) below, apply in writing to the City for approval.
- (2) An application for the alteration, amendment or totally or partially cancellation of a general plan envisaged in subsection (1) above shall comply with the following procedures:
- (a) Notice of the application shall be given once by simultaneously publishing a notice in the *Provincial Gazette* and a newspaper that circulates within the area of jurisdiction of the City in English;
 - (b) Such notice shall clearly reflect in terms of which section of this By-law the application is made;
 - (c) Such notice shall reflect full details of the application including, but not limited to, the name of the township concerned and the nature and general purpose of the application;
 - (d) Such notice shall further reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
 - (e) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the City's offices and that any objection, comment or representation in regard thereto must be submitted timeously to the City and the person mentioned in subsection (d) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of publication of the notice as envisaged in subsection (a) above;
- (3) Proof of compliance with subsection (2) above must be submitted to the City in the form of a written affidavit within 14 days of expiry of the date contemplated in subsection (2)(e) above.
- (4) The City shall forward a copy of each objection, comment and representation received in terms of subsection (2)(a) above in respect of the application to the applicant and the applicant may respond in writing thereto to the City within 14 days of date of receipt of such objection, comment and/or representation where after the City shall refer the application without delay to the Municipal Planning Tribunal for a decision subject to section 58 below.
- (5) No decision shall be taken on the application unless due regard has been given to each objection, comment and/or representation lodged timeously.
- (6) Subject to section 18(3), in the instance of an unopposed complete application, a decision on the application shall be taken by the authorised official or his/her duly authorised sub-delegate within 90 days of date of expiry of the administrative phase as contemplated in section 57(3) below.

39. Decision and post decision procedures

- (1) The City may approve an application envisaged in section 38(1) above either wholly or in part, or refuse it or postpone a decision thereon, either wholly or in part, provided that the City shall not approve such application unless-
- (a) the applicant has the unencumbered ownership of all the land within the area affected by the alteration, amendment or cancellation of the general plan other than land transferred in terms of section 35(14) and subject to sections 28(17) above;

- (b) where the land envisaged in subsection (a) above is subject to a mortgage bond, the bondholder has consented in writing to the alteration, amendment or cancellation of the general plan.
- (2) Where the City approves the application envisaged in subsection (1) above, the City may-
- (a) impose any condition it may deem expedient;
- (b) amend or delete any condition set out in the schedule envisaged in section 28(15) above on which the township concerned was declared an approved township.
- (3) The provisions of section 38 shall not apply to an alteration or amendment of a general plan of an approved township which is necessary as a result of the closing of any public place or street or any portion thereof or diversion of a street or a portion of such street in terms of section 45(1) of this By-law.
- (4) Whether a decision was taken on the application by the authorised official or his/her duly authorised delegate or the Municipal Planning Tribunal, the City shall notify all relevant parties, including the Surveyor-General, of the decision, and where the application has been approved, state any condition imposed in terms of subsection (2)(a) above, in writing by registered post, by hand or by any other means available without delay.
- (5) After an applicant has been notified in terms of subsection (4) above that his application has been approved, the applicant shall within a period of 12 months from the date of such notice, or such further period as the City may allow, lodge with the Surveyor-General for approval such plans, diagrams or other documents as the Surveyor-General may deem necessary to effect the alteration, amendment or cancellation of the general plan, and if the applicant fails to do so the approval will automatically lapse.
- (6) Where the applicant fails, within a reasonable time after he has lodged the plans, diagrams or other documents as envisaged in subsection (5) above, to comply with any requirement the Surveyor-General may lawfully impose, the Surveyor-General shall notify the City accordingly and where the City is satisfied, after hearing the applicant, that the applicant has failed to comply with any such requirement without good cause shown, the approval will automatically lapse.
- (7) After the Surveyor-General has in terms of the Land Survey Act altered or amended the general plan or has totally or partially cancelled it, he shall notify the City thereof without delay.
- (8) On receipt of the notice envisaged in subsection (7) above, the City shall forthwith give notice thereof by publishing a notice in the *Provincial Gazette* declaring that the general plan has been altered, amended or totally or partially cancelled and the City shall in a schedule to the notice set out the conditions imposed in terms of subsection (2)(a) above or the amendment or deletion of any condition envisaged in subsection (2)(b) above, where applicable.
- (9) The City shall forthwith provide the Registrar with a copy of the notice and schedule envisaged in subsection (8) above.

40. Effect of alteration, amendment or cancellation of general plan

- (1) Where the general plan of an approved township established in terms of the provisions of legislation other than this By-law, is cancelled in whole or in part, or altered or amended or cancelled in part, any public place or street which

CONTINUES ON PAGE 130 OF BOOK 2

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

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

This gazette is also available free online at www.gpwonline.co.za

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

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

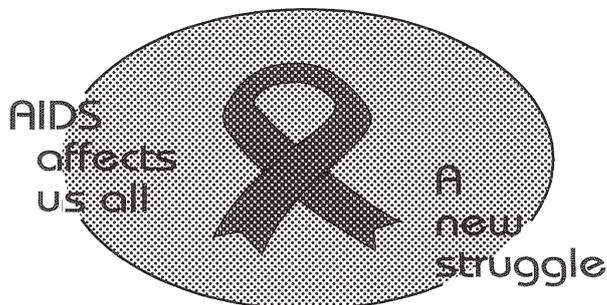
Vol: 30

PRETORIA
3 APRIL 2024
3 APRIL 2024

No: 117

PART 2 OF 2

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4520



9 771682 452005



0 0 1 1 7

- vested in trust in the City by virtue of section 63 of the Local Government Ordinance, 1939, the ownership thereof shall revert in the township owner.
- (2) Where a general plan is cancelled in whole, the township shall cease to exist as a township.
 - (3) Where a general plan is cancelled in part, that portion of the township to which the cancellation of the general plan relates, shall cease to exist as a portion of the township.
 - (4) Where such original township owner is no longer in existence or, in the case of a Company, has been deregistered, as the case may be, the ownership of such public places or streets shall then automatically vest in the City.

Part 6

Amendment, suspension or removal of restrictive or obsolete conditions or obligations, servitudes or reservations and matters related thereto

41. Amendment, suspension or removal of restrictive or obsolete conditions or obligations, servitudes or reservations in respect of land

- (1) This part of the By-law refers to any restriction, obligation, servitude or reservation which relates to the subdivision of the land or the purpose for which the land may be used or to the requirements to be complied with or to be observed in connection with the erection of structures or buildings on or the use of the land, which is binding on the owner of the land arising out of-
 - (a) any restrictive condition or servitude which is registered against the title deed or leasehold title of such land; or
 - (b) a provision of a by-law or of a town-planning scheme; or
 - (c) the provisions of a title condition contained in the schedule to the proclamation of a township; or
 - (d) the provisions of a law relating to the establishment of townships or town planning.
- (2) The City may only amend, suspend or remove a restriction or obligation where the City is satisfied that-
 - (a) to do so would promote the preparation and approval of a general plan, the establishment of a township or the development of any area;
 - (b) the affected land is required for public purposes by the State, the Province or the City;
 - (c) the affected land is required for the use or construction of a building or other structure by the State, the Province or the City;
 - (d) the affected land is required for purposes incidental to any purpose envisaged in subsections (a) to (c) above.
- (3) The provisions of subsection (1) above shall not apply to-
 - (a) any building line restriction which has been imposed by or under the provisions of any applicable legislation pertaining to roads, whether national or provincial unless consent has been obtained in writing from the relevant roads authority;
 - (b) any condition relating to mining or mining rights;
 - (c) any condition imposed in respect of land transferred to a beneficiary in terms of any provincial small farmer settlement programme or any similar land reform programme relating to the circumstances under which such land may be alienated or encumbered; or

- (d) any condition relating to the risk of development on land which has been undermined.
- (4) An owner of land who wishes to have any restriction, obligation, servitude or reservation as envisaged in subsection (1) above amended, suspended or removed, may lodge an application to the City in terms of this By-law for consideration.
 - (5) Notwithstanding subsection (4) above, the City may of its own accord amend, suspend or remove any restriction or obligation envisaged in subsection (1) above in respect of any land.
 - (6) An application envisaged in subsection (4) above may be submitted simultaneously with any other application envisaged in sections 19, 20, 21, 26 and 33 above.
 - (7) If an application is made only for the amendment, suspension or removal of any restriction, obligation, servitude or reservation as envisaged in subsection (1) above whether by an owner of land or by the City, the provisions of section 21(2) to (7) above shall *mutatis mutandis* apply to such application.
 - (8) Where simultaneous applications are submitted as envisaged in subsection (6) above, the applicant shall comply with all the essential elements of the procedures as set out in this section as well as sections 19, 20, 21, 26 and 33, as the case may be, in a consolidated form.
 - (9) Subject to section 18(3), in the instance of an unopposed complete application envisaged in subsection (4) or (5) above, a decision on the application shall be taken by the authorised official or his/her duly authorised sub-delegate within 60 days after the date of expiry of the administrative phase as contemplated in section 57(3) below.
 - (10) Subject to section 18(3), in the instance of unopposed complete applications submitted simultaneously as envisaged in subsection (6) above, a decision on the application shall be taken by the authorised official or his/her duly authorised sub-delegate within 90 days after the expiry of the time periods mentioned in sections 19, 20, 21, 26 and 33 above, which ever section is relevant.
 - (11) The provisions of section 21(9) above shall also apply *mutatis mutandis* to an application envisaged in subsections (4), (5) and (6) above.
 - (12) For purposes of this section, where a condition of title, a condition of establishment of a township or an existing scheme provides for a purpose with the consent or approval of the administrator, a Premier, the townships board or any other controlling authority, such consent may be granted by the City and such reference to the administrator, a Premier, the townships board or other controlling authority shall be deemed to be a reference to the City.
 - (13) For purposes of this section, where a condition of title, a condition of establishment of a township or an existing scheme provides for a purpose with the consent or approval of the township owner and such township owner is no longer in existence or, in the case of a Company, has been deregistered, as the case may be, such consent may be granted by the City and such reference to the township owner shall be deemed to be a reference to the City.

42. Decision and post-decision procedures

- (1) An application envisaged in section 41(4), (5) or (6) above may be approved subject to any condition the City deems fit or it may be refused.

- (2) Whether a decision was taken on the application by the authorised official or his/her duly authorised delegate or the Municipal Planning Tribunal, the City shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.
- (3) The City shall keep a proper record of each decision under subsection (1) above.
- (4) Only where the City has approved an application as envisaged under section 41(4), (5) or (6) above and after the expiry of the time period envisaged in section 49(1) of this By-law, it shall give notice thereof in the *Provincial Gazette* and state in the notice that a copy of the application as approved will lie for inspection at all reasonable times at its office and thereupon the application shall be deemed to be an approved application.
- (5) An approved application as envisaged in subsection (1) above shall come into operation on the date of publication of the notice envisaged in subsection (4) above.
- (6) The provisions of section 24 shall also *mutatis mutandis* apply to an approval envisaged in subsection (1) above if it was in relation to a simultaneous application as envisaged in section 41(6) above and such simultaneous application included the amendment of a land use scheme as envisaged in section 21(1) above.

43. Endorsements in connection with amendments, suspensions or removals of restrictions or obligations

- (1) After the coming into operation of any approved application as envisaged in section 41(4), (5) or (6) above, the owner of land shall as soon as practically possible deliver the original title deed to the Registrar and the Surveyor General in order for them to make the appropriate entries and endorsements on a relevant register, title deed, diagram or plan in their respective offices as may be necessary to reflect the effect of the notice envisaged in section 42(4) above.
- (2) Upon receipt of such original title deed as envisaged in subsection (1) above, the Registrar shall not register any further transactions relating to the land in question until the entries and endorsements envisaged in subsection (1) above have been effected and shall impound the title deed for the purpose of such entries and endorsements whenever it may for any reason be lodged in his or her office.

44. Contributions to be paid in respect of external engineering services and Open Spaces

Where applicable, the provisions of section 19(7)(e) and (f) and subsection (10) of the same section, section 25 and section 33(7) and subsection (12) of the same section shall *mutatis mutandis* apply to an approval envisaged in section 42(1) above, as the case may be.

Part 7

Permanent closure of a public place or diversion of a street

45. Permanent closing of a public place or diversion of a street

- (1) The City may, either of its own accord or upon a written application by any person, permanently close a public place or divert any street or portion of a street.
- (2) A written application for the closing of a public place or diversion of a street or portion of a street shall be accompanied by a plan showing the public place to be closed or showing the boundaries of the street or portion of the street proposed to be closed or diverted.
- (3) When the City intends to exercise the power envisaged in subsection (1) above or upon receipt of a written application, it shall comply with the following procedures:
 - (a) Notice of the application shall be given once by simultaneously publishing a notice in the *Provincial Gazette* and a newspaper that circulates within the area of jurisdiction of the application site in English;
 - (b) Such notice shall clearly reflect in terms of which section of this By-law the application is made;
 - (c) Whether it is a written application submitted by any person or an application initiated by the City, such notice shall reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
 - (d) Such notice shall reflect full details of the application including, but not limited to, the relevant street or portion of street to be closed or diverted (if applicable), the name of the applicable township, a clear erf description of the public place to be closed (if applicable) and the nature and general purpose of the application;
 - (e) Such notice shall further reflect that the application and its accompanied plan will lie open for inspection at specified times and at specified places at the City's offices and that any objection, comment or representation in regard thereto must be submitted timeously to the City and the person mentioned in subsection (c) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of publication of the notice as envisaged in subsection (a) above.
 - (f) A site notice that contains the same detail as envisaged in subsections (b) to (e) above shall be displayed on the land under consideration or on or near the street or portion of the street to be closed or diverted in English;
 - (g) Such notice shall be displayed on the land from the same date as the date of the publication of the notice mentioned in subsection (a) above;
 - (h) Such notice shall be in the format as determined by the City;
 - (i) Such notice shall be displayed in a conspicuous place on the land in question or on or near the street or portion of street to be closed or diverted where it would be best and easily visible and can be easily read from each and every adjacent public street or other adjacent public place; and
 - (j) Such notice shall be maintained in a clearly legible condition for a period of not less than 21 days from the date of publication of the notice mentioned in subsection (a) above.
 - (k) In addition to the requirements in subsections (a) and (f) above, a letter containing the same detail as envisaged in subsections (b) to (e) above shall also be dispatched within 7 days of date of the publication of the notice envisaged in subsection (a) above by hand or by any other means available

to the owners or reputed owners, lessees or reputed lessees and the occupiers of all properties abutting upon the public place or the street or portion of the street which it is proposed to close or divert, provided that if any such property has more than one lessee, reputed lessee or occupier, a copy of the said letter may be posted on the principal door of the main building or in another conspicuous place on such property, except where such property is a sectional title development, in which case the notice shall also be served on the owners of each such unit that constitutes the Body Corporate.

- (4) No decision shall be taken on the application unless due regard has been given to each objection, comment and/or representation lodged timeously.
- (5) Whether by the Municipal Planning Tribunal, the authorised official or his duly authorised delegate, a permanent closure of a public place or closure or diversion of a street or portion of a street as advertised in subsection (3) above may be approved, subject to any conditions the City may deem fit, or it may be refused and all relevant parties shall be notified of the decision by registered post, by hand or by any other means available without delay.
- (6) After the closure or diversion as envisaged in subsection (1) above has been approved and has been carried out, the City shall notify the Registrar and the Surveyor General in order for them to make the appropriate entries and endorsements on a relevant register, title deed, diagram or plan in their respective offices as may be necessary to reflect the effect of the approval envisaged in subsection (5) above and that it has been carried out properly in accordance with the provisions of this By-law.
- (7) The notification envisaged in subsection (6) above to the Registrar and the Surveyor General shall include a Land Surveyor's diagram to enable them to make such necessary entries and endorsements as envisaged in that subsection.
- (8) Such entries and endorsements envisaged in subsection (6) above do not require a formal application as envisaged in section 38(1) above.
- (9) For purposes of this section the word "street" shall include a road, thoroughfare, footpath, sidewalk or lane.
- (10) Where any public place or street or any portion thereof has been closed by virtue of an approval envisaged in subsection (5) above, the township owner shall, without any claim to compensation, be divested of all rights of ownership in the land comprising such public place, street or portion and such rights shall vest in the City and the Registrar shall do whatever is necessary to record such ownership in its registers.
- (11) Notwithstanding the above provisions of this section, the City may, by giving written notice in a newspaper that circulates within the area of jurisdiction of the relevant public place:
 - (a) temporarily close any public place; or
 - (b) permanently or temporarily close any street, road or thoroughfare for any particular class of traffic, procession or gathering or temporarily for all traffic; or
 - (c) divert temporarily and street, road or thoroughfare contemplated in subsection (b) above,and any public place temporarily closed in terms of subsection (a) above may be let temporarily or the use thereof may be granted temporarily to any person on such terms and conditions as the City may deem fit.

CHAPTER 6**ENGINEERING SERVICES, CONTRIBUTIONS AND OPEN SPACES****Part 1*****Engineering services and Development contributions*****46. Engineering services**

- (1) Every township approved in terms of the provisions of this By-law shall be provided with such engineering services as the City deem necessary for the proper development of the township.
- (2) For the proper management and enforcement of this Chapter and prior to the payment of any development contribution as contemplated in section 47(1) below, the owner of the land in question shall enter into an engineering services agreement with the City and such agreement shall contain every reasonable detail relevant to the engineering services to be installed and comprehensive detail on the different roles, duties and responsibilities of the respective parties.
- (3) Subject to subsection (2) above, the owner of the land in question shall be responsible for the provision, installation and costs of internal engineering services required for a development when an application is approved, as contemplated in section 49(1) of the SPLUMA.
- (4) Subject to subsection (2) above, the City shall be responsible for the provision and installation of external engineering services, as contemplated in section 49(2) of the SPLUMA.
- (5) Subject to subsection (2) above the owner of the land in question shall be responsible for the provision, installation and costs of link engineering services
- (6) When the City is not the provider of an engineering service, the owner of the land in question must satisfy the City that adequate and suitable alternative arrangements have been made either by the owner or with the relevant service provider for the provision of that service, as contemplated in section 49(3) of the SPLUMA and the City shall in such instances not be responsible for the maintenance and management of such engineering service.
- (7) Every engineering service to be provided as envisaged in subsection (1) above shall be classified in terms of the engineering services agreement envisaged in subsection (2) above between the owner of the land in question and the City as an internal, link or bulk engineering service in accordance with the provisions of this By-law.
- (8) The internal engineering services to be provided by the owner of the land in question shall be installed and provided to the satisfaction and to the standards of the City or any of its Municipal Entities and for that purpose the owner of the land shall lodge with the City or relevant Municipal Owned Entity such reports, diagrams and specifications as the City or Municipal Owned Entity may require.
- (9) Where any township has lapsed in terms of any provision of this By-law, the engineering services agreement shall also automatically lapse and the owner of the land in question having installed any engineering services based on the above agreement shall have no claim against the Council with regard to the installation or construction of any engineering services of whatsoever nature.

- (10) Where the City has been satisfied that adequate alternative arrangements have been made by the owner himself in relation to an engineering service as envisaged in subsection (6) above and a municipal services does become available in future, the owner of land shall without delay and at its own cost connect to such municipal engineering service and decommission such other alternative arrangement all to the satisfaction of the City or its Municipal Owned Entity, as the case may be.

47. Development contributions

- (1) The City may levy a development contribution in respect of the provision of an external engineering service to the township as envisaged in section 46(1) above and including other land development applications; when it does so, the City shall inform the owner of land in writing of the contribution payable with the necessary supporting documentation on how the contribution was calculated and any conditions it might be subject to.
- (2) The development contribution envisaged in subsection (1) above must be set out in a policy/By-law adopted and approved by the City and the amount of the development contribution, payable by the owner of the land in question, shall be calculated in accordance with such policy/By-law.
- (3) The development contribution in respect of an approved township shall be calculated in terms of the tariff that is applicable at the time of the notice envisaged in 28(15) above and is subject to escalation at the rate calculated in accordance with the policy/By-law as adopted and approved by the City.
- (4) The owner of land in question may, in terms of the engineering services agreement with the City envisaged in section 46(2) above, install any external engineering service on behalf of the City and the fair and reasonable cost of installing such a service may be set off against the development contributions payable.
- (5) When an external engineering service is installed by the owner of land as envisaged in subsection (4) above, the provisions of the Municipal Finance Management Act pertaining to procurement and the appointment of contractors on behalf of the City shall not apply.
- (6) Should the cost for installing such external engineering service(s) exceed the amount of the development contribution as determined by the City, then the City may in its sole discretion refund the owner of the land; provided that the necessary funds are available on the City's approved budget, or can be recovered from subsequent developers connecting to the same external engineering services, provided further that these developments are clearly likely to connect to the external engineering services to which the refund pertains.
- (7) The development contribution levied in terms of subsection (1) above shall become due and payable as envisaged in sections 28(16) and 35(15) above and shall be subject to escalation after expiry of the time periods mentioned in the said sections.
- (8) No building plans may be approved by the City in terms of the National Building Regulations and Building Standards Act until the development contribution envisaged in subsection (1) above has been settled in full.

- (9) Subject to subsection (7) above, the provisions of section 25(8) and (9) above shall apply *mutatis mutandis* to a development contribution levied in terms of subsection (1) above.

Part 2

Provision of land for open space and inclusionary housing

48. Provision of land for open space, payment in lieu of providing open space and inclusionary housing contribution

- (1) The approval of a township application as envisaged in section 26(1) above which provides for the use of land for residential purposes is subject to the provision of land for open spaces by the applicant.
- (2) The land required for open spaces must be provided within the land area to which the development application refers or may be provided elsewhere within the City's jurisdiction, at the discretion of the City.
- (3) The extent of land required for open spaces shall be determined by the City in accordance with the formula as set out in Schedule 2 to this By-law.
- (4) Any area of land in a proposed township or in a division of land application which is subject to flooding by a 1:50 and 1:100 year flood, and watercourse shall be shown on the plan of the township as an open space if so required by the City.
- (5) When a township is approved without the required provision of land for open spaces within the land area of the development, the applicant may be required to pay an amount of money to the City in lieu of the provision of land and when it does so, the City shall inform the owner of land in writing of the amount payable with the necessary supporting documentation on how the amount was calculated and any conditions it might be subject to.
- (6) The amount of money envisaged in subsection (5) above shall be calculated in accordance with the formula as set out in Schedule 2 to this By-law and it shall be calculated in terms of a valuation relevant at the time of the notice envisaged in section 28(15) above.
- (7) Where the City's land use scheme and/or municipal spatial development framework makes provision for the promotion of inclusionary housing as part of an approved township as envisaged in sections 6(2)(e) and 11(1)(i) above, including other types of land development applications that trigger the provision of inclusionary housing in terms of the City's Inclusionary housing policy, the City may levy an inclusionary housing contribution upon the owner of the land.
- (8) All aspects regarding when an inclusionary housing contribution may be imposed shall be set out in an Inclusionary Housing Policy/By-law as approved and adopted by the City and shall be calculated in accordance with such policy/By-law.

CHAPTER 7

APPEAL AUTHORITY AND PETITION TO INTERVENE

49. Internal appeals

- (1) An owner of land, any person that submitted an objection and any person who's petition to intervene has been granted as envisaged in section 52 below, whose rights may be adversely affected by a decision taken by the Municipal Planning Tribunal, the authorised official or any of its sub-delegates in respect of-
 - (a) any land development application envisaged in Chapter 5 of this By-law;
 - (b) a change of circumstances application envisaged in section 24(2) and 42(6) above;
 - (c) any engineering services- and/or parks or open spaces contributions imposed or levied in terms of any provision of this By-law,may appeal against that decision to the City Manager by giving written notice of the appeal, including comprehensive grounds of appeal, within 28 days of the date of dispatch of such notification of the decision or of date of receipt of the notification of such engineering services- and/or parks or open spaces and/or inclusionary housing contributions imposed or levied.
- (2) The City Manager shall within a period of 7 days after the expiry of the pre- hearing process submit the appeal to the City's executive authority as the appeal authority for a decision and the pre-hearing process may not exceed a 150 days.
- (3) The City's executive authority may delegate its appeal authority in terms of section 56 of SPLUMA read with section 59 of the Municipal Systems Act to-
 - (a) a body or institution outside of the City to assume the obligations of an appeal authority; or
 - (b) to an official or a committee of officials in the employ of the City; or
 - (c) to a Member of the Executive Committee or Mayoral Committee, as the case may be,provided that such appeal authority may not be delegated to an official in the employ of the City who originally made the decision on the application or who is a member of the City's Municipal Planning Tribunal.
- (4) An appeal is invalid if it is not lodged within the time period contemplated in subsection (1) above or does not comply in any other manner with this section.
- (5) If an owner of land lodges an appeal in terms of subsection (1) above, the owner of land shall give notice of the appeal to any person who validly opposed the application and who has been granted intervenor status as envisaged in section 52 below.
- (6) The notice must be given in accordance with section 115 of the Municipal Systems Act and notice may be given by hand, by registered post or by any other means available.
- (7) The appellant must provide the City with proof of notification, envisaged in subsection (5), within 14 days of the date of notification.
- (8) If an objector or any intervening party as envisaged in subsection (1) above lodges an appeal, the City Manager must give notice of the appeal to the applicant and any other person who validly opposed the application or who has been granted intervenor status as envisaged in section 52 below, if any, within 14 days of receipt thereof.
- (9) Any person who has received notice of the appeal in terms of either subsections (5) or (8) may comment on or oppose the appeal within 21 days of date of receipt of such notice.
- (10) If opposition to or comment on the appeal is not lodged with the City within the time period envisaged in subsection (9) above, the objection or comment will

- be invalid, and the appeal authority will be under no obligation to entertain such opposition or comment.
- (11) Any comment or objection received as envisaged in subsection (9) above shall be forwarded to the appellant to reply thereto within 14 days from date of receipt thereof.
 - (12) The relevant City department must draft a report in which it assesses the appeal and all comments, objections and replies received, if any, and submit it to the City Manager to enable the City Manager to comply with the time frame as envisaged in subsection (2) above.
 - (13) The appeal authority shall decide the appeal within 30 days from the date of receipt of the appeal documents from the City Manager.
 - (14) The appeal authority may confirm, vary or revoke the decision appealed against.
 - (15) Parties to the appeal must be notified, in writing, of the decision of the appeal authority within 21 days from the date of the decision as contemplated in subsection (13) above by registered post or by any other means available.
 - (16) An appeal lodged under this section suspends any decision taken under the provisions of this By-law and any post-decision procedures, as the case may be, until the appeal has been finalised.

50. Hearing by appeal authority

- (1) An appeal shall be heard by the appeal authority by means of a hearing based only on the comprehensive written submissions received.
- (2) Notwithstanding subsection (1) above, the appeal authority may decide that a formal oral hearing be conducted if the appeal authority is of the opinion that the issues to be determined is of such a nature that it justifies the parties to the appeal to be heard in person.
- (3) Where the appeal authority decides that an oral hearing be held as envisaged in subsection (2) above, the provisions of section 57 shall apply *mutatis mutandis* to such a hearing and the appeal authority may designate a committee of officials to conduct the oral hearing and to make a recommendation to the appeal authority.
- (4) The appeal authority shall decide the appeal within 30 days of date of the formal oral hearing.
- (5) Sections 49(14) to (16) shall also apply *mutatis mutandis* to a formal oral hearing.

51. Record of decisions

The appeal authority shall keep a proper record of all its decisions.

52. Petition to be granted intervener status

- (1) Where an application has been submitted to a Municipal Planning Tribunal, authorised official or any of its sub-delegates or an appeal has been lodged to the appeal authority, an interested person may, at any time during the proceedings, but within seven days of becoming aware of the proceedings, petition the City in writing to be granted intervener status.

- (2) The petitioner must submit together with the petition to be granted intervener status a full motivation in support of the petition and an affidavit stating that he or she –
 - (a) does not collude with any applicant, objector or appellant; and
 - (b) is willing to deal with or act in regard to the application or appeal as the City may direct.
- (3) The municipality must determine whether the requirements of this regulation have been complied with and must thereafter provide a copy of the petition referred to in subsection (1) to the parties to the application or appeal.
- (4) Where the City, either through its Municipal Planning Tribunal, authorised official or any of its sub-delegates or the appeal authority, must determine whether a petitioner qualifies as an interested person as contemplated in section 45(4) of the SPLUMA, it may consider the following:
 - (a) whether such person has a pecuniary or proprietary right or interest in the matter;
 - (b) that such person's right or interest has been affected by the decision of the Municipal Planning Tribunal or authorised official or that his or her rights may be adversely affected by the decision of the Municipal Planning Tribunal or authorised official and might therefore be adversely affected by the decision of the appeal authority;
 - (c) that the petitioner represents a group of people who have a direct concern in the proceedings;
 - (d) the ability of the petitioner to protect his or her interest would be impeded by the decision of the Municipal Planning Tribunal, authorised official or appeal authority and that his or her interest is not adequately represented by the current parties to the proceedings;
 - (e) the petitioner will provide a different perspective on the issues before the Municipal Planning Tribunal, authorised official or appeal authority, without expanding those issues.
- (5) A determination by the Municipal Planning Tribunal, appeal authority or authorised official whether a petitioner qualifies as an interested person is final and shall not be subject to an appeal as envisaged in section 49(1) above and must be communicated to the petitioner and the parties to the proceedings in writing without delay.

CHAPTER 8 GENERAL

PROVISIONS

53. Sectional Title Schemes

Notwithstanding the provisions of this By-law, the Registrar shall not register a sectional title scheme on any property unless the City has confirmed in writing that there has been compliance with this By-law, the City's land use scheme and/or any other planning legislation that might still be in operation and applicable to the property in question.

54. Approval or adoption of amendment scheme under certain circumstances

- (1) Where-
 - (a) a notice is or has been published in terms of section 28(15) above declaring a township an approved township; or
 - (b) a proclamation envisaged in section 49 of the Deeds Registries Act is or has been published extending the boundaries of an approved township; or
 - (c) a notice is or has been published in terms of section 39(8) above declaring that the general plan of an approved township or a division of land has been altered, amended or totally or partially cancelled;the City may, by notice in the *Provincial Gazette* declare that it has adopted an amendment scheme relating to the same land as the land envisaged in subsection (a) to (c) above and that a copy of the scheme will lie open for inspection at all reasonable times at the office of the City and that thereupon the scheme shall be deemed to be an approved scheme.
- (2) In respect of an amendment scheme envisaged in subsection (1) above-
 - (a) any provision of this By-law;
 - (b) any other provision,which the City may prescribe shall apply.

55. Documents, plans and diagrams and any other information to be submitted with land development applications under the provisions of this By-law

- (1) The documents, plans, diagrams, reports and any other information as set out in Schedule 1 to this By-law shall be submitted with any land development application under any provision of this By-law.
- (2) All the necessary reports where required as per Schedule 1 to this By-law shall be certified by a professional competent person.
- (3) The applicant must, within 30 days or such further period as the City may allow, provide the City with such additional information which the City may require and as provided for in Schedule 1.
- (4) If the applicant does not timeously provide the additional information and does not submit an appeal to the appeal authority, the City may close the application and notify the applicant in writing.
- (5) Where the City closes the application-
 - (a) the application is deemed to be refused;
 - (b) the application fee is not refundable; and
 - (c) the applicant may submit a new application and must pay a new application fee.

56. Continuation of application by new owner

- (1) If land that is the subject of any land development application in terms of this By-law is transferred to a new owner before the conclusion of such application, the new owner may continue with the application as the successor in title to the previous owner and the new owner will be regarded as the applicant for purposes of this By-law.

- (2) The new owner must inform the City in writing of the continuation of the application and must simultaneously provide the City with a new power of attorney, if necessary.
- (3) The new owner of land shall provide the City with the new title deed as and when it becomes available after the date of actual registration of the property.

57. Time frames for land development applications

- (1) An application is regarded as a complete application only if the City has received the application fee, all information necessary for the City to assess the application as envisaged in Schedule 1 to this By-law and the information submitted is compliant with all information specifications.
- (2) For the purposes of this section, a land development application under the provisions of this By-law shall be subject to an administrative phase, a consideration phase and a decision phase.
- (3) The administrative phase commences only after a land development application is regarded as complete as envisaged in subsection (1) above and such phase may not be longer than 12 months.
- (4) The consideration phase may not be longer than 3 months.
- (5) The decision phase shall be subject to the time frames as set out in the relevant sections of this By-law provided that any decision by the Municipal Planning Tribunal shall be made within 30 days from the date of the last meeting of the Municipal Planning Tribunal.
- (6) The administrative phase is the phase during which all public participation notices must be published and responded to, parties must be informed, public participation processes finalised, intergovernmental participation processes finalised and the application referred to the Municipal Planning Tribunal or authorised official for consideration and decision-making.
- (7) The consideration phase is the phase during which the Municipal Planning Tribunal or authorised official must consider the application, whether it be a written or oral proceeding, and undertake investigations, if required.
- (8) If there is non-compliance with the time frames as contemplated in subsections (4) and (5) above, it shall be regarded as unreasonable delay for purposes of this By-law and the owner of land may lodge an appeal in terms of the provisions of section 49(1) above to the appeal authority for a decision on the application.
- (9) Such non-performance shall also be reported to the City Manager, who must in turn report it to the City's executive authority and adequate steps shall be taken to ensure compliance with the prescribed time frames in terms of the City's performance management system.

58. Hearing of submissions, objections, comments or representations

- (1) Where in terms of any provision of this By-law a land development application is referred to the Municipal Planning Tribunal for a decision, the City shall forthwith determine a day, time and place for such hearing.
- (2) The person making the application and any other person, who timeously submitted an objection, comment or representation in terms of any provision of this By-law, including an interested person who has been granted intervener

- status for purposes of section 52 above, shall receive 14 days clear notice of such day, time and place of the hearing.
- (3) At such hearing contemplated in subsection (1) above the parties envisaged in subsection (2) above may appear in person or through a mechanism/platform determined by the City and set out their motivation in support of the application or their grounds of objection or representation, as the case may be, and adduce any evidence in support thereof or authorise any other person to do so on their behalf.
 - (4) A hearing contemplated in subsection (1) above shall be open to the public unless otherwise directed by the Chairperson of the Municipal Planning Tribunal.
 - (5) Where an objection, comment or representation has been submitted in the form of a petition, the City will only be obliged to give notice of such hearing to the main petitioner.
 - (6) The hearing may be preceded at the discretion of the Municipal Planning Tribunal by a site inspection.
 - (7) The Municipal Planning Tribunal shall determine its own procedure in accordance with the objectives of administrative justice.

59. Reasons for a decision

- (1) Unless otherwise provided for in this By-law, the City shall be obliged to provide adequate written reasons on any decision if requested to do so in writing by any party whose rights may be adversely affected by such decision taken in terms of any provision of this By-law.
- (2) Such reasons shall be requested within 28 days of date of receipt of the notice of the decision and shall be provided in writing within 14 days of date of receipt of the request for reasons and it shall be provided by the Chairperson of the Municipal Planning Tribunal, the authorised official or its sub-delegate who made the decision, or the appeal authority, as the case may be.

60. Naming and numbering of streets

- (1) If as a result of the approval of a land development application, streets or roads are created, whether public or private, the City must approve the naming of the street and must allocate a street number for each of the erven or land units located in such street or road.
- (2) The proposed names of the streets and numbers must be submitted as part of an application for subdivision and township establishment in terms of the provisions of this By-law.
- (3) In considering the naming of streets, the City must take into account the relevant policies relating to street naming and numbering.
- (4) The City must in writing inform the Surveyor-General of the approval of new street names as a result of the approval or amendment of subdivision plans as envisaged in subsection (1) above and a street name which is indicated on an approved general plan within 30 days of the approval thereof.
- (5) The owner of land must erect the street names according to the City's standards.
- (6) No person may alter or amend a street name as approved in terms of subsection (1) above without the approval of the City.

- (7) An owner of land to which a street number has been allocated as envisaged in subsection (1) above shall ensure that the number as approved for that land unit is displayed and remain displayed.
- (8) No person may alter or amend or use another street number unless approved by the City.
- (9) The City may, by written notice direct the owner of a land unit to display the number allocated to the land unit and may also, in exceptional circumstances, prescribe the position where it is to be displayed, and the owner or occupier of such land unit shall, within 30 days of the date of such notice, affix the allotted number on the premises in accordance with such notice.
- (10) The City may direct any owner to replace or repaint any digit of such number which has become illegible, obliterated or defaced.

61. Tariff of charges

- (1) The City may determine tariff of charges in respect of-
 - (a) any act, matter or application in terms of this By-law;
 - (b) anything required or authorised to be done in terms of this By-law.
- (2) Such tariff of charges shall be published in the *Provincial Gazette* for information.

62. Offences and penalties

- (1) Further to any section in this By-law that declares a specific action a criminal offence and save for what is deemed by the City as an informal settlement, where any person-
 - (a) undertakes or proceeds with the erection or alteration of or addition to a building or causes it to be undertaken or proceeded with;
 - (b) performs, undertakes or proceeds with any other work or causes it to be performed, undertaken or proceeded with;
 - (c) uses any land or building or causes it to be used;
 - (d) alters the form and function of land,in conflict with a provision of this By-law, any other applicable legislation dealing with land development or the City's land use scheme, such person shall be guilty of an offence.
- (2) The City may direct such person in writing by issuing a contravention notice-
 - (a) to discontinue such erection, alteration, addition or other work or such use or cause it to be discontinued;
 - (b) at his own expense-
 - (i) to remove such building or other work or cause it to be removed;
 - (ii) to cause such building or other work or such use to comply with the provisions of the scheme,
 - (iii) Illegal activities and operation shall cease until such a time that the necessary approvals have been obtained. Submission of applications does not mean the illegal activity/building shall continue or remain.and the contravention notice shall state the period within which it shall be carried out. Failure to comply shall lead to enforcement of section 63(6).

- (3) The City shall not approve a building plan for the erection or alteration of or addition to a building which would conflict with any provision of this By-law, the City's land use scheme or any other applicable legislation dealing with land development.
- (4) The provisions of subsection (3) shall not apply to the erection or alteration of or addition to a building in accordance with an approved building plan.
- (5) Any person who contravenes or fails to comply with a contravention notice issued in terms of subsection (2) shall be guilty of an offence.
- (6) Where any person fails to comply with a contravention notice issued in terms of subsection (2), the City may, whether or not a prosecution has been or will be instituted, remove the building or other work or cause the building or other work to comply with the provisions of this By-law, its land use scheme or any other town planning scheme still in operation and recover all expenses incurred in connection therewith from such person.
- (7) Upon conviction of an offence in terms of this By-law a person is liable to a fine or imprisonment not exceeding 20 years or to both a fine and such imprisonment and the fine shall be calculated according to the ratio determined for such imprisonment in terms of the Adjustment of Fines Act.
- (8) A person convicted of an offence under this By-law who, after conviction, continues with the action in respect of which he or she was so convicted, is guilty of a continuing offence and liable to a fine, or upon conviction, to imprisonment for a period not exceeding three months or to both such fine and imprisonment, in respect of each day on which he or she so continues or has continued with that act or omission.

63. Law enforcement

- (1) The City may adopt a By-law aimed at enforcing the provisions of its land use scheme.
- (2) The City may designate an official or officials under its employ as a law enforcement officer(s) to investigate any non-compliance with the provisions of this By-law and its land use scheme and, subject to subsection (4) and (5) below, such official(s) may enter upon any premises at all reasonable times to give effect to this section.
- (3) The provisions of section 32(5) of the SPLUMA shall apply *mutatis mutandis* to such law enforcement officers envisaged in subsection (2) above. In addition, a law enforcement officer in ascertaining compliance to this by-law may:
 - (a) be accompanied by an interpreter, a police official or any other person who may be able to assist with the inspection;
 - (b) question any person who is or was on that land or other land, who in the opinion of the Law Enforcement Officer may be able to furnish information on a matter to which this By-law relates;
 - (c) question any person about any act or omission in respect of which there is a reasonable suspicion that it might constitute:
 - (j) an offence in terms of this By-law;
 - (iv) a breach of an approval or a term or condition of such approval.

- (d) question a person about any structure, object, document, book, or record or inspect any written or electronic information or object which may be relevant for the purpose of subsection (2).
 - (e) examine any book, record or other written or electronic information and make a copy thereof or an extract therefrom and remove such document, book, record or written or electronic information to make copies or extracts.
 - (f) require a person to produce or to deliver to a place specified by the Law Enforcement Officer, any document, book, record, or any written or electronic information referred to in subsection (e) for inspection;
 - (g) require from such person an explanation of any entry in such document, book, record or written or electronic information;
 - (h) inspect any article, substance, plant or machinery which is or was on the land, or any work performed on the land or any condition prevalent on the land, or remove for examination or analysis any article, substance, plant or machinery or a part or sample thereof;
 - (i) seize any book, record or other document, details or any article, substance, plant or machinery or a part or sample thereof which in his/her opinion may serve as evidence at the trial of any person charged with an offence under this By-law, provided that the person in control or the article, substance, plant or machinery concerned, as the case may be, may make copies of such book, record or document before such seizure;
 - (j) direct any person to appear before him or her at such time and place as may be determined by the Law Enforcement Officer and question such person either alone or in the presence of his/her representative any other person on any matter to which this By-law relates; and
 - (k) take photographs or make audio visual recordings or tape recordings of any person or anything the purposes of his/her investigation.
- (4) An inspection of a private dwelling may only be carried out by a law enforcement officer at a reasonable time and after reasonable notice has been given to the owner or occupier of the land or building and after obtaining the consent of the owner or lawful occupier or person in control of the building, or with a warrant issued in terms of subsection (5).
- (5) A judge or magistrate for the district in which the land is situated, may, at the request of the City, issue a warrant to enter upon the land or building or premises if the-
- (a) law enforcement officer has been refused entry to land or a building that he or she is entitled to inspect;
 - (b) prior permission of the occupier or owner of land on which a private dwelling is situated as envisaged in subsection (4) above cannot be obtained after reasonable attempts;
 - (c) the owner, occupier or person in control of a private dwelling has refused consent; or
 - (d) the purpose of the inspection would be frustrated by the prior knowledge thereof.
- (6) The City may apply to a court for an order-
- (a) interdicting any person from using land in contravention of any provision of this By-law, its land use scheme or any other town planning scheme still in operation;

- (b) authorising the demolition of any structure erected on land in contravention of any provision of this By-law, its land use scheme without any obligation on the City or the person carrying out the demolition to pay any compensation; or
- (c) authorising any other appropriate relief.

(7) Implementation of court orders or enforcement action;

- (a) When implementing an order of court or enforcement action provided for in this By-law, the Law Enforcement Officer may use such force as may be reasonably necessary to overcome any resistance against the implementation of the court order or other enforcement action or against the entry onto the premises, including the breaking of any door, or window of such premises, provided that the Law Officer shall first audibly demand admission to the premises and deliver a notice concerning the purpose for which he/she seeks to enter such premises.
- (b) Nothing contained herein shall prevent the law enforcement Officer from requesting assistance from the South African Police Service or the Metropolitan Police Department of the Municipality in enforcing an order of court.
- (c) The Municipality is exempt from liability for any damage arising out of any actions contemplated in subsection (a).

64. National and Provincial interest

- (1) The City shall forward a land development application to the relevant Minister or MEC for comment where such application will materially affect an exclusive functional area of the National or Provincial sphere as per Schedules 4 and 5 Part A of the Constitution.
- (2) Subject to section 52(6) of the SPLUMA, the relevant Minister or MEC, as the case may be, may submit its comments on the application to the City within 60 days from date of receipt of the application, failing which, it shall be deemed that such Minister or MEC has no comment to make.

65. Transitional provisions

- (1) The repeal of the legislation referred to in Schedule 3 of the SPLUMA or by a provincial legislature in relation to provincial legislation dealing with municipal planning shall not affect the validity of anything done in terms of that legislation.
- (2) All applications, appeals or other matters pending before the City at the commencement of this By-law, that have not been decided or otherwise disposed of, shall be continued and disposed of in terms of the provisions of this By-law.
- (3) All applications, appeals or other matters that have been submitted and lodged prior to 1 July 2015 in terms of legislation not repealed by the SPLUMA and pending before the Gauteng Provincial Government at the commencement of

Municipal Planning By-law Amended, 2023

- this By-law, shall be dealt with and finalised by the Gauteng Provincial Government and in terms of such relevant legislation unless a court of law directs otherwise.
- (4) Any tariff of charges adopted, approved and published in terms of any other legislation dealing with municipal planning prior to this By-law coming into operation, shall remain in force and shall apply *mutatis mutandis* to the provisions of this By-law until new tariff of charges have been approved and published in terms of this By-law.
 - (5) Any notation system used to illustrate the provisions of a town planning scheme in terms of any legislation envisaged in subsection (1) above, shall remain valid for purposes of the preparation, approval and adoption of the land use scheme envisaged in section 10 of this By-law.
 - (6) Any town planning scheme in operation within the jurisdiction of the City shall remain in force until the adoption and approval of a land use scheme envisaged in section 6 of this By-law which shall replace such schemes as well as Annexure 'F' to the Regulations Relating to Township Establishment and Land Use published in terms of the Black Communities Development Act and which will also address any conflict between the land use scheme adopted and those it purports to repeal or replace.
 - (7) Any municipal spatial development framework lawfully adopted and approved prior to the coming into operation of the SPLUMA and this By-law shall remain valid until a new municipal spatial development framework is adopted and approved in terms of the provisions of the SPLUMA and this By-law.

66. Exemption

- (1) The City may in writing exempt any person from complying with any procedural provision of this By-law upon good cause shown.
- (2) An application for exemption shall be in writing setting out which section of the By-law exemption is being applied for accompanied by a full motivation why such exemption should be granted.
- (3) Such application shall be considered by the authorised official and a decision shall be made on the application within 14 days from date of receipt of such application and the applicant shall be informed in writing of such decision.

67. Administrative language

- (1) This By-law on commencement shall be published in English and the official administrative language for purposes of this By-law shall be English.
- (2) All land development applications, requests, reports, documentation, notices and/or communications shall be in English provided that any person may, within good reason and where practically possible, request that it be translated to another language of choice in terms of the City's approved language policy, if any.

68. Validity of Objections

- (1) Where in terms of any provision of this By-law any person may lodge an objection against any land development application or appeal, such objection must clearly set out:
 - (a) the right, interest or legitimate expectation the objection is framed to protect, and
 - (b) the full contact details, including e-mail and facsimile details, of the person objecting,failing which, the objection may be deemed to be invalid and may be disregarded.
- (2) Councillors may only lodge an objection against any land development application in their personal capacities and not in their capacity as a Ward Councillor on behalf of a third-party or parties.

69. Excision from Agricultural Holding Register

- (1) If the excision of an Agricultural Holding is required as a result of a township establishment application envisaged in section 26(1) or a consent application envisaged in section 19 (1) above, it may be included as a pre-proclamation condition or condition of approval as envisaged in section 28(2) or 19(7) above, respectively.
- (2) The endorsement of the Agricultural Holding Title by the Registrar of Deeds, to the effect that it is excised and known as a farm portion for purposes of a township establishment application, can be done simultaneously with the endorsement of the title deed of the farm portion and the opening of a township register as envisaged in section 28(10) above.
- (3) In issuing a certificate as envisaged in section 28(11) above the City may require that certain conditions be complied with together with the opening of a township register as envisaged in section 28(10) above, which may include the registration of the excision of an Agricultural Holding.

70. Short title and commencement

This By-Law is called the City of Johannesburg: Municipal Planning By-Law, 2016, and comes into operation on a date by proclamation in the *Provincial Gazette*.

SCHEDULE 1

Documents, maps, diagrams, reports and any other relevant information necessary to be submitted with any land development application envisaged in Chapter 5 of this By-law and as envisaged in section 54 of this By-law

1. Consent use application

Municipal Planning By-law Amended, 2023

- (1) The prescribed application fee;
- (2) Full name of the owner of the land, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the owner of the land;
- (4) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (6) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (7) Copy of registered title deed relevant to the land;
- (8) If the land is subject to a mortgage bond, full details of such bond holder as well as the bond holder's consent relevant to the application;
- (9) Information regarding the existing zoning on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (10) Information on the existing development on the land;
- (11) Information on the proposed use on the land;
- (12) A locality map;
- (13) Proposed lay out plan that includes the parking lay out;
- (14) Information on existing mature trees and any cluster of trees on the land;
- (15) Plan indicating park/s and open spaces on the land, if applicable;
- (16) Information on watercourses and natural features, if applicable
- (17) If the land is subject to a flooding, the 1:50 and 1;100 year flood line, provide a certificated by a qualified engineer or; if the land is not subject to flooding and is nearby or adjacent to a river, a certificate by a qualified engineer to the effect that the land is not subject to flooding, where applicable;
- (18) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application; and
- (19) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.
- (20) Sub-sections 14-17 above is not applicable to applications made in terms of clause 28(3) of the scheme, unless it for a change in land use.

2. Building line relaxation application

- (1) The prescribed application fee;
- (2) Full name of the owner of the land, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the owner of the land;
- (4) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (6) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;

- (7) Copy of registered title deed relevant to the land;
- (8) Information regarding the existing zoning on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (9) Information on the existing development on the land;
- (10) A proposed building plan/site plan which shows the relevant building lines to be relaxed with the necessary elevations, where applicable;
- (11) Where it also affects a relevant Roads authority's building line, consent in writing from such relevant roads authority;
- (12) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application with specific emphasis on the purpose/objective of the building line relaxation(s); and
- (13) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.

3. Amendment of Land Use Scheme application (Rezoning)

- (1) The prescribed application fee;
- (2) Full name of the owner of the land, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the owner of the land;
- (4) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (6) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (7) Copy of registered title deed relevant to the land;
- (8) If the land is subject to a mortgage bond, full details of such bond holder as well as the bond holder's consent relevant to the application;
- (9) Information regarding the existing zoning on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (10) Information on the existing development on the land;
- (11) Information on the proposed use on the land;
- (12) information on existing mature trees and any cluster of trees on the land;
- (13) Plan indicating park/s and open spaces on the land, if applicable;
- (14) A land use map of the surrounding immediate area;
- (15) A zoning map of the surrounding immediate area;
- (16) A locality map;
- (17) The proposed scheme clauses, schedules, maps and annexures (where applicable);
- (18) Proposed site development plan, where required, showing, *inter alia*, the parking lay out;
- (19) If the land is subject to a flooding, the 1:50 and 1:100-year flood line, provide a certificate by a qualified engineer or; if the land is not subject to

- flooding and is nearby or adjacent to a river, a certificate by a qualified engineer to the effect that the land is not subject to flooding, where applicable;
- (20) Information on watercourses, environmental buffers(30m/32m/50m or whichever is applicable), other buffers and other natural features, where applicable;
 - (21) Wetland delineation study and ecological study, where applicable
 - (22) A map showing flood lines, wetlands, environmental, mining, heritage or any other buffer, where applicable;
 - (23) Environmental authorisation or any authorisation issued by the relevant authority, where applicable
 - (24) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application; and
 - (25) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.

4. Township establishment application

- (1) The prescribed application fee;
- (2) Full name of the owner of the land, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the owner of the land;
- (4) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (6) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (7) Copy of registered title deed relevant to the land;
- (8) If the land is subject to a mortgage bond, full details of such bond holder as well as the bond holder's consent relevant to the application;
- (9) Information regarding the existing zoning on the land in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (10) Information on the existing development on the land;
- (11) A proposed lay-out plan of the proposed township indicating or containing-
 - (a) contour lines, the values of which shall be based on a datum plane acceptable to the City;
 - (b) existing buildings in the proposed township;
 - (c) streets and open spaces in the proposed township;
 - (d) the widths and names of streets envisaged in (c) above;
 - (e) all adjoining existing and adjoining proposed streets and roads with their names as well as erven in existing or proposed adjoining townships;
 - (f) water-courses, natural features, railways, pipe lines, power lines, existing public roads and all servitudes in or abutting the proposed township;

- (g) by means of a distinctive notation, the sites/erven in the proposed township proposed to be reserved for specific purposes;
 - (h) the boundaries of the proposed township;
 - (i) a table indicating the total number of erven in the proposed township, the number of erven for specific purposes and their numbers, the minimum size of the erven, the ruling size of the erven, the minimum and maximum gradient of the streets as a percentage of the total area of the township and the area of the parks and open spaces, if any, as a percentage of the total area of the township;
 - (j) the erven in the proposed township accurately drawn to a scale acceptable to the City and numbered consecutively in each block;
 - (k) in an enclosure, the names of the persons responsible for the contour surveys and the design of the township and a reference to the datum plane on which the contour values are based;
 - (l) if the township is to be established on two or more farm portions or agricultural holdings, the boundaries and description of such farm portions or holdings;
 - (m) each registered servitude over the land in the proposed township with a reference to the notarial deed or approved diagram relating to such servitude and, where an alteration in the route of such servitude is contemplated, the proposed new route;
 - (n) Grid co-ordinates and a reference to the geodetic system used;
 - (o) if the proposed township is subject to flooding, the 1:50 and 1:100 year flood lines or, if the land is not subject to flooding, a certificate by a qualified engineer to the effect that the land is not so subject, where required;
 - (p) a bar scale;
 - (q) the true North;
- (12) A locality plan, as an inset on the lay-out plan of the proposed township, accurately drawn to a scale acceptable to the City indicating-
- (a) the situation of the proposed township on the farm portion or agricultural holding;
 - (b) the routes giving access to the nearest main road and the road network in the vicinity of the proposed township;
 - (c) the boundaries of the farm portion or agricultural holding on which the proposed township is to be established;
 - (d) a bar scale in respect of the locality plan;
 - (e) the true North in respect of the locality plan;
- (13) An outline scheme report in relation to any engineering service, where required;
- (14) A traffic impact study/statement, where required;
- (15) Wetland delineation study and ecological study, where applicable;
- (16) An environmental authorisation on any authorisation issued by the relevant authority, where required;
- (17) A geotechnical- and Radon report; dolomite stability report (in dolomite areas) submitted by a professional Geotechnical Engineer, where required;
- (18) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application; and

(19) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.

NB: It should be noted that an application for a township name allocation shall be submitted prior to the submission of a formal township establishment application.

5. Phasing of an approved township

In addition to the information already provided in (4) above-

- (1) The prescribed application fee;
- (2) A copy of the approved plan of the township on which the proposed divisional lines are clearly marked; and
- (3) A comprehensive motivational report which sets out the reasons for the division of the township.

6. Extension of boundaries of an approved township

The requirements as envisaged in (4) above shall *mutatis mutandis* be applicable to an extension of boundaries of an approved township application and-

- (1) a certificate from the Surveyor-General that the land can be shown on the general plan of the township concerned.

7. Subdivision of an erf/erven in an approved township

- (1) The prescribed application fee;
- (2) Full name of the owner of the land, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the owner of the land;
- (4) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (6) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (7) Copy of registered title deed relevant to the land;
- (8) If the land is subject to a mortgage bond, full details of such bond holder as well as the bond holder's consent relevant to the application;
- (9) Information regarding the existing zoning and density on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (10) Information on the existing development on the land;
- (11) A sketch plan of the erf concerned and the cadastral information of such erf and each adjoining property signed by the owner of land and shall indicate the following:

- (a) the name of the township in which the erf to be subdivided is situated and the delineation of the proposed subdivided portions accurately drawn to a scale acceptable to the City;
 - (b) the true north;
 - (c) the scale to which the sketch plan is drawn;
 - (d) a legend which identifies each proposed subdivided portion by means of a figure;
 - (e) the number of the erf to be subdivided and each adjoining erf and if an adjoining erf is not situated within the same township as the erf to be subdivided, the name of that other township;
 - (f) the approximate size of the erf to be subdivided and of each subdivided portion;
 - (g) the situation of each building on the erf to be subdivided and the approximate distance between the street boundary and every other boundary of the erf and the nearest wall of the building nearest to such boundary as well as the approximate distance between the proposed subdivisional line and the nearest wall of the building nearest to such line;
 - (h) the number of storeys in each existing building on the erf to be subdivided which is situated within 5 metres of a proposed subdivisional line;
 - (i) the direction, by means of an arrow, of the slope of the roof of each building on the erf to be subdivided situated immediately adjacent to the proposed subdivisional line;
 - (j) the nature of a building on the erf to be subdivided which fronts on and is within 10 metres of the proposed subdivisional line, the purpose for which any room on that side of a building which fronts on such line is used and the position of a door or window in a wall facing such line;
 - (k) the approximate location of an existing conductor on the erf to be subdivided used for telephonic or electrical purposes or any transformer, structure or other obstruction relating thereto as well as any tree, fire hydrant or bus shelter on the street reserve adjoining the street frontage of such erf;
 - (l) where the cross slope or longitudinal slope of the street reserve or the cross slope or longitudinal slope of any proposed access to the proposed subdivided portions is more than 1:5, contours with intervals of 1 metre or alternatively a longitudinal section of the access portion of the erf or portion, showing details of the profile of the natural ground level as well as the proposed access way in relation to the street which gives access to the newly created portion;
 - (m) any building or portion thereof on the erf to be subdivided which the applicant intends demolishing;
 - (n) any water course which traverses the erf to be subdivided;
 - (o) where the erf to be subdivided is situated in an area which is subject to flooding, the 1:50 and 1:100 year flood line certification by a qualified engineer on the proposed subdivided portions.
- (12) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application; and

- (13) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.

8. Consolidation of two or more erven in an approved township

- (1) The prescribed application fee;
- (2) Full name of the owner of the land, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the owner of the land;
- (4) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (6) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (7) Copies of the relevant registered title deeds of all the erven to be consolidated;
- (8) If the erven are subject to a mortgage bond, full details of such bond holder as well as the bond holder's consent relevant to the application;
- (9) Information regarding the existing zoning and density on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (10) Information on the existing development on the land;
- (11) Information on existing mature trees and any cluster of trees on the land;
- (12) Plan indicating park/s and open spaces on the land, if applicable;
- (13) A plan showing the cadastral information of the component erven;
- (14) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application; and
- (15) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.

9. Subdivision of any other land

- (1) The prescribed application fee;
- (2) Full name of the owner of the land, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the owner of the land;
- (4) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (6) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (7) Copy of registered title deed relevant to the land;

- (8) If the land is subject to a mortgage bond, full details of such bond holder as well as the bond holder's consent relevant to the application;
- (9) Information regarding the existing zoning on the land in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (10) Information on the existing development on the land;
- (11) A subdivisional plan indicating-
 - (a) contour lines, the values of which shall be based on a datum plane acceptable to the City;
 - (b) the area of the land and distinctive numbers and areas of the portions;
 - (c) existing buildings on the land;
 - (d) roads, their names, widths and connections with existing streets or roads in adjoining areas;
 - (e) water-courses, railways, pipe lines, power lines, existing public roads and all servitudes in or abutting the land;
 - (f) Information on existing mature trees and any cluster of trees on the land;
 - (g) Park/s and open spaces on the land
 - (h) by means of a distinctive notation, the sites/erven proposed to be reserved for specific purposes;
- (12) A locality plan as an inset on the subdivisional plan showing-
 - (a) the locality of the land with the principal topographical features of the land and its environs, and its situation in relation to surrounding farms, farm portions and agricultural holdings and portions of agricultural holdings;
- (13) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application; and
- (14) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.

10. Alteration, amendment or cancellation of a general plan application

- (1) The prescribed application fee;
- (2) Full name of the owner of the land which would be affected by the application, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the owner of the land which would be affected by the application;
- (4) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (6) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (7) Copy of registered title deed relevant to the land which would be affected by the application;

- (8) If the land which is affected by the application is subject to a mortgage bond, full details of such bond holder as well as the bond holder's consent relevant to the application;
- (9) Information regarding the existing zoning on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (10) Information on the existing development on the land, if any;
- (11) A copy of the relevant sheet of the general plan which may be in a reduced format;
- (12) A copy of a plan of the township showing the proposed alteration or amendment or, if partial cancellation is applied for, the portion of the plan cancelled;
- (13) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application; and
- (14) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.

11. Amendment, suspension or removal of restrictive or obsolete conditions or obligations, servitudes or reservations in respect of land

- (1) The prescribed application fee;
- (2) Full name of the owner of the land, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the owner of the land;
- (4) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (6) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (7) Copy of registered title deed relevant to the land;
- (8) If the land is subject to a mortgage bond, full details of such bond holder as well as the bond holder's consent relevant to the application;
- (9) Information regarding the existing zoning on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (10) Information on the existing development on the land;
- (11) A list of the restrictive conditions or obligations, servitudes or reservations to be amended, suspended or to be removed;
- (12) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application; and
- (13) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.

If the application is submitted as an application submitted simultaneously with any other application as envisaged in section 41(6) of this By-law, any additional requirements which have not been listed under 11(1) to (13) above as set out in (1), (2), (3), (7) and (8) above shall *mutatis mutandis* apply to such an application.

12. Permanent closure of a public place or diversion of a street

- (1) The prescribed application fee;
- (2) Full name of the person making the application, including telephone- and facsimile details;
- (3) Postal-, residential- and e-mail address of the person making the application;
- (4) If the person is being represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (5) If the person is represented by an agent, an original power of attorney authorising the agent to make such application on such person's behalf;
- (6) If the person is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (7) Copy of registered title deed relevant to the land which would be affected by the application, if any;
- (8) Information regarding the existing zoning on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable;
- (9) Information on the existing development on the land, if any;
- (10) A plan showing the public place to be closed or showing the boundaries of the street or portion of the street proposed to be closed or diverted;
- (11) Where necessary, a Land Surveyor's diagram showing the street or portion of street to be closed or diverted;
- (12) Subject to section 5 of this By-law, a comprehensive motivational report in support of the application;
- (13) Subject to section 55(2) to (5) of this By-law, any other information deemed relevant to the application.

13. Sectional Title Schemes

- (1) The prescribed application fee;
- (2) Covering letter requesting confirmation;
- (3) A zoning certificate (MAP 3's if applicable);
- (4) A copy of the approved Site Development Plan (if applicable);
- (5) A copy of the relevant sheets of the approved Building Plan (at least a Site Plan showing the placement of buildings and parking; Floor Plans);
- (6) Copies of Occupation certificate(c) from building control- if the building(s) is/are completed & occupied;
- (7) Three copies of the Sectional Title Plans signed by a surveyor and approved by the Surveyor General;
- (8) Postal-, residential- and e-mail address of the owner of the land;
- (9) If the owner of the land is represented by an agent, full name, telephone- and facsimile details, postal-, residential and e-mail address of such agent;
- (10) If owner of the land is represented by an agent, an original power of attorney authorising the agent to make such application on owner's behalf;
- (11) If owner of the land is a Company or a Close Corporation and represented by an agent, a relevant Company or Close Corporation

- Resolution which authorises a specific person to appoint such agent in terms of a power of attorney for purposes of such application;
- (12) Copy of registered title deed relevant to the land

The City may direct an applicant to submit as many copies of any document, plan, diagram or other information relevant to any of the above applications as may be required.

SCHEDULE 2

Provision of land for open spaces or payment of an amount of money in lieu of providing land for open spaces

1. Provision of land for open spaces

- (1) Where in terms of any provision of this By-law or any condition of approval an owner of land is required to provide land for open spaces, the area of that land shall be determined in accordance with the following formula:

$a \times 24m^2 + b \times 18m^2$, in which formula

- (a) “a” represents the number of residential units which may be erected on land in the township which in terms of the land use scheme or town planning scheme concerned, is to be zoned “Residential 1”, “Residential 2” or any other zoning that includes residential units provided that the density does not exceed 20 dwelling units per hectare;
- (b) “b” represents the number of residential units which may be erected on land in the township which in terms of the land use scheme or town planning scheme concerned is to be zoned “Residential 3”, “Residential 4”, “Residential 5” or any other zoning that includes residential units provided that the density is in excess of 20 dwelling units per hectare;
- (2) The area of land to be provided for open spaces in terms of (1) above, shall be reduced by the area of land to be shown as open spaces as envisaged in section 48(4) of this By-law.
- (3) In calculating the number of residential units which may be erected in a township which does not have a specified density, a residential unit shall be deemed to have a floor area of 40m².

2. Determination of amount or contribution payable in respect of open spaces

- (1) Where by virtue of any provision of this By-law an owner of land is required to pay an amount of money or a contribution to the City in lieu of the provision of open spaces, such amount or contribution shall be determined in accordance with the formula-

$$\frac{[(a \times ca) - (b \times cb)] \times e}{d}$$

in which formula-

- (a) "a" represents the number of residential units which may be erected on the land to which the application relates in terms of the approved application;
- (b) "b" represents the number of residential units which could have been erected on the land contemplated in paragraph (a) prior to the approval of the application;
- (c) "c" represents-
- 24m² where, in terms of the approved application, the land contemplated in paragraph (a) may be used for Residential 1 or 2 purposes or any other zoning that includes residential units provided that the density does not exceed 20 dwelling units per hectare;
 - 18m² where, in terms of the approved application, the land contemplated in (a) may be used for Residential 3, 4 or 5 purposes or any other zoning that includes residential units provided that the density is in excess of 20 dwelling units per hectare;

Where there is a disputing in the determination of "c" density is the overriding factor.

- (d) "d" represents the area of land contemplated in paragraph (a) in m²;
- (e) "e" represents the value of undeveloped residential land (land zoned Residential 1) within the vicinity of the area, including adjacent townships.
- (2) In mixed-use developments which include residential units, the determination as per 2(1) above shall *mutatis mutandis* apply and if no density is specified, a residential unit shall be deemed to have a floor area of 40m².
- (3) Where the City when approving an application to establish a township imposes a condition requiring the owner of land to pay an amount of money in lieu of providing land for open spaces as envisaged in section 48(5) of this By-law, the market value of a vacant "Residential 1" zoned stand in the township or, if there is no such stand in the township, the market value of a vacant "Residential 1" zoned stand in the immediate vicinity of the township or land concerned, as the case may be, excluding improvements, shall be used as a basis for the determination of the value of the area calculated according to the above formula.

LOCAL AUTHORITY NOTICE 448 OF 2024**AMENDMENT SCHEME: 20/13/4066/2021 and 20-02-3676**

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 Remaining Extent of Erf 175 Sandown Extension 17

- (1) The amendment of the City of Johannesburg Municipal Planning By-Laws, 2016, by the rezoning of the Remaining Extent of Erf 175 Sandown Extension 17 from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3676, will come into operation on 03 April 2024 date of publication hereof.

AND

- a) In terms of Section 42 of the City of Johannesburg Municipal By-Laws, 2016, registration number 20/13/4066/2021, the removal of conditions A(i), A(j), and A(l) from Deed of Transfer T66664/2019;

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.780/2022

LOCAL AUTHORITY NOTICE 449 OF 2024**MIDVAAL LOCAL MUNICIPALITY****ERF 234 KLIPRIVIER TOWNSHIP**

Notice is hereby given, in terms of Section 63(4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that MIDVAAL LOCAL MUNICIPALITY **has approved** the Removal of Conditions (g) and (h) from the Deed of Transfer T68815/2022 pertaining to Erf 234 Kliprivier Township. Furthermore, in terms of Section 39(4) of the Midvaal Spatial Planning and Land Use Management By-Law, the Municipality **has approved** the amendment of the Midvaal Land Use Scheme, 2023 for Erf 234 Kliprivier Township from "Residential 1" to "Business 1" with an annexure for a drive-through restaurant, offices, places of refreshment, service industry and warehouse. This amendment is known as MLUS170 and shall come into operation on the date of publication of this notice.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 450 OF 2024**DECLARATION OF AN APPROVED REMOVAL OF RESTRICTIVE TITLE CONDITIONS
APPLICATION: (ROR-4) CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
SECTION 50(5) OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019: ERF 1732 BENONI
TOWNSHIP**

It is hereby notified in terms of the provisions of section 50(5) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved the application as follows:

- 1) Conditions 1 and 2 in Deed of Transfer T24444/2008 be removed; and
- 2) The City of Ekurhuleni Land Use Scheme, of 2021 be amended by the rezoning of Erf 1732 Benoni Township from "Residential 1" to "Business 3" for offices, subject to conditions.

This amendment is known as City of Ekurhuleni Amendment Scheme B0978C and shall come into operation on the date of publication of this notice.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
B0977C

CD07/2023

LOCAL AUTHORITY NOTICE 451 OF 2024**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME B0958C
PORTION 76 (A PORTION OF PORTION 15) OF THE FARM RIETPAN 66 IR**

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of Portion 76 (a portion of portion 15) of the farm Rietpan 66 IR, from "Agricultural" to "Agricultural" to increase the allowable coverage subject to certain further conditions.

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

This amendment scheme was previously known as Ekurhuleni Amendment Scheme **B0741** and is now known as City of Ekurhuleni Amendment Scheme **B0958C** and shall come into operation on the date of publication of the notice.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

LOCAL AUTHORITY NOTICE 452 OF 2024**MIDVAAL LOCAL MUNICIPALITY****PORTION 94 (A PORTION OF PORTION 73) OF THE FARM LANGKUIL 363-IR
(PREVIOUSLY KNOWN AS THE REMAINING EXTENT OF HOLDING 396 OPHIR
AGRICULTURAL HOLDINGS)**

Notice is hereby given in terms of the provisions of Section 39 (4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that the MIDVAAL LOCAL MUNICIPALITY has **approved** the amendment of the Midvaal Land Use Scheme, 2023, for Portion 94 (a Portion of Portion 73) of the farm Langkuil 363-IR (previously known as the Remaining Extent of Holding 396 Ophir Agricultural Holdings) from "Agriculture" to "Institutional" with an annexure for educational use and street. This amendment is known as MLUS176 and shall come into operation on the date of publication of this notice.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 453 OF 2024**MIDVAAL LOCAL MUNICIPALITY****PORTION 2 OF ERF 323 THE DE DEUR ESTATES LIMITED TOWNSHIP**

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 57 (1) (a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Notice is hereby given that, the Walkerville Town Planning Scheme 1959, be amended by the rezoning of Portion 2 of Erf 323 The De Deur Estates Limited Township from "Residential 1" to "Business 1" with an annexure to include shops, business premises, dwelling houses, residential buildings, places of amusement, parking garages, public garages and institution.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

PLAASLIKE OWERHEID KENNISGEWING 453 VAN 2024**MIDVAAL PLAASLIKE MUNISIPALITEIT****GEDEELTE 2 VAN ERF 323 THE DE DEUR ESTATES LIMITED DORPSGEBIED**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 57 (1) (a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Kennis geskied hiermee dat, die Walkerville Dorpsbeplanningskema 1959, gewysig word deur die hersonering van Gedeelte 2 van Erf 323 The De Deur Estates Limited Dorpsgebied vanaf "Residensieel 1" na "Besigheid 1" met 'n bylae om winkels, besigheidspersoneel, woonhuise, residensiële geboue, vermaaklikheidsplekke, parkeeragarages, publieke motorhuise en inrigting in te sluit.

MNR A.M. GROENEWALD
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: (van publikasie)

LOCAL AUTHORITY NOTICE 454 OF 2024
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(SPRINGS CUSTOMER CARE AREA)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of the provisions of Section 103 of the Town-planning and Townships Ordinance, 1986, read together with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality (Springs Customer Care Area) hereby declares **Selcourt Extension 22 Township** to be an approved township subject to the conditions set out in the schedule hereto:

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF THE IHS SA DEVFUND TRUST 1 [REGISTRATION NUMBER IT 001962/2022 (T)] [HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER] UNDER THE PROVISIONS OF CHAPTER III, PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 240 (A PORTION OF PORTION 135) OF THE FARM RIETFONTEIN NO. 128 I.R. HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (HEREAFTER REFERRED TO AS THE MUNICIPALITY).

1. CONDITIONS OF ESTABLISHMENT

1.1. NAME

The name of the township shall be **Selcourt Extension 22**.

1.2. DESIGN

The township shall consist of the Erven and thoroughfares, as indicated on General Plan S.G. No. 2796/2021.

1.3. PARKS ENDOWMENT

No parks endowment is payable to the Municipality for parks and public open spaces.

1.4. ACCESS FROM PROVINCIAL ROAD K161

No ingress from Provincial Road K161 to the township and no egress to Provincial Road K161 from the township, shall be allowed.

1.5. ERECTION OF FENCE OR OTHER PHYSICAL BARRIER NEXT TO PROVINCIAL ROAD K161

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the Gauteng Department of Public Transport, Roads and Works, along the boundary of the township adjacent to Provincial Road K161 and the township owner shall maintain such fence or physical barrier in good order and repair until such time as the Municipality has certified that the township owner has complied with all its obligations for establishment of the township, to the satisfaction of the Municipality: Provided that thereafter the registered owner of each affected property, shall be responsible for the maintenance and repair of such fence or physical barrier.

1.6. REMOVAL AND / OR REPLACEMENT OF MUNICIPAL OR ANY OTHER ENGINEERING OR COMMUNICATION SERVICES INFRASTRUCTURE

Should it become necessary to move and / or replace any existing municipal or other engineering or communication services infrastructure as a result of the establishment of the township, it shall be done in liaison with the owner of such infrastructure and the cost thereof shall be borne by the Applicant.

1.7. DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Municipality to do so, the Applicant shall at its own expense cause to be demolished (to the satisfaction of the Municipality) all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or in a street reserve or servitude area, or dilapidated structures and structures for which building plans have not been approved.

1.8. REMOVAL OF LITTER / RUBBLE

The Applicant shall at its own expense have all litter / rubble within the township area removed to the satisfaction of the Municipality, when required to do so by the Municipality.

1.9. COMPLIANCE WITH CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

The Applicant shall, at its own expense comply with, or make satisfactory arrangements to ensure compliance with all the conditions imposed by GDARD, which has given conditional approval for the development of the township, as per the department's letter of authorization dated 02 February 2017, with reference number: Gaut 002/16-17/E0041).

1.10. SOIL CONDITIONS / GEOLOGICAL CONDITIONS

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

b) The Applicant shall, at his own expense, make arrangements with the Municipality in order to ensure that the recommendations as laid down in the geological report, as well as the provisions of the Dolomite Risk Management Plan (if and where applicable) are complied with and, when required, engineering certificates for the foundations of the structures and engineering services are submitted.

1.11. PROVISION FOR REFUSE REMOVAL WITHIN THE TOWNSHIP

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

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

1.12. ACCEPTANCE AND DISPOSAL OF STORMWATER

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

b) In regard to Provincial Route K161, the applicant shall arrange for drainage of stormwater in the township to fit in with the stormwater drainage plans and infrastructure for the said road and all stormwater running off or being diverted from the said road, to be received and disposed of.

1.13. OBLIGATIONS OF TOWNSHIP OWNER WITH REGARD TO ENGINEERING SERVICES INFRASTRUCTURE

The Applicant shall within such period as the Municipality may determine (or such period as determined in the engineering services agreement), fulfill its obligations in respect of the installation / construction of engineering services infrastructure (i.e. water, sewerage, electricity, roads and stormwater drainage infrastructure) as per an engineering services agreement to be entered into between the Applicant and the Municipality. Such engineering services agreement may include payment of contributions, by the Applicant, towards bulk engineering services.

1.14. PROVISION OF ENGINEERING DRAWINGS

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

1.15. PROVISION OF AS-BUILT DRAWINGS AND CERTIFICATES BY PROFESSIONAL ENGINEER

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

1.16. MAINTENANCE PERIOD AND GUARANTEE

Unless stated otherwise in the engineering services agreement between the Applicant and the Municipality, a maintenance period of 12 (twelve) months commences from the date when the last of the engineering services infrastructure (i.e., water, sewerage, electricity and roads and stormwater drainage infrastructure) installed / constructed by the township owner has been completed and the as-built drawings and engineers' certificates have been submitted to the Municipality. The Applicant must furnish the Municipality with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and / or materials, which guarantee must be for an amount that is equal to at least 5% of the contract cost for the installation / construction of such infrastructure.

1.17. RESTRICTION REGARDING REGISTRATION OF ERVEN AND APPROVAL OF BUILDING PLANS

No Erf / unit, in the township, may be registered, nor will building plans be approved, before the Municipality has certified that the Applicant has complied with all its obligations and all conditions for establishment of the township, to the satisfaction of the Municipality.

1.18. REGISTRATION OF SERVITUDES

1.18.1 The township owner shall, within six (6) months from the date of declaration of the township as an approved township, at its cost and without compensation, register the following servitudes, in favour of the MUNICIPALITY: -

- (a) A servitude for municipal purposes, measuring 383 square metres in extent, as indicated by the figure ABCDEFA on servitude diagram S.G. No. 1303/2023, over Erf 5097; and
- (b) Servitudes for municipal purposes, measuring respectively 70 square metres, and 841 square metres, as indicated by the figures ABCDEFA and GHJKLMNPQRG, and the line STU, being the centre line of a servitude, 3 metres wide, as indicated on servitude diagram S.G. No. 1305/2023, over Erf 5099.

1.18.2 The MUNICIPALITY, shall during the period of six (6) months, as mentioned in condition 2.18.1, have free and unhindered access to the servitude areas as depicted on the servitude diagrams, as referred to in the said condition, and the township owner shall be liable for any damages which may be caused, by it, to the MUNICIPALITY's services installed within the said servitude areas, during this period.

1.19. DISPOSAL OF EXISTING CONDITIONS OF TITLE

ALL ERVEN SHALL BE MADE SUBJECT TO EXISTING CONDITIONS OF TITLE AND SERVITUDES, IF ANY, BUT:-

1.19.1 EXCLUDING THE FOLLOWING TITLE CONDITION, WHICH DOES AFFECT THE TOWNSHIP, AND SHALL BE MADE APPLICABLE TO ALL ERVEN IN THE TOWNSHIP: -

- Condition **B (1)** in Deed of Transfer No. T 107821/2016, which reads as follows: -

B (1) Subject to the following reservation and condition:-

The Transferee for itself and its successors in title or assigns, declares itself to be fully acquainted with the fact that the property has been undermined by mining operations conducted on and under the surface of the farm RIETFONTEIN 128, I.R. Transvaal, and hereby acknowledges that RAND SELECTION CORPORATION LIMITED and the holders of the mining title underlying, adjoining or adjacent to the property and their respective successors in title or assigns, shall not be liable nor held responsible for any damage sustained by the Transferee, or any other person as a result of injury to persons or property or any erections or improvements upon the property caused by

subsidence, settlement, shocks or cracking and whether arising directly or indirectly from mining operations in the past, present or future or as a result of any cause whatever.

1.19.2 EXCLUDING THE FOLLOWING SERVITUDES, WHICH DO NOT AFFECT THE TOWNSHIP, DUE TO ITS LOCATION: -

1.19.2.1 Conditions **B (3)** in Deed of Transfer No. T 107821/2016, which reads as follows:-

SUBJECT to a pipeline servitude in favour of the RAND WATER BOARD, which servitude is represented by the figure s t u Q R v x y s on diagram S.G. No. A. 3663/1982, annexed to Deed of Transfer number. T40144/1983 as will more fully appear from Notarial Deed number K 2086/1978 S.

1.19.2.2 Condition B (5) in Deed of Transfer No. T 107821/2016, which reads as follows:-

The Remaining Extent of the farm RIETFONTEIN 128 I.R., measuring 134,1527 hectares, is subject to Notarial Deed No K2703/1981S wherein the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed.

(Note: The route of this power line was determined by virtue of servitude diagram L.G. No. A499/1984 and registered in Notarial Deed of Route Description K 837/1985S)

1.19.2.3 Condition **B (8)** in Deed of Transfer No. T 107821/2016, which reads as follows: -

By Notarial Deed No. K3638/89 dated 3rd August 1989, the Remaining Extent of Portion 135 (portion of Portion 118) of the farm RIETFONTEIN 128, I.R., measuring 48,8917 hectares, is subject to a pipeline servitude in favour of EAST RAND GOLD AND URANIUM COMPANY LIMITED, the servitude is 2 meters wide and the centre line therefore is represented by the line AB on servitude diagram S.G No. A. 7413/87, as will more fully appear on reference to the said Notarial Deed.

1.19.3 EXCLUDING THE FOLLOWING GENERAL ESKOM SERVITUDE, WHOSE ROUTE HAS NOT YET BEEN DETERMINED AND WHICH SHALL BE MADE APPLICABLE TO ALL ERVEN IN THE TOWNSHIP: -

□ Condition **B (4)** in Deed of Transfer No. T 107821/2016, which reads as follows:-

The Remaining Extent of the farm RIETFONTEIN 128, I.R., measuring 176,1137 hectares, is subject to Notarial Deed number 3095/77 S wherein the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to the said Notarial Deed.

1.19.4 EXCLUDING THE FOLLOWING SERVITUDES, WHICH AFFECT THE FOLLOWING ERVEN AND A STREET IN THE TOWNSHIP **ONLY**:-

1.19.4.1 ERVEN 5097 AND 5099

Condition **B (2)** in Deed of Transfer T107821/2016, which reads as follows:-

SUBJECT to servitudes in favour of ESKOM to convey electricity over the property, the centre lines of which servitudes are represented by the letters c d e f g, h j k l m n o and p q r on Diagram S.G. No. A3663/1982 annexed to Deed of Transfer Number T40144/1983, as will more fully appear from Notarial Deed Number K1856/1977 S.

1.19.4.2 ERVEN 5097, 5098 AND 5099 (AND A STREET)

Condition **B (7)** in Deed of Transfer T107821/2016, which reads as follows:-

Kragtens Notariële Akte van Serwituut K. 3384/1985S gedateer 13 Augustus 1985, is die Resterende Gedeelte van Gedeelte 135 ('n gedeelte van Gedeelte 118) van die plaas RIETFONTEIN 128, I.R., groot 48,8917 hektaar, onderhewig aan 'n ewigdurende serwituut om gasse, vloeistowwe en vastestowwe, van watter aard ookal, asook elektrisiteit in:

- 'n Serwituutstrook, 437 vierkante meter, soos aangetoon deur die figuur ABCDEF op serwituutkaart L.G. No. A 5094/1983; (affects a Street), en
- 'n Serwituutgebied 2412 vierkante meter, soos aangetoon deur die figuur ABCDEFG en die lyne HJ en KL welke lyne die hartlyne van 'n 3 meter breë serwituut soos aangetoon op serwituutkaart L.G. No. A. 5848/1984 (affects Erven 5097, 5098 and 5099),

te lei en oor te bring op enige wyse ten gunste van SUID-AFRIKAANSE GASDISTRIBUTIEKORPORASIE BEPERK, tesame met bykomstige regte, soos meer volledig sal blyk uit gemelde Notariële Akte.

1.19.4.3 ERF 5099

Condition **C** in Deed of Transfer T107821/2016, which reads as follows:-

By virtue of Notarial Deed of Servitude K4757/2012S, dated 12 June 2012, the within mentioned property is subject to a servitude for the purpose of the construction, laying use, repair and maintenance of an underground pipeline as indicated by line ABC, representing the centre line of a servitude measuring 2 metres wide on Diagram S.G. No. 732/2005, annexed thereto and the line AB representing the centre line of a pipeline servitude, 3 metres wide, on Diagram S.G. No. 4706/2010 annexed thereto in favour of AIR PRODUCTS SOUTH AFRICA PROPRIETARY LIMITED Nr 1969/003571/07, as will more fully appear from the said servitude diagrams.

2. CONDITIONS OF TITLE

2.1. CONDITIONS OF TITLE IMPOSED IN FAVOUR OF OR BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):-

2.1.1 ALL ERVEN

- (a) As this erf is situated in the vicinity of land which may be undermined and which may be liable to subsidence, settlement, shock and cracking due to past, present or future mining operations, the owner of this erf accepts all liability for any damages thereto or any structure thereon which may result from such subsidence, settlement, shock or cracking.
- (b) (i) The erf is subject to a servitude, 2,00 metres wide, in favour of the Municipality 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, 2,00 metres wide across the access portion of the erf, when required by the Municipality: Provided that the Municipality 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 area or within 1m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the servitude area such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works, being made good by the local authority.

2.1.2 ERVEN 4918 TO 5053 AND 5099

The erf is entitled to a Right-of-Way Servitude, over the entire Erven 5095 and 5096, for access purposes, as indicated on General Plan S.G. No. 2796/2021.

2.1.3 ERF 5095

- (a) The entire erf is subject to a servitude for Municipal Purposes, including engineering services and access purposes, but excluding roads and stormwater engineering services, in favour of the Municipality, as indicated on General Plan S.G. No. 2796/2021.
- (b) The entire erf is subject to a Right-of-Way Servitude, in favour of Erven 4918 to 5053 and 5096, for access purposes, as indicated on General Plan S.G. No. 2796/2021.
- (c) The erf is entitled to a Right-of-Way Servitude, over the entire Erf 5096, for access purposes, as indicated on General Plan S.G. No. 2796/2021.

2.1.4 ERF 5096

- (a) The entire erf is subject to a servitude for Municipal Purposes, including engineering services and access purposes, but excluding roads and stormwater engineering services, in favour of the Municipality, as indicated on General Plan S.G. No. 2796/2021.
- (b) The entire erf is subject to a Right-of-Way Servitude, in favour of Erven 4918 to 5053, 5095 and 5099, for access purposes, as indicated on General Plan S.G. No. 2796/2021.
- (c) The erf is entitled to a Right-of-Way Servitude, over the entire Erf 5095, for access purposes, as indicated on General Plan S.G. No. 2796/2021.

2.1.5 ERF 5097

- (a) The entire erf is subject to a Right-of-Way Servitude, in favour of Erf 5098, for access purposes, as indicated on General Plan S.G. No. 2796/2021.
- (b) The erf is entitled to a Right-of -Way Servitude, over the entire Erf 5098, for access purposes, as indicated on General Plan S.G. No. 2796/2021

2.1.6 ERF 5098

- (a) The entire erf is subject to a Right-of-Way Servitude, in favour of Erf 5097, for access purposes, as indicated on General Plan S.G. No. 2796/2021.
- (b) The erf is entitled to a Right-of -Way Servitude, over the entire Erf 5097, for access purposes, as indicated on General Plan S.G. No. 2796/2021.

2.1.7 ERF 5099

- (a) The registered owner of the erf shall be responsible for the erection, maintenance and repair of a fence or physical barrier along the erf boundary abutting Provincial Road K161. Should the need arise for acoustic screening along the said road, the registered owner of the erf shall be responsible for the construction, maintenance and repair of such acoustic screening along the said road, the registered owner of the erf shall be responsible for the construction, maintenance and repair of such acoustic screen and the cost thereof shall be borne by the registered owner of the erf.
 - (b) The erf is entitled to a Right-of-Way Servitude, over the entire Erven 5096 and 5100, for access purposes, as indicated on General Plan S.G. No. 2796/2021.
- (a) The entire erf is subject to a Right-of-Way Servitude, in favour of Erf 5100, for access purposes, as indicated on General Plan S.G. No. 2796/2021.

2.1.8 ERF 5100

- (a) The entire erf is subject to a Right-of-Way Servitude, in favour of Erf 5099, for access purposes, as indicated on General Plan S.G. No. 2796/2021.
- (b) The erf is entitled to a Right-of-Way Servitude, over the entire Erf 5099, for access purposes, as indicated on General Plan S.G. No. 2796/2021.

NOTICE OF APPROVAL**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****EKURHULENI AMENDMENT SCHEME _____**

The City of Ekurhuleni Metropolitan Municipality (Springs Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read with the provisions of the Spatial Planning and Land Use Management Act, 2013, declares that it has adopted a town planning scheme, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021, comprising the same land as included in **SELDCOURT EXTENSION 22** Township.

All relevant information is filed with The Manager: Springs Sub-Section, City Planning, Operations Division, 4th floor, Springs Civic Centre, Springs, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division and are open for inspection at all reasonable times.

This amendment is known as the City of Ekurhuleni Amendment Scheme S0205C and shall come into operation from date of publication of this notice.

Local Authority Notice _____

LOCAL AUTHORITY NOTICE 455 OF 2024**NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAW OF 2019 – ERF 302 BARTLETT EXTENSION 46 TOWNSHIP
CELUS NO: F 0566C**

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-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Boksburg Sub Section) for the Removal of Conditions 1. a), 1. b) and 1. c) from Deed of Transfer T. 17442/2021 pertaining to Erf 302 Bartlett Extension 46 Township, which property is located at No. 302 (Internal Private Road) within the Greenacres Estate residential complex, Bartlett, Boksburg and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: F 0566C), by the rezoning of the said property from its current “Residential 1” zoning with a permissible Coverage of 50% to a zoning of “Residential 1” with a permissible Coverage of 70%.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of The Manager: Town Planning Department, Boksburg Sub Section, Third Floor, Civic Centre, Trichardt Road, Boksburg, for a period of 28 days from 3 April 2024.

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 or Email: Francois.Vos@ekurhuleni.gov.za, on or before 1 May 2024.

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Cell: 082 924 7882 – Email: info@mztownplanning.co.za

Dates of publications: 3 and 10 April 2024.

3–10

LOCAL AUTHORITY NOTICE 456 OF 2024**NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAW OF 2019
ERF 22 LAKEFIELD TOWNSHIP (CELUS NO. B 1000C)**

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-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Sub Section) for the Removal of Conditions A.(b), A.(f), A.(g), A.(i), A.(i)(i) and A.(i)(ii) and A.(j) from Deed of Transfer T. 31012/2023 pertaining to Erf 22 Lakefield Township, which property is located at No. 17 Lakefield Avenue, Lakefield, Benoni and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: B 1000C), by the rezoning of the said property from its current zoning of “Residential 1” to a zoning of “Business 2” solely for Shops, Hair/Beauty Salon and a Launderette, subject to further conditions.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of The Manager: City Planning Department, Benoni Sub Section, Sixth Floor, Civic Centre, Crn Elston and Tom Jones Streets, Benoni CBD, for a period of 28 days from 3 April 2024.

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 Private Bag X 014, Benoni 1501, on or before 1 May 2024.

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Email: info@mztownplanning.co.za

Dates of publications: 3 and 10 April 2024.

3–10

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

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

This gazette is also available free online at www.gpwnline.co.za