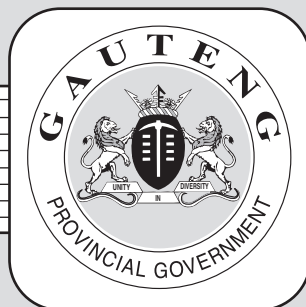


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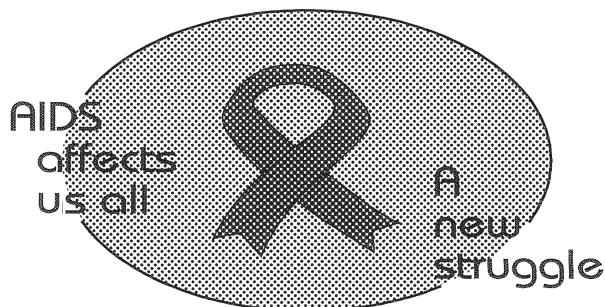
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PRETORIA
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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 751 OF 2024**

**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**

I/We Tirisano Development, being the applicant(s) of property **Portion 1 of Erf 198 Brooklyn Township**, hereby give notice, in terms of Section 16(1) of the City of Tshwane Land Use Management By-Laws, 2016 that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the city of Tshwane Land Use Management By-law, 2016 of the property as described above.

The property is situated at No 156 Alexander Street, Brooklyn Township.

The Rezoning is from "Residential 1" to "Special Use" to allow a Beauty/Health Spar

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comments(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O Box 3242, Pretoria, 0001 or Isivuno House, 4th Floor, Room 4020, 143 Lilian Ngoyi Street, Pretoria or to CityP_Registration@tshwane.gov.za from 14 July 2021 until 11 August 2021.

Full particulars and Plans (if any) may be inspected during normal office hours at the Municipal Offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Sowetan newspapers. Address of the Municipal Offices: LG004, Isivuno House, Room 4020, 143 Lilian Ngoyi Street, Pretoria.

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

Address of Applicant: No 156 Alexander Street, Brooklyn Township or P O Box 11039 Suiderberg 0055.

Telephone No: 061 993 7762

Dates on which notice will be published: 14 July 2021

Reference: CPD 9/2/4/2-5763T.....Item Number: 32450

14-21

ALGEMENE KENNISGEWING 751 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERINGSAAANSOEK IN TERME VAN KLOUSULE 16(1) VAN DIE STAD VAN TSHWANE
VERORDENINGE OP GRONDGEBRUIKSEBESTUUR, 2016.**

Ek Tirisano Development in my kapasiteit as gemagtigde agent van die eienaar **Portion 1 of Erf 198 Brooklyn Dorp** gee heimeer ingevolge Klousule 16(1) van die Tshwane Verordeninge op Grondgebruik Bestuur 2016 kennis date k by die Stad van Tshwane metropolitaanse Munisipaliteit aansoek het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) op die eiendom soos hierbo beskryf.

Die eiendom is geleë te 156 Alexander Street, Brooklyn Dorp.

Die herosnering is van Residensieel 1 na "Special Use" to allow a Beauty/Health Spar

Enige beswaar en/of kommentaar, met die redes daarvoor, met voole kontakbesonderhede van die beswaarmaker (Waarsonder die Munisipaliteit nie met die persoon/Instansie wie beswaar/kommentaar aangeteken het kan korrespondeer nie) moet skriftelik by of tot: Die Strategies Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za ingedien of gerig word vanaf 14 July 2021 until 11 August 2021

Volledige besonderhede en planne kan gedurende gewone kantoorure by kamer LG004, Isivuno House, Lilian Ngoyi Straat 143 besigtig word vir n periode van 28 dae vanaf die eerste publikasie van die kennisgewing in di Provinsiale Koerant, Sowetan en Beeld Koerant.

Fisiese adres van Munisipale kantoor: Kamer LG004, Isivuno House, Lilian Ngoyi Straat 143, Pretoria

Sluitingsdatum vir besware: 11 August 2021

Adres van Aanvraer Alexander straat 156, Brooklyn or Posbus 11039 Suiderberg 0055

Tel: 061 993 7762

Datum van publikasie: 14 July 2021

Verwysing: CPD 9/2/4/2-5763T.....Item Number: 32450

14-21

GENERAL NOTICE 752 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATIONS: REZONING APPLICATION IN TERMS OF SECTION 16(1) AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of **Erf 350 Waterkloof Ridge Township**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) in operation, by the rezoning in terms of Section 16(1) as well as the removal of certain restrictive title conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, of the property described above. The property is situated at 145 Rigel Avenue North, within the Waterkloof Ridge Township.

The rezoning in respect of Part a-b-c-b'-a'-D-E-a (Proposed Remainder of Erf 350 Waterkloof Ridge) on the proposed Subdivision Plan **From "Residential 1", including periodontal consulting rooms in terms of consent use (TCU3721)**; with a density subject to Schedule 12 (Zone B, 8 dwelling-units per hectare); a minimum erf size of 1 250sqm; a coverage of 50%; a non-applicable Floor Area Ratio; a height of 2 storeys (10m); and further to certain building and development controls, and general conditions. **To "Residential 1", including ancillary and subservient Medical Consulting Rooms**; with a minimum erf size of 1 000sqm; a coverage of 50%; a non-applicable FAR, provided that the 'Medical Consulting Rooms' shall not exceed a gross floor area of 155sqm; a height of 2 storeys (10m); and further subject to certain amended building and development controls, and general conditions.

The rezoning in respect of Part A-B-C-c-b-a-A (Proposed Portion 1 of Erf 350 Waterkloof Ridge) on the proposed Subdivision Plan **From "Residential 1", including periodontal consulting rooms in terms of consent use (TCU3721)**; with a density subject to Schedule 12 (Zone B, 8 dwelling-units per hectare); a minimum erf size of 1 250sqm; a coverage of 50%; a non-applicable Floor Area Ratio; a height of 2 storeys (10m); and further to certain building and development controls, and general conditions. **To "Residential 1"**; with a minimum erf size of 1 000sqm; a coverage of 50%; a non-applicable FAR; a height of 2 storeys (10m); and further subject to certain amended building and development controls, and general conditions.

The intension of the owner of the property in this matter is to: subdivide the property into two portions and to create two (2) single-residential stands with a minimum erf size of 1 000sqm, and the retention of the existing periodontal consulting rooms use rights for the Proposed Remainder by way of the simultaneous subdivision, rezoning and removal applications submitted to Council.

The **removal application is for the suspension** of Conditions 1 – 4; Condition 5(i) – (iii); Condition 6; Condition 7(i) – (iv); and Conditions 8 - 14 in Title Deed T21316/1983.

The intension of the owners of the property in this matter is to: remove the restrictive and superfluous conditions as contained in the deed of title T21316/1983 to enable the property owner to amend the current land use rights and development controls and ultimately subdivide the property into the two (2) portions as proposed.

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 **14 July 2021** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **11 August 2021** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or directly from the applicant at nadia@urbansmart.co.za / info@urbansmart.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

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

Closing date of any objection(s) and/or comment(s): 11 August 2021

Address of authorised agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RRS500

Date on which notice will be published: 14th and 21st of July 2021

Ref no: CPD 9/2/4/2-6046T & CPD WKR/0744/350

Item No: 33660 & 33662

14-21

ALGEMENE KENNISGEWING 752 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEKE: HERSONERING IN TERME VAN ARTIKEL 16 (1) EN OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016.**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Erf 350 Waterkloofrif Dorpsgebied**, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) as ook die opheffing van sekere beperkende voorwaardes in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendom hierbo beskryf. Die eiendom geleë te 145 Rigellaan Noord in die Waterkloofrif Dorpsgebied.

Die hersonering ten opsigte van Gedeelte a-b-c-b'-a'-D-E-a (Voorgestelde Restant van Erf 350 Waterkloofrif) op die voorgestelde onderverdelingsplan VANAF "Residensiële 1", met inbegrip van die toestemmingsgebruik (TCU3721) vir peridontale spreekkamers; met 'n digtheid wat onderhewig is aan Skedule 12 (Sone B, 8 wooneenhede per hektaar); 'n minimum erfgrootte van 'n 1 250 vierkante meter; 'n dekking van vyftig (50) persent; 'n nie-toepaslike vloeroppervlakteverhouding; 'n hoogte van 2 verdiepings (10m) en verder onderworpe aan sekere voorwaardes. **NA "Residensiële 1, insluitend aanvullende en ondergeskikte mediese spreekkamers**; met 'n minimum erfgrootte van 'n 1 000 vierkante meter; 'n dekking van vyftig (50) persent; 'n nie-toepaslike vloeroppervlakteverhouding, met dien verstande dat die 'Mediese Spreekkamers' nie 'n bruto vloeroppervlakte van 155 vierkante meter sal oorskry nie; 'n hoogte van twee (2) verdiepings (10 m); en verder onderhewig aan sekere gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes.

Die hersonering ten opsigte van Gedeelte A-B-C-c-b-a-A (Voorgestelde Gedeelte 1 van Erf 350 Waterkloofrif) op die voorgestelde onderverdelingsplan VANAF "Residensiële 1", met inbegrip van die toestemmingsgebruik (TCU3721) vir peridontale spreekkamers; met 'n digtheid wat onderhewig is aan Skedule 12 (Sone B, 8 wooneenhede per hektaar); 'n minimum erfgrootte van 'n 1 250 vierkante meter; 'n dekking van vyftig (50) persent; 'n nie-toepaslike vloeroppervlakteverhouding; 'n hoogte van 2 verdiepings (10m) en verder onderworpe aan sekere voorwaardes. **NA "Residensiële 1"**, met 'n minimum erfgrootte van 'n 1 000 vierkante meter; 'n dekking van vyftig (50) persent; 'n nie-toepaslike vloeroppervlakteverhouding; 'n hoogte van twee (2) verdiepings (10 m); en verder onderhewig aan sekere gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes.

Die voorneme van die eienaar van die eiendom in hierdie saak is: om die eiendom in twee gedeeltes te verdeel en twee (2) enkel residensiële erwe met 'n minimum erfgrootte van 1 000 vierkante meter te skep, en die bestaande peridontale spreekkamers gebruik regte te behou vir die Voorgestelde Restant deur die gelyktydige onderverdeling, hersonering en opheffing van beperkende voorwaardes aansoek wat by die Stadsraad ingedien is.

Die doel van die opheffing van beperkende voorwaardes aansoek is om Voorwaardes 1 – 4; Voorwaarde 5(i) – (iii); Voorwaarde 6; Voorwaarde 7(i) – (iv) en Voorwaardes 8 – 14 in titelakte T21316/1983 te verwyder.

Die voorneme van die eienaar van die eiendom in hierdie saak is: om die beperkende en oorbodige voorwaardes soos vervat in die titelakte T21316/1983 te verwyder om die eienaar van die eiendom in staat te stel om die huidige grondgebruiksregte en ontwikkelingskontroles van die eiendom te wysig en uiteindelik die eiendom te onderverdeel in die twee voorgestelde gedeeltes.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **14 Julie 2021** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot **11 Augustus 2021** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

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

Adres van Munisipale Kantore: Kamer E10, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 11 Augustus 2021

Adres van agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RRC500

Dag waarop die kennisgewing sal verskyn: 14 en 21 Julie 2021

Verwysings no: CPD 9/2/4/2-6046T & CPD WKR/0744/350

Item No: 33660 & 33662

14-21

GENERAL NOTICE 755 OF 2021**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, Lorenzo Massimo Giovannoni, of the firm EVS Planning, being the authorised agent of the owner of Portion 1 of Erf 361 Lynnwood Glen, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for 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 properties described above. The property is situated at number 95 Marian Road, Lynnwood Glen.

The purpose of the application is to remove restrictive conditions contained in the Deed of Transfer of the property, as follows: Portion 1 of Erf 361 Lynnwood Glen is registered in terms of Deed of Transfer No. T20760/2021, Conditions A(c), A(g) & C(e) will be removed.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001; or to city_registration@tshwane.gov.za from 14 July 2021 until 11 August 2021.

Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News Newspaper and Beeld Newspaper.

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

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.

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

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

Address of authorized agent: EVS Planning, P.O. Box 65093, Erasmusrand, 0165 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: info@evsplanning.co.za. Fax: 086 672 9548. Ref: E5080.

Dates on which notice will be published: 14 July 2021 and 21 July 2021.

Reference: CPD LWG/0384/361

Item no: 33884

14-21

ALGEMENE KENNISGEWING 755 VAN 2021
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, Lorenzo Massimo Giovannoni, van die firma EVS Planning, in my kapasiteit as die gemagtigde agent van die eienaar van Gedeelte 1 van Erf 361 Lynnwood Glen, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende voorwaardes vervat in die Titelaktes ingevolge Klousule 16(2) van die Tshwane Verordening op Grondgebruik Bestuur, 2016, van die eiendom soos hierbo beskryf. Die eiendomme is geleë by nommer 95 Marian Straat, Lynnwood Glen.

Die doel van die aansoek is vir die opheffing van voorwaardes vervat in die Akte van Transport van die eiendom, soos volg: Gedeelte 1 van Erf 361 Lynnwood Glen is geregistreer in terme van Akte van Transport nommer T20760/2021, voorwaardes A(c), A(g) & C(e) sal sal opgehef word.

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waaronder die munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stadbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za ingedien of gerig word, vanaf 14 Julie 2021 tot 11 Augustus 2021.

Volledige besonderhede en planne (as daar is) kan, soos hieronder uiteengesit, bekom word vir 'n periode van 28 dae vanaf die eerste publisasie van hierdie kennisgewing in die Provinsiale Koerant, Pretoria News en Beeld Koerant.

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

Daarbenewens kan die aansoeker met indiening van die aansoek óf 'n kopie elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie of hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf.

Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die applikant se intellektuele eiendomsreg benadeel nie.

Indien enige belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, kan dit nie beskou word as redes om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantoor: Stedelike Beplanning, Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion, Pretoria.

Sluitingsdatum vir besware: 11 Augustus 2021.

Adres van gemagtigde agent: EVS Planning, Posbus 65093, Erasmusrand, Pretoria, 0165 of Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanning.co.za Faks: 086 672 9548 Verw: E5080.

Datums waarop kennisgewing gepubliseer word: 14 Julie 2021 en 21 Julie 2021.

Verwysing: CPD LWG/0384/361

Item no: 33884

14-21

GENERAL NOTICE 761 OF 2021

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE EXTENSION OF BOUNDARIES IN TERMS OF SECTION 32 OF THE CITY OF
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016
BROADACRES EXTENSION 7**

I, Eric Trevor Basson of The Practice Group (Pty) Ltd, being the authorized agent of the applicant, hereby give notice in terms of Section 26(3) of the City of Johannesburg Municipal Planning By-law, 2016, that I have applied to the City of Johannesburg Metropolitan Municipality for the extension of township boundaries of the township of Broadacres Extension 7 by the inclusion of Holding 60 Broadacres Agricultural Holdings Extension 1, in terms of Section 32 of the City of Johannesburg Municipal Planning By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds of such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Registration Section of the Department of Development Planning of the Municipality at the below address, or posted to P.O Box 30733, Braamfontein 2017, or a facsimile sent to (011) 339 4000, or an email sent to benp@joburg.org.za and/or landuseapplications@joburg.org.za, to reach the addressees by no later than 11 August 2021.

The above application will be open for inspection from 08:00 to 15:30 at the registration counter, Department of Development Planning, City of Johannesburg Metropolitan Municipality, Room 8100, 8th Floor A Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Closing date of any objections and/or comments: 11 August 2021

Address of applicant: The Practice Group; c/o Brooklyn Road and First Street, Menlo Park, Pretoria, 0081, or PO Box 35895, Menlo Park 0102. Telephone No: (012) 362 1741

Dates on which notice will be published: 14 July 2021 and 21 July 2021

ANNEXURE

Name of township: **Broadacres Extension 7**

Full name of applicant: Eric Trevor Basson of The Practice Group (Pty) Ltd acting for Vendcorp 54 CC.

Number of erven, proposed zoning and development control measures: It is proposed to extend the township boundaries of Broadacres Extension 7 by creating a single erf which will measure approximately 3768m² in extent. The proposed erf will be zoned "Special" for Business Buildings, Shops, Hotel, Commercial Purposes, Offices, Places of Amusement, Restaurants and Public Bar, Places of Instruction, Petrol Filling Station and Convenience Store, Workshop, Showrooms, Garden and Outdoor Centre and will be subject to the following development controls:

- Erf 1351: Height of 2 Storeys; a Floor Area Ratio of 2.5 and a coverage of 30%.

The intention of the applicant in this matter is create a new erf in the Broadacres Extension 7 Township that will ultimately be capable of consolidation with the Remainder of Erf 41 in the same township to create a single developable property.

Locality of property(ies) on which township is to be extended: The subject property is situated at the intersection formed between Valley Road and Cedar Road and accommodated the existing Broadacres Shopping Centre.

Description of the property(ies) on which the township is to be extended: Holding 60, Broadacres Agricultural Holdings Extension 1, Province of Gauteng

Reference: 20-03-3337

14-21

GENERAL NOTICE 763 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

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

1. ERF 450 RHODESFIELD, situated at 12 Hurricane Street, Rhodesfield from "Residential 1" to "Residential 4", for dwelling units (excluding residential buildings), including offices on the ground floor, subject to a height of 4 storeys, coverage of 60%, floor area ratio of 1.5 and a density of 204 dwelling units per hectare (20 dwelling units), offices restricted to 100m². (Our ref: HS3099)
2. ERF 38 KEMPTON PARK EXTENSION, situated at 77 North Rand Road, Kempton Park Extension from "Residential 4" to "Residential 4" for a hotel with a maximum of 16 guestrooms, a height of 2 storeys, coverage of 50% and a floor area ratio of 0.55. (Our ref: HS3125)

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 5th Level, 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 14/07/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 5th Level, Civic Centre c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 within a period of 28 days from 14/07/2021.

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

14-21

GENERAL NOTICE 766 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE AMENDMENT OF THE TSHWANE TOWN PLANNING SCHEME 2008 (REVISED 2014) ON PORTION REMAINDER OF ERF 952 PRETORIA NORTH IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, SCHEDULE 3, 13 AND SCHEDULE 23 TO THE LUM BY-law**

I, NOEL DANIEL MALHERBE, being the owner of property, namely:

REMAINDER OF ERF 952 PRETORIA NORTH TOWNSHIP

Registration Division Jr, Province of Gauteng

Measuring: 1276 (ONE THOUSAND TWO HUNDRED AND SEVENTY-SIX) Square Metres

hereby give Notice in terms of Section 16 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 property in terms of section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, Schedule 3, 13 and Schedule 23 of the LUM By Law, of the above mentioned property. The property is situated at **450 RACHEL DE BEER STREET, PRETORIA NORTH, PRETORIA.**

The Application is for the REZONING of the property from "Residential 1" to "SPECIAL" in Deed of Transfer 166978/2003

The intention of the applicant in this matter is to Rezone the property from "Residential 1" to "SPECIAL" for the purpose of a Motor Vehicle Show room, workshop, offices, sale of spare parts, sale of second hand vehicles, carwash and related activities.

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, at AKASIA MUNICIPAL COMPLEX 485 HEINRICH AVENUE (ENTRANCE DALE STREET) FIRST FLOOR, ROOF F 12, KARENPARK, AKASIA OR ROOM 8. From **21 JULY 2021 Until 18 AUGUST 2021**. Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the first publication of the advertisement in the Provincial Gazette

Address of Municipality: AKASIA MUNICIPAL COMPLEX 485 HEINRICH AVENUE (ENTRANCE DALE STREET) FIRST FLOOR, ROOF F 12, KARENPARK, AKASIA OR ROOM 8. PO BOX 3242, PRETORIA 0001.

Closing date for any objections and/or comments: 18 AUGUST 2021 Should any interested party wish to view or obtain a copy of the land development application, in the event that the interested party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to it being closed due to Covid 19 by requesting a copy from the Municipality, by requesting such copy from the applicant/agent or through the following contact details: newlanduseapplications@tshwane.gov.za and providing an e mail address or other means by which to provide such copy electronically. No part of the documents provided 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 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 land application.

Address of Applicant: HELLERLE DESIGNS PTY LTD, 116 BRAAM PRETORIUS STREET, WONDERBOOM
Tel: 083 304 0840 e mail: rolanda@hellerledesigns.co.za

Dates on which Notice will be published: 21 JULY 2021 and 28 JULY 2021

Reference: CPD/9/2/4/2-5337T

Item No: 30697

21-28

ALGEMENE KENNISGEWING 766 VAN 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****KENNISGEWING VAN AANSOEK VIR DIE WYSIGING VAN DIE TSHWANE STADBEPLANNING SKEMA 2008 (HERSIEN 2014 OP RESTERENDE GEDEELTE VAN ERF 952 PRETORIA NORTH KRAGTENS ARTIKEL 16(1) VAN DIE CITY OF TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016 EN SKEDULE 3, 13 AND SKEDULE 23 VAN DIE LUM BY LAW**

Ek, NOEL DANIEL MALHERBE, synde die eienaar van ondergemelde eiendom, naamlik:

RESTERENDE GEDEELTE VAN ERF 952 PRETORIA NORTH DORPSGEBIED

Registrasie Afdeling Jr, Provinsie van Gauteng

Groot: 1276 (EEN DUISEND TWEE HONDERD SES EN SEWENTIG) Vierkante Meter

Gee hiermee kennis kragtens Artikel 16 van die City of Tshwane Verordening op Grondgebruik en Bestuur, 2016 dat ons aansoek gedoen het by City of Tshwane Metropolitan Municipality vir die hersondering van die eiendom vanaf "Residentieel 1" na "SPESIAAL" in TITELAKTE T 166978/2003 gelee te 450 RACHEL DE BEER STRAAT, Pretoria North, Pretoria.

Die Aansoek is vir die hersonering en wysiging van die bestaande Tshwane Stadsbeplanning Skema 2008 (hersen 2014) vanaf "Residentieel 1" na "SPESIAAL"

Die doel met die aansoek is as volg: Vir die doel van 'n Motor Vertoonkamer, werkskamer, kantore, verkoop van onderdele, verkoop van tweedehandse voertuie, karwas en verwante aktiwiteite.

Enige besware of opmerkings, insluitende die gronde vir die besware en of opmerkings met volle kontakbesonderhede, sonder dit, sal die Munisipaliteit nie instaat wees om met die persoon wat die beswaar en/of opmerkings ingedien het in verbinding te kan tree en te korrespondeer nie, moet ingedien word skriftelik aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling te AKASIA MUNISIPALE KOMPLEKS 485 HEINRICH LAAN (INGANG IN DALE STRAAT) EERSTE VLOER KAMER F 12, KARENPARK, AKASIA OF KAMER 8, POSBUS 3242, PRETORIA 0001. Vanaf **21 JULIE 2021 tot 18 AUGUSTUS 2021**. Volle besonderhede en planne (indien enige) kan ingesien word gedurende normale kantoorure by die bogemelde kantoor, vir 'n periode van 28 dae na die eerste Kennisgewing in die Provinsiale Koerant verskyn het.

Adres van Munisipaliteit: AKASIA MUNISIPALE KOMPLEKS 485 HEINRICH LAAN (INGANG IN DALE STRAAT) EERSTE VLOER KAMER F 12, KARENPARK, AKASIA OF KAMER 8, POSBUS 3242, PRETORIA 0001.

Sluitingsdatum: vir besware en/of opmerkings: 18 AUGUSTUS 2021. Indien enige belanghebbende party 'n afskrif van die aansoek wil bekom en as gevolg van Covid 19 nie by die betrokke Plaaslike Owerheid die aansoek kan insien nie, kan 'n afskrif versoek word van die applikant/agent of van die Munisipaliteit by newlanduseapplications@tshwane.gov.za en moet sodanige party 'n mail adres of ander metode wat sodanige afskrif aan hul elektronies versend kan word verskaf. Geen deel van sodanige afskrif mag hergekopieer word, hervervaardig of in enige vorm gepubliseer word of gebruik word op enige wyse wat op die intellektuele eiendomsreg van die aansoeker kan of mag inbreuk maak nie. Indien sodanige belanghebbende party nie stappe neem om sodanige afskrif te bekom nie, sal die feit dat dit nie bekom is nie as verskoning in ag geneem word of as rede waarom die proses en aansoek nie mag voortgaan nie.

Adres van Applikant: HELLERLE DESIGNS PTY LTD, 116 BRAAM PRETORIUS STRAAT, WONDERBOOM, PRETORIA, Tel: 083 304 0840, rolanda@hellerledesigns.co.za

Datums van Kennisgewing publikasies: 21 JULIE 2021 en 28 JULIE 2021

Verwysing: CPD9/2/2-5337T

Item No. 30697

21-28

GENERAL NOTICE 767 OF 2021**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME: F0341**

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013), that the City of Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Erf 2146 Sunward Park Extension 6 Township from "Residential 1" to "Business 2" for a veterinary clinic only subject to certain conditions.

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

This amendment scheme is known as Ekurhuleni Amendment Scheme F0341, and shall come into operation on the date of publication of this notice.

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

GENERAL NOTICE 768 OF 2021**NOTICE IN TERMS OF SECTION 10 OF THE EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING
AND LAND USE MANAGEMENT (SPLUMA) BY-LAW 2019 OF APPLICATION FOR AMENDMENT OF EKURHULENI
TOWN PLANNING SCHEME 2014 IN TERMS OF SECTION 48 OF EKURHULENI SPLUMA BY-LAW 2019
AMENDMENT SCHEME NO.: B0785**

We, Ibalazwe Planning, being the authorised agent of the owners of **Erf 182 Rynsoord Township**, hereby give notice in terms of Section 10 of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management (Spluma) By-law 2019, that we have applied to the Ekurhuleni Metropolitan Municipality (Benoni Customer Care), in terms of section 48 of Ekurhuleni SPLUMA By-law 2019 for the amendment of Ekurhuleni Town Planning Scheme 2014 (**amendment scheme no. B0785**), by rezoning of the property from "Residential 1" to "Residential 3".

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Benoni Customer Care), 6th floor, Civic Centre, at corner of Elston Avenue and Tom Jones Street, Benoni, for a period of 28 days from 21 July 2021.

Objections or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or Private Bag X 014, Benoni, 1500, within a period of 28 days from 21 July 2021.

Applicant: Ibalazwe Planning, P O Box 1427, Northriding, 2162, Tel: (078) 225 3141, e-mail: sifiso@ibalazwe.co.za or info@ibalazwe.co.za, (Ref: - Erf 182 Rynsoord).

21-28

GENERAL NOTICE 769 OF 2021**NOTICE IN TERMS OF SECTION 10 OF THE EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT (SPLUMA) BY-LAW 2019 OF APPLICATION FOR AMENDMENT OF EKURHULENI TOWN PLANNING SCHEME 2014 IN TERMS OF SECTION 48 OF EKURHULENI SPLUMA BY-LAW 2019
AMENDMENT SCHEME NO.: R0132**

We, Ibalazwe Planning, being the authorised agent of the owners of **Holding 139 Witpoort Estates Agricultural Holdings**, hereby give notice in terms of Section 10 of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management (Spluma) By-law 2019, that we have applied to the Ekurhuleni Metropolitan Municipality (Brakpan Customer Care), in terms of section 48 of Ekurhuleni SPLUMA By-law 2019 for the amendment of Ekurhuleni Town Planning Scheme 2014 (**amendment scheme no. R0132**), by rezoning of the property from "Agricultural" to "Industrial 2".

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department, Brakpan Customer Care Area, at corner of Escombe Road and Elliot Avenue, for a period of 28 days from 21 July 2021.

Objections or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address, within a period of 28 days from 21 July 2021.

Applicant: Ibalazwe Planning, P O Box 1427, Northriding, 2162, Tel: (078) 225 3141, e-mail: sifiso@ibalazwe.co.za or info@ibalazwe.co.za, (Ref: - Holding 139 Witpoort Estates AH).

21-28

GENERAL NOTICE 770 OF 2021**NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owner of Erven 869 and 871 Westdene, hereby give notice that we intend making application in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the properties described above, situated at No. 161 & 163 Perth Road, Westdene, from "Residential 3" as per amendment scheme 01-14551 to "Residential 4", Height 8 storeys, Coverage 70%, F.A.R 4.0, 0.33 parking bays per dwelling unit and density 56 dwelling units on site (in event of a residential building, 4 beds/rooms shall equate to 1 dwelling unit or a maximum of 224 beds/rooms shall be allowed on site), subject to certain conditions. The purpose of the application is to allow for student accommodation development.

Particulars of the application will be made available for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or the agent will make a copy of the application available upon request, alternatively the City may upload a copy of the application to their e-platform.

Objections, comments or representations in respect of the relevant application must be submitted in writing to the City of Johannesburg, Executive Director: Development Planning either by hand at the above mentioned address; by registered mail to PO Box 30733, Braamfontein, 2017; by fax to 0113394000 or by email to objectionsplanning@joburg.org.za, robertth@joburg.org.za, wilsonma@joburg.org.za and guy@gbtp.co.za within a period of 28 days from **21 July 2021**.

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

GENERAL NOTICE 771 OF 2021

NOTICE OF APPLICATION IN TERMS OF SECTION 41 OF THE CITY OF
JOHANNESBURG MUNICIPAL BY-LAW, 2016

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

Site description: **ERF 244 BRYANSTON (located at 3 Hunt Road, Bryanston)**

Application type: Removal of restrictive conditions.

Application purpose: The purpose of this application is the removal of conditions restricting the subdivision of the property.

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

The above application will be open for inspection from 08h00 to 15h30 at the City's Thuso House Customer Service Centre, situated at 61 Jorissen Street, Braamfontein which has been identified as a temporary public point of entry for Development Planning walk-in services or on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **21 JULY 2021**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **18 AUGUST 2021**.

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

GENERAL NOTICE 772 OF 2021

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 40 AND 242 MELROSE (located at 30 Tottenham Avenue, Melrose).

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 4" to "Residential 4" (an assisted living facility).

Application purpose: The purpose of the application is to permit an assisted living facility (retirement facility with ancillary and supportive uses. A height restriction of ten storeys is proposed.

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

The above application will be open for inspection from 08h00 to 15h30 at the City's Thuso House Customer Service Centre, situated at 61 Jorissen Street, Braamfontein which has been identified as a temporary public point of entry for Development Planning walk-in services or on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **21 JULY 2021**.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **18 AUGUST 2021**.

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

GENERAL NOTICE 773 OF 2021**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: **PORTIONS 31, 32 AND 33 OF ERF 535 SANDOWN EXTENSION 24 (located at 8, 9 and 10 Adrienne Street, Sandown Extension 24).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning of:

Portion 31 of Erf 535 Sandown Extension 24 from "Residential 1" to "Residential 3" (permitting an assisted living facility).

Portion 32 of Erf 535 Sandown Extension 24 from "Residential 3" to "Residential 3" (permitting an assisted living facility).

Portion 33 of Erf 535 Sandown Extension 24 from "Residential 1" to "Residential 3" (permitting an assisted living facility).

Application purpose: The purpose of the application is to permit an assisted living facility (retirement facility with ancillary and supportive uses). A height restriction will vary between three to five storeys.

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

The above application will be open for inspection from 08h00 to 15h30 at the City's Thuso House Customer Service Centre, situated at 61 Jorissen Street, Braamfontein which has been identified as a temporary public point of entry for Development Planning walk-in services or on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **21 JULY 2021**.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **18 AUGUST 2021**.

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

GENERAL NOTICE 774 OF 2021**CITY OF TSHWANE LAND USE MANAGEMENT
NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE
CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016)**

I, Gerrit De Graaff of Developplan Town Planners Inc., being the applicant of Holding 14, Cynthia Vale A.H., Province of Gauteng hereby give notice, in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property described below. The intension of the applicant is to create 1 additional new portion. The portions will be used for residential and agricultural purposes. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 21 July until 18 August 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, The Star and Die Beeld newspapers.

Schedule 23: Extra-ordinary measure in line with the Disaster Management Act, 2002 for the public participation of land development applications: "Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. 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: LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

Address of applicant: 54B Van Wouw St., Groenkloof 0181; / PO Box 1516, Groenkloof, 0027. Tel: 012-346 0283.

Publication dates of notice: 21/07/2021 & 28/07/2021. Closing date for any objections: 18/08/2021.

Description of property: Holding 14, Cynthia Vale A.H., Province of Gauteng.

Number and area of proposed portions: Remainder (±1,0234ha) and Portion 1 of Holding 14 (±1ha).

Reference: CPD CYNH/0118/14 (Item 33832).

21-28

ALGEMENE KENNISGEWING 774 VAN 2021**STAD VAN TSHWANE GRONDGEBRUIKSBEHEER
KENNISGEWING VAN 'N AANSOEK VIR ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEHEER VERORDENINGE, 2016**

Ek, Gerit De Graaff van Developplan Stadsbeplanners Ing., synde die applikant van Hoewe 14, Cynthia Vale L.H., Provinsie van Gauteng gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir onderverdeling van die eiendom hieronder beskryf. Die intensie van die applikant in hierdie aangeleentheid is om 1 addisionele gedeeltes te skep. Die gedeeltes sal gebruik word vir residensiele en landbou doeleindes. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak details, waaronder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, moet ingedien of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 21 Julie tot 18 Augustus 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Provinsiale Gazette, The Star en Die Beeld.

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

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

Adres van applikant: Van Wouw Str. 54B, Groenkloof 0181; / Posbus 1516, Groenkloof, 0027. Tel: 012-346 0283.

Publikasiedatums van kennisgewing: 21/07 & 28/07/21. Sluitingsdatum vir besware en/of kommentare: 18/08/21.

Eiendomsbeskywing: Hoewe 14, Cynthia Vale L.H., Provinsie van Gauteng.

Aantal en oppervlakte van voorgestelde gedeeltes: Restant ($\pm 1,0234$ ha) en Gedeelte 1 van Hoewe 14 (± 1 ha).

Verwysing: CPD CYNH/0118/14 (Item 33832).

21-28

GENERAL NOTICE 775 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Gerrit Hendrik De Graaff of Developplan Town and Regional Planners, being the applicant of Erf 507, Groenkloof Township, Registration Division J.R., Province of Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for: the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the mentioned By-law of the property as described above **FROM:** "Residential 1" **TO** "Business 4" (excluding Medical Consulting Room and Veterinary Clinic) subject to: coverage of 33%, FSR of 0,65 and a height of 2 storeys; **AND** the removal of Conditions B.2 – B.12; and B.15 in Title Deed T63987/2002 of the mentioned property in terms of section 16(2) of the above-mentioned By-law. The property is situated at: 91 George Storrar Drive, Groenkloof, Pretoria. The intension of the registered owner is to add floor space to the existing dwelling and to use it for the purposes of offices or to demolish the existing buildings and erect a new building to be used 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 Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 21 July 2021 until 18 August 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Gauteng Provincial Gazette / Die Beeld / The Star newspapers.

Schedule 23: Extra-ordinary measure in line with the Disaster Management Act, 2002 for the public participation of land development applications: "Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. 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: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

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

Closing date for any objections and/or comments: 18 August 2021.

Dates on which notice will be published: 21 and 28 July 2021.

Ref: Rezoning: CPD 9/2/4/2-5957T (Item 33301) and Removal of Title Conditions: CPD/0260/507 (Item 33300).

21-28

ALGEMENE KENNISGEWING 775 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERINGSAAANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016**

Ek, Gerrit Hendrik De Graaff van Developplan Stads-en Streekbeplanners, synde die applikant van Erf 507, Groenkloof, Registrasie Afdeling J.R., Gauteng Provinsie gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom hierbo beskryf in terme van Artikel 16(1) van die vermelde Verordening **VANAF**: "Residensieel 1" **NA** "Besigheid 4" (mediese spreekkamer en veeartsenykliniek uitgesluit) onderworpe aan: dekking van 33%, VRV van 0,65 en 'n hoogte van 2 verdiepings; **EN** die opheffing van Voorwaardes B.2 – B.12; en B.15 in Titel Akte T63987/2002 van die vermelde eiendom in terme van Artikel 16(2) van die bovermelde Verordening. Die eiendom is geleë te George Storrar Rylaan 91, Groenkloof, Pretoria. Die intensie van die geregistreerde eienaar is om vloeroppervlakte van die bestaande woning te verhoog en dit te gebruik vir die doeleindes van kantore of om die bestaande woning te sloop en om 'n nuwe gebou op te rig wat gebruik kan word vir die doeleindes van kantore. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met volle kontak details, waaronder die munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, moet ingedien of skriftelik gerig word aan: Die Groepshoof: Ekonomiese Ontwikkeling and Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 21 Julie 2021 tot 18 Augustus 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Gauteng Provinsiale Gazette / The Star / Die Beeld koerante.

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

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

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

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 18 Augustus 2021.

Publikasiedatums van kennisgewing: 21 en 28 Julie 2021.

Verw: Hersonering: CPD 9/2/4/2-5957T (Item 33301) en Opheffing van beperkings: CPD/0260/507 (Item 33300).

21-28

GENERAL NOTICE 776 OF 2021

Form E3d- Newspaper Removal

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I the undersigned, intend to apply to the City of Johannesburg for:

APPLICATION TYPE:

The removal of Conditions (a) and (c) from Title Deed T14549/2002 and

The rezoning of the erf from "Residential 1" to "Residential 1" including medical consulting rooms in the existing buildings on the site.

APPLICATION PURPOSES:

To remove the conditions from the Title Deed referring to the use of the erf for residential purposes only (Condition a) and the restriction not to use the erf for a business purpose (Condition c).

The rezoning of the erf to allow the establishment of medical consulting rooms in the existing buildings on the application site.

SITE DESCRIPTION:

Erf 413 Saxonwold, located at 36 Restanwold Drive.

The above application will be open for inspection from 08:00 to 15:30 at Thuso House, 61 Jorrisen Street, Braamfontein or the City's Metro Link, 158 Civic Boulevard, Braamfontein, when re-opened, which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Schalk Botes Town Planners can also provide any interested party, by email request an electronic copy. The application will also be available on the City's E-Platform for access by the public to inspect for a period of 28 (twenty-eight) days from **21 July 2021.**

Any objection or representation with regard to the application must be submitted to both the **Agent and the Registration Section** of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za **by no later than 18 August 2021.**

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding **Code:** 2162
7 Retief Road, Northwold, Randburg
Tel No: 082-569-1955
E-mail address: sbtp@mweb.co.za

GENERAL NOTICE 777 OF 2021

CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS APPLICATION IN TERMS OF 16(1) AND 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 Portion 424 of the farm Zwavelpoort 373-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) from "Undetermined" to "Special for Mini/Public Storage" in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. Application is also made 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 for the removal of condition Page 3 No D(a)(i) –(iii). The property is situated on: 424 Rooireier/Boschkop Street, Zwavelpoort, Pretoria. The advertisement for the rezoning and removal of restrictive conditions is FROM 21 July 2021 TO 18 August 2021. The intention of the applicant in this matter is to: Rezone the property from "Undetermined" to "Special for Mini/Public Storage". Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality **and/or applicant** cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Dates on which notice will be published: 21 July 2021 and 28 July 2021

Closing date for any objections and/or comments: 18 August 2021

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party :

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

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 21 July 2021. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference:

Item No:

21-28

ALGEMENE KENNISGEWING 777 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR N HERSONERINGS EN OPHEFFING VAN BEPERKINGS AANSOEK IN TERME VAN ARTIKEL 16(1) & 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 Gedeelte 424 van die Plaas Zwavelpoort 373-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) vanaf "Undetermined" na "Spesiaal vir Mini/Publieke Stoorfasiliteite" in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 van die eiendom beskryf soos hierbo. Aansoek word ook gedoen in terme van Artikel 16(2) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 vir die opheffing van titelakte voorwaardes: Bladsy 3 voorwaarde D(a) (i) – (iii). Die eiendom is geleë op Rooiereier/Boschkop Weg No 424, Pretoria. Die hersonerings- en opheffing van voorwaardes advertensie is VAN 21 Julie 2021 TOT 18 Augustus 2021. Die voorneme van die applikant is om die eiendom te hersoneer van "Undetermined" na "Spesiaal vir Mini/Publieke Stoorfasiliteite". Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot : Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: 21 Julie 2021 en 28 Julie 2021.

Sluitingsdatum vir enige besware/ kommentare: 18 Augustus 2021. Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

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

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan newlanduseapplications@tshwane.gov.za voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 21 Julie 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing:

Item No:

21-28

GENERAL NOTICE 778 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 617, Waterkloof Glen X 6, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the above mentioned property to subdivide the property. The property is situated at 434 Durr Street, Waterkloof Glen X 6. The Proposed Rezoning is from "Residential 1" with a minimum Erf Size of 1000m² to "Residential 1" at a density of 1 Dwelling Unit per 400m² for the Proposed Portion 1 of Erf 617 Waterkloof Glen X 6 and from "Residential 1" with a minimum Erf Size of 1 000m² to "Residential 1" at a density of 1 Dwelling Unit per 800m² for the Proposed Remaining Extent of Erf 617 Waterkloof Glen X 6. 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 21 July 2021 to 19 August 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820: E-mail: bertus@bvtplan.co.za. COT Ref.: CPD 9/2/4/2-5978 T: Item no. 33388.

21-28

ALGEMENE KENNISGEWING 778 VAN 2021**KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees namens die geregistreerde eienaar van Erf 617, Waterkloof Glen X 6, geleë te Nommer 434 Durr Straat, Waterkloof Glen X 6, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruikbestuursverordening, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurs-bywet, 2016, van die bogenoemde eiendom om die eiendom te kan onderverdeel. Die voorgestelde hersonering is vanaf "Residensieel 1" met 'n minimum erfgrootte van 1000m² na "Residensieel 1" teen 'n digtheid van 1 wooneenheid per 400m² vir die voorgestelde gedeelte 1 van Erf 617 Waterkloof Glen X 6 en vanaf "Residensieel 1" met 'n minimum erfgrootte van 1000m² na "Residensieel 1" teen 'n digtheid van 1 wooneenheid per 800m² vir die voorgestelde Resterende Gedeelte van Erf 617 Waterkloof Glen X 6. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggeme 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 21 Julie 2021 tot 19 Augustus 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant, Die Beeld en The Citizen. Adres van Munisipale kantore: 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 aanseker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: CPD 9/2/4/2-5978 T: Item Nummer: 33388.

21-28

GENERAL NOTICE 779 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016****LYTTELTON MANOR EXTENSION 19**

I, Laurenzo Massimo Giovannoni of the firm EVS Planning, being the applicant, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of section 16(4) of the City of Tshwane Land Use Management By-Law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001; or to cityp_registration@tshwane.gov.za from 21 July 2021 until 18 August 2021.

Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News Newspaper and Beeld Newspaper.

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

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.

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

Closing date for any objections and/or comments: 18 August 2021.

Address of authorized agent: EVS Planning, P.O. Box 65093, Erasmusrand, 0165 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: info@evsplanning.co.za. Fax: 086 672 9548. Ref: E5066.

Dates on which notice will be published: 21 July 2021 and 28 July 2021.

ANNEXURE

Name of township: Lyttelton Manor Extension 19.

Full name of applicant: EVS PLANNING

Number of erven: The Township will consist of 23 erven.

Proposed zoning: **Erven 2481-2490 & 2492-2502:** Industrial 1, but excluding Business Buildings, Power station and incinerator plant, place of refreshment and shop), **Erf 2491:** Special for Sign, **Erf 2503:** Special for Private Road, As well as an Existing street.

Development control measures: **Erven 2481-2490 & 2492-2502:** FAR: 0.45; Height: 2 storeys (12m) No Buildings will be erected above mean sea level 1485; Coverage: 60%; Density: N/A; Building Lines: Theron Street 5m, Trade Winds Street 3m, N1 16m for single storey and 20m for double storey. **Erf 2491:** FAR: N/A; Height: In accordance with the approval of the Sign by the Municipality; Coverage: N/A; Density: N/A; Building Lines: In accordance with the approval of the Sign by the Municipality. **Erf 2503:** No development controls.

Locality and description of property(ies) on which township is to be established: The application site is situated at 151 Theron Avenue, Lyttelton Manor and is currently known as a part of the Remainder of Portion 58 of the farm Waterkloof 378-JR.

Reference: CPD 9/2/4/2-6076T

Item no: 33756

21-28

ALGEMENE KENNISGEWING 779 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DORPSTIGTING AANSOEK IN TERME VAN KLOUSULE 16(4) VAN DIE STAD VAN
TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016****LYTTELTON MANOR UITBREIDING 19**

Ek, Lorenzo Massimo Giovannoni, van die firma EVS Planning, in my kapasiteit as die aansoeker, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp ingevolge Klousule 16(4) van die Tshwane Verordening op Grondgebruik Bestuur, 2016, vermeld in die Bylae hierby aangeheg.

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stadbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za ingedien of gerig word, vanaf 21 Julie 2021 tot 18 Augustus 2021.

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

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

Indien enige belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, kan dit nie beskou word as redes om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantoor: Stedelike Beplanning, Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion, Pretoria.

Sluitingsdatum vir besware: 18 Augustus 2021.

Adres van gemagtigde agent: EVS Planning, Posbus 65093, Erasmusrand, Pretoria, 0165 of Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanning.co.za Faks: 086 672 9548 Verw: E5066.

Datums waarop kennisgewing gepubliseer sal word: 21 Julie 2021 en 28 Julie 2021.

BYLAE

Naam van dorp: Lyttelton Manor Uitbreiding 19.

Volle naam van aansoeker: EVS PLANNING

Aantal erwe: Die dorp sal bestaan uit 23 erwe.

Voorgestelde Sonering: **Erwe 2481-2490 & 2492-2502:** Industrieel 1, maar uitgesonderd Besigheidsgeboue, Kragstasie en verbrandingsaanleg, verversingsplek en winkel), **Erf 2491:** Spesiaal vir Kennisgewing Bord, **Erf 2503:** Spesiaal vir Privaat Pad, sowel as 'n Bestaande Straat.

Ontwikkeling beheermaatreëls: **Erwe 2481-2490 & 2492-2502:** VRV: 0.45; Hoogte: 2 verdiepings (12m) Geen geboue sal bo die gemiddelde seevlak 1485 opgerig word nie; Dekking: 60%; Digtheid: NVT; Boulyne: Theron Straat 5m, Trade Winds Straat 3m, N1 16m vir enkelverdieping and 20m vir dubbelverdieping. **Erf 2491:** VRV: NVT; Hoogte: Volgens die goedkeuring van die bord deur die Munisipaliteit; Dekking: NVT; Digtheid: NVT; Boulyne: Volgens die goedkeuring van die bord deur die Munisipaliteit. **Erf 2503:** Geen ontwikkeling beheermaatreëls.

Ligging en beskrywing van die eiendom(e) waarop dorp gestig gaan word: Die aansoekperseel is geleë te 151 Theron Laan, Lyttelton Manor en staan tans bekend as 'n gedeelte van die Restant van Gedeelte 58 van die plaas Waterkloof 378-JR.

Verwysing: CPD 9/2/4/2-6076T

Item no: 33756

21-28

GENERAL NOTICE 780 OF 2021

Form E4d-Newspaper

NEWSPAPER ADVERTISEMENT FOR TOWNSHIP ESTABLISHMENTAPPLICABLE 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-laws, 2016, that I/we, the undersigned, intend to apply to the City of Johannesburg for township establishment.

APPLICATION PURPOSES:

- ZOO APPLICATION

SITE DESCRIPTION:

Erf/Erven (stand) No(s): **Portion 98 and 217**

Township (Suburb) Name: **Farm Olifantsvlei 327 IQ**

Street Address: **Kliprivier Road**

The above application, in terms of the **JOHANNESBURG LAND USE (APPLICATION SCHEME)**, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objections or representation with regards to application must be submitted to both owner / agent and the Registration Section of the Department of Development planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or facsimile send to (011) 339 4000, or an email send to : ObjectionsPlanning@joburg.org.za, by not later than: **17 May 2021** (state date – 28 days from the date on which the application notice was first displayed)

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

GENERAL NOTICE 781 OF 2021**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

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

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 21/07/2021.

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: Area Manager, City Planning Department, PO Box 13, Kempton Park, 1620 from 21/07/2021 until 19/08/2021.

Address of Municipal offices: Department City Planning, 5th Floor, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park

Closing date for any objections and/or comments: 19/08/2021

Address of applicant: PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park. Telephone No: 011 394 1418, Fax 011 9753716, e-Mail: jhb@terraplan.co.za

Dates on which notice will be published: 21/07/2021 and 28/07/2021

ANNEXURE

Name of township: Holding 163, Pomona Estates Agricultural Holdings (proposed Pomona Extension 284)

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Lluvia Sugar Distributors (Pty) Ltd

The township will comprise of two erven (to be consolidated), and will be zoned as follow: "Industrial 2" only for commercial purposes, 1 care takers dwelling and subservient offices, but excluding offices and wholesale trade, Coverage 10%, Floor area ratio: 1000m² for commercial purposes and 1 000m² for subservient offices and caretakers dwelling, Height restriction: 3 storeys, Density: 1 dwelling house per erf.

The property is located at 163 Bon Cretien Street.

Simultaneously an application is also made in terms of Section 124 of the City of Ekurhuleni Spatial Planning and Land Use Management By-Law, 2019 for the excision of the Holding 163 Pomona Estates Agricultural Holdings from the Agricultural Holdings Register in terms of the Agricultural Holdings (Transvaal) Registration Act No. 22 of 1919.

21-28

GENERAL NOTICE 782 OF 2021**NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP:
ZUURBEKOM X2**

I, Lydia Lewis from Velocity Town Planning & Project Management CC, being the authorized agent of the owner of Portion 157 of the farm Zuurbekom 297-IQ, hereby gives notice in terms of Section 41 of the Rand West City Local Municipality By-Law, 2017, that I have applied to the Rand West City Local Municipality for the establishment of a township to be known as Zuurbekom Extension 2, on the property as described above and referred to in the Annexure hereunder.

Particulars of the application will lie for inspection during normal office hours at the office of the Town Planning Section, 33 Saturn Street, Westonaria for a period of 28 days from 21 July 2021.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Municipal Manager at the said address or at PO Box 19, Westonaria, 1780 within a period of 28 days from 21 July 2021.

ANNEXURE

Name of township: Zuurbekom X2

Full name of authorized agent / applicant: Lydia Lewis of Velocity Town Planning & Project Management CC.

Number of erven and proposed zoning:

6 Erven: "Special" for Shops, Laboratories, Industrial Buildings (excluding noxious industries), Service Industries, Wholesale Trade, Computer Centres, Showrooms, Commercial, Distribution Centres, Transport Depots, Warehouses, Cafeterias, Business Premises, Places of Refreshment, Places of Amusement, Storage facilities, Dry Cleaners, Place of Instruction and Builders Yard.

8 Erven: "Special" for Laboratories, Industrial Buildings (excluding noxious industries), Service Industries, Wholesale Trade, Computer Centres, Showrooms, Commercial, Distribution Centres, Transport Depots, Warehouses, Cafeterias, Business Premises, Places of Refreshment, Storage facilities, Dry Cleaners, Place of Instruction and Builders Yard.

1 Erf: Industrial 1

Description of land on which the township is to be established: Portion 157 of the farm Zuurbekom 297-IQ, 5,6705 Ha in extent.

Locality of proposed township: The site is located approximately 2km to the west of the intersection of the N12 highway and Burweed Street / K15 / R558. Lenasia Extension 1 and the West Rand Agricultural Holdings are located to the west of the land.

Address of the agent: VeloCity Town Planning and Project Management CC
PO Box 39557, Moreletapark, 0044 | Tel nr. 083 409 1475 | E-mail: Lydia.velocitytp@gmail.com

GENERAL NOTICE 783 OF 2021**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that 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 "Special" for offices with consent, subject to conditions to "Residential 4", 160 dwelling units per hectare, including shops and business purposes, subject to amended conditions and for the removal of restrictive conditions, namely Conditions 1., 2., 3., 4., and 5. in Deed of Transfer T36201/2011.

Application Purpose To develop the property with dwelling units/student accommodation, shops and business purposes on the ground floor. The development will, inter alia, also comprise an increased height, coverage and floor area ratio and lower parking ratio.

Site description Erf 630 Auckland Park

Street address 32 St Swithins Avenue, Auckland Park, 2092

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

Any objection or representation regarding the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to ObjectionsPlanning@joburg.org.za by no later than 18 August 2021

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

19 Orange Road, Orchards, 2192

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

Date of Advertisement: 21 July 2021

GENERAL NOTICE 784 OF 2021

NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE OR OBSOLETE CONDITIONS IN TERMS OF SECTION 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.

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

Notice is hereby given in terms of Sections 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for the Removal of Restrictive and Obsolete Conditions to allow the property to be developed on the 7.8m building restriction area along the street and to be able to use any type of roofing materials deem appropriate by the Council.

SITE DESCRIPTION:

Erf /Erven (stand) No(s) : **Erf 600**

Township (Suburb) Name : **Northcliff Ext 2**

Street Address : **161 Mimosa Street, Northcliff Ext 2 Code: 2195.**

APPLICATION TYPE: Application in terms of Section 41 for the Removal of Restrictive and obsolete conditions of title in the deed of transfer T24163/2020.

APPLICATION PURPOSES: The intention is to apply for the Removal of Restrictive and Obsolete Conditions from the Deed of Transfer T24163/2020 to the City of Johannesburg to allow the aforesaid.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail to objectionsplanning@joburg.org.za, and admin@rbtps.co.za, by not later than **18 August 2021**.

AUTHORISED AGENT: M. Brits of Rinus Brits Town Planning Solutions, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195) Tel: 011 888 2232, Cell: 082 456 4229, email: admin@rbtps.co.za. **Date: 21 July 2021.**

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 61 OF 2021****MIDVAAL LOCAL MUNICIPALITY****THE REMAINING EXTENT OF ERF 244 GRACEVIEW EXTENSION 3 TOWNSHIP**

It is hereby notified in terms of the provisions of Section 39 (4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that the MIDVAAL LOCAL MUNICIPALITY has **approved** the amendment of the Midvaal Land Use Scheme, 2017, for The Remaining Extent of Erf 244 Graceview Township from “Industrial 1” to “Industrial 1” with an annexure for an Agricultural Industry for a malting plant. This amendment is known as MLUS81 and shall come into operation on the date of publication of this notice.

The Land Use Scheme, scheme clauses and Annexures of this amendment scheme are filed with the Executive Director: Development and Planning, Midvaal Local Municipality, and are open to inspection during normal office hours.

MRS N.S. MHLANGA
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: 21 July 2021

PROCLAMATION NOTICE 62 OF 2021**EMFULeni LOCAL MUNICIPALITY - VANDERBIJLPARK AMENDMENT SCHEME H1497**

It is hereby notified in terms of Section 57(1) of the Town Planning and Townships Ordinance, 1986, that the Emfuleni Local Municipality has approved the amendment of Vanderbijlpark Town Planning Scheme, 1987 of Erf 272 Vanderbijlpark SE3, from "Residential 1" with a density zoning of one dwelling per erf to "Residential 1" with a density of one dwelling per 500m² and the relaxation of the street building line from 5m to 2m, be approved subject to certain conditions.

The above will come into operation on 21 July 2021.

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

This amendment scheme is known as Vanderbijlpark Amendment Scheme H1497.

L.E.M. LESEANE, MUNICIPAL MANAGER

21 July 2021

Notice Number: DP26/2021

PROKLAMASIE KENNISGEWING 62 VAN 2021**EMFULeni PLAASLIKE MUNISIPALITEIT - VANDERBIJLPARK WYSIGINGSKEMA H1497**

Hierby word ooreenkomstig die bepalings van artikel 57(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, bekend gemaak dat die Emfuleni Plaaslike Munisipaliteit die wysiging van die Vanderbijlpark Dorpsbeplanningskema, 1987, van Erf 272 Vanderbijlpark SE3, vanaf "Residensieël 1" met digtheidsone van een wooneenheid per erf tot "Residensieël 1" met 'n digtheid van een wooneenheid per 500m², met die verslapping van die straat boulyn van 5m tot 2m, onderhewig aan sekere voorwaardes, goedgekeur het.

Bogenoemde tree in werking op 21 Julie 2021.

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

Hierdie wysigingskema staan bekend as Vanderbijlpark Wysigingskema H1497.

L.E.M. LESEANE, MUNISIPALE BESTUURDER

21 Julie

Kennisgewingsnommer: DP26/2021

PROCLAMATION NOTICE 63 OF 2021**GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996****EMFULENI LOCAL MUNICIPALITY- HOLDINGS 227 & 228 VAALVIEW AGRICULTURAL HOLDINGS**

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

Removal of conditions (c)(i), (ii); (d)(i), (ii), (iii), (iv), (e) and (f) in Title Deed T41685/2014 and conditions B(c)(i), (ii); B(d)(i), (ii), (iii), (iv), B(e) and B(f) in Title Deed T55484/2010 and for the amendment of the Peri-Urban Town Planning Scheme 1975, by the rezoning of Holdings 227 and 228 Vaalview Agricultural Holdings from "Undetermined" to "Residential 2" with an annexure regarding development controls. The above will come into operation on 21 July 2021.

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

This amendment scheme is known as Peri-Urban Amendment Scheme P68.

L.E.M. LESEANE, MUNICIPAL MANAGER

21 July 2021

Notice Number: DP25/2021

PROKLAMASIE KENNISGEWING 63 VAN 2021**PROKLAMASIE KENNISGEWING****GAUTENG WET OP OPHEFFING VAN BEPERKINGS, 1996****EMFULENI PLAASLIKE MUNISIPALITEIT- HOEWES 227 & 228 VAALVIEW LANDBOUHOEWES**

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

Opheffing van voorwaardes c)(i), (ii); (d)(i), (ii), (iii), (iv), (e) en (f) soos vervat in Titelakte T41685/2014 en voorwaardes B(c)(i), (ii); B(d)(i), (ii), (iii), (iv), B(e) en B(f) soos vervat in Titelakte T55484/2010, en vir die wysiging van die Buitestedelike Dorpsbeplanningskema, 1975 goedgekeur het, deur die hersonering van Hoewes 227 en 228 Vaalview Landbouhoewes van "Onbepaald" na "Residenteël 2" met 'n bylaag rakende ontwikkelingskontroles.

Bogenoemde tree in werking op 21 Julie 2021.

Skemaklousules van hierdie wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ekonomiese & Ontwikkelingsbeplanning (Grondgebruik), 1ste vloer, Ou Trustbank Gebou, h/v Pres Kruger en Eric Louwstrate Vanderbijlpark, en is gedurende normale kantoorure vir inspeksie beskikbaar.

Hierdie wysigingskema staan bekend as Buitestedelike Wysigingskema P68.

L.E.M. LESEANE, MUNISIPALE BESTUURDER

21 Julie 2021

Kennisgewingsnommer: DP25/2021

PROCLAMATION NOTICE 64 OF 2021**GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996****EMFULENI LOCAL MUNICIPALITY- PORTION 71 OF THE FARM ZUURFONTEIN 591IQ**

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

Removal of conditions conditions A(1), (2), (3) and (4) in Title Deed T8442/2017 and simultaneously to amend the Peri-Urban Town Planning Scheme, 1975 by the rezoning of Portion 71 (a portion of portion 7) of the farm Zuurfontein 591 I.Q. from "Undetermined" to "Undetermined" with an annexure for a place of amusement and associated infrastructure including a place of refreshment restricted to 3000m² in extent, driving range and agricultural use.

The above will come into operation on 21 July 2021.

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

This amendment scheme is known as Peri-Urban Amendment Scheme P48.

L.E.M. LESEANE, MUNICIPAL MANAGER

21 July 2021

Notice Number: DP27/2021

PROKLAMASIE KENNISGEWING 64 VAN 2021**GAUTENG WET OP OPHEFFING VAN BEPERKINGS, 1996****EMFULENI PLAASLIKE MUNISIPALITEIT- GEDEELTE 71 VAN DIE PLAAS ZUURFONTEIN 591IQ**

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

Opheffing van voorwaardes A(1), (2), (3) en (4), soos vervat in Titelakte T8442/2017 en gesamentlik vir die wysiging van die Buitestedelike Dorpsbeplanningskema, 1975 deur die hersonering van Gedeelte 71 ('n gedeelte van gedeelte 7) van die Plaas Zuurfontein 591 I.Q. van "Onbepaald" na "Onbepaald", met 'n bylaag vir plek van vermaaklikheid en geassosieerde infrastrukture ingesluit 'n verversingsplek, beperk tot 3000m² in totaal, dryfbaan en landbou doeleindes.

Bogenoemde tree in werking op 21 Julie 2021.

Skemaklousules van hierdie wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ekonomiese & Ontwikkelingsbeplanning (Grondgebruik), 1ste vloer, Ou Trustbank Gebou, h/v Pres Kruger en Eric Louwstrate Vanderbijlpark, en is gedurende normale kantoorure vir inspeksie beskikbaar.

Hierdie wysigingskema staan bekend as Buitestedelike Wysigingskema P48.

L.E.M. LESEANE, MUNISIPALE BESTUURDER

21 Julie 2021

Kennisgewingnommer: DP27/2021

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 583 OF 2021****CITY OF TSHWANE MUNICIPALITY: NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) AND REMOVAL OF CONDITIONS OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Mduduzi Langalibalele Ngoma, the registered owner of Portion 5 of Erf 138 East Lynne hereby give notice in terms of Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of Portion 5 of Erf 138 East Lynne in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 from "Residential 1" to "Residential 3" with a maximum density of 80 dwelling units per hectare, subject to an amendment scheme document. The subject property is situated at 5 Pieterse Avenue, in East Lynne. The intention of the applicant is to develop seven (7) units on the property. Application has also been made in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 for the removal of conditions A. (a) and A. (b) from the Title Deed T27945/2017 applicable to Portion 5 of Erf 138 East Lynne. 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: City Planning and Development. Objections and/or comments can be mailed to P O Box 3242, Pretoria, 0001 or e-mailed to CityP_Registration@tshwane.gov.za or submitted by hand to LG004, Isivuno House, 143 Lilian Ngoyi Street Municipal Offices, to reach the Municipality from 14 July 2021 to 11 August 2021. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. The application will lie for inspection at, LG004, Isivuno House, at the address above for 28 days from 14 July 2021. 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 through the following contact details: newlanduseapplications@tshwane.gov.za, for a period of 28 days from 14 July 2014. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the applications electronically when requesting a copy of the applications. A copy of the applications will also be made available electronically by the applicant, on receipt of an e-mailed request to the e-mail addresses below for the same period. Applicant/Owner: Mduduzi Langalibalele Ngoma; Physical Address: 5 Pieterse Avenue, East Lynne, Pretoria; Cell: 074 722 2697 and E-mail: ngomaml@gmail.com. Notices will be placed on-site for 14 days from: 14 July 2021. Closing date for objection(s) and or comment(s): 11 August 2021. Reference: Rezoning_ Item no: 33 747

14-21

PROVINSIALE KENNISGEWING 583 VAN 2021**KENNISGEWING VAN AANSOEKE OM HERSONERING IN TERME ARTIKEL 16(1) EN OPHEFFING VAN TITELVOORWAARDES IN TERME ARTIKEL 16(2) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Mduduzi Langelibalele Ngoma, die geregistreerde eienaar van Gedeelte 5 van Erf 138 East Lynne gee hiermee ingevolge artikel 16 (1) (f) kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir wysiging van die Tshwane Stadsbeplanningskema, 2008 (hersien 2014) deur die hersonering van Gedeelte 5 van Erf 138 East Lynne ingevolge artikel 16 (1) van die Stad Tshwane Verordening op grondgebruikbestuur, 2016 van "Residensieel 1" na "Residensieel 3" met 'n maksimum digtheid van 80 wooneenhede per hektaar, onderworpe aan die wysigingskema. Die eiendom is geleë in Pieterselaan 5, in East Lynne. Die bedoeling van die aansoeker is om sewe (7) eenhede op die eiendom te ontwikkel. Aansoek is ook gedoen ingevolge Artikel 16(2) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 vir die opheffing van voorwaardes A. (a) en A.(b) vanuit Akte van Transport T27945/2017 wat van toepassing is vir Gedeelte 5 van Erf 138 East Lynne. Enige beswaar (s) en / of kommentaar (s), insluitend die gronde vir sodanige beswaar (s) en / of kommentaar (s) en die regte van die persoon (s) en hoe hul belange deur die aansoek beïnvloed word, met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en / of kommentaar (s) indien, waarsonder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar (s) en / of kommentaar (s) indien nie), moet skriftelik ingedien of gerig word aan die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling. Besware en / of kommentaar kan gestuur word aan Posbus 3242, Pretoria, 0001 of per e-pos aan CityP_Registration@tshwane.gov.za of per hand ingedien word aan LG004, Isivuno House, Munisipale kantore van Lilian Ngoyistraat 143, om die munisipaliteit te bereik vanaf 14 Julie 2021 tot 11 Augustus 2021.

Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Die aansoek lê ter insae by LG004, Isivuno House, by die bostaande adres vir 28 dae vanaf 14 Julie 2021. Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die landontwikkelingsaansoeke wil besigtig of verkry, kan 'n afskrif daarvan versoek word. die munisipaliteit deur middel van die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za, vir 'n tydperk van 28 dae vanaf 14 Julie 2021. Enige belanghebbende of geaffekteerde party moet 'n e-posadres of ander manier verskaf om 'n afskrif van die aansoeke elektronies wanneer u 'n afskrif van die aansoeke aanvra. 'N Afskrif van die aansoeke sal ook deur die aansoeker elektronies beskikbaar gestel word na ontvangs van 'n e-posversoek aan die onderstaande e-posadresse vir dieselfde tydperk. Aansoeker / eienaar: Mduduzi Langelibalele Ngoma; Fisiese adres: Pieterselaan 5, East Lynne, Pretoria; Sel: 074 722 2697 en e-pos: ngomaml@gmail.com. Kennisgewings sal 14 dae vanaf 14 Julie 2021 op die perseel geplaas word. Sluitingsdatum vir beswaar (s) en of kommentaar (s): 11 Augustus 2021. Verwysing: Hersonering_ Itemnr: 33 747

14-21

PROVINCIAL NOTICE 584 OF 2021

NOTICE OF AN APPLICATION FOR THE AMENDMENT OF THE LAND USE SCHEME IN TERMS OF SECTION 45. (1) OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018.

I, Magdalena Johanna Smit from Urban Devco cc, being the applicant for the rezoning of Portion 8 (a portion of Portion 4) of the farm Kromdraai 520 JQ, hereby give notice in terms of Section 45.(2)(k) of the Mogale City Spatial Planning and Land Use Management By-law, 2018 that I have applied to Mogale City Local Municipality for the amendment of the Peri-Urban Town Planning Scheme, 1975 by the rezoning of Portion 8 (a portion of Portion 4) of the farm Kromdraai 520 JQ from "Undetermined" to "Agricultural" with an Annexure to allow, in addition to the agricultural use, four (4) dwelling units with related and subservient uses which may include farm storage/barn, workshop, office uses, staff accommodation and security facilities. The intention is to regularise the existing structures on the subject property. The subject property is situated along Sterkfontein Road, within the Northern side of Mogale City, North of the Roodekrans Ridge. The application will be known as Amendment Scheme No.1951. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Vuyani Bekwa from 14 July 2021 until 11 August 2021. Full particulars and plans may be inspected during normal office hours at the municipal offices as set out below, for a period of 28 days from the date of first date of publication of the advertisement in the Provincial Gazette.

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

Closing date of any objections and/or comments: 12 August 2021.

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

Dates on which notice will be published: 14 July 2021 and 21 July 2021.

Municipal Reference number: 94332-15/1/2

Application submission date: 11 May 2021.

14-21

PROVINCIAL NOTICE 585 OF 2021

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

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **Portion 400 of the farm Leeuwfontein No. 299-JR**, hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the above mentioned farm portion in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-Law, 2016 into 3 full title 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 Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 14 July 2021 until 12 August 2021 (*not less than 28 days after the date of first publication of the notice*).

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

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

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

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

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

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk, 0181 or P. O Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax: (012) 346 0638 Email: admin@sfplan.co.za

Dates on which notice will be published: 14 and 21 July 2021

Closing date for objections and/or comments: 12 August 2021

Number and area of proposed portions:

Proposed Portion 1 of Portion 400 of the farm Leeuwfontein No. 299-JR	1,9380 hectares
Proposed Portion 2 of Portion 400 of the farm Leeuwfontein No. 299-JR	1,1732 hectares
Proposed Remainder of Portion 400 of the farm Leeuwfontein No. 299-JR	1,1398 hectares
TOTAL	4,2510 hectares

Reference: CPD/0614/00400 (Item No. 33636)

Our ref: F4009

14-21

PROVINSIALE KENNISGEWING 585 VAN 2021

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK VIR ONDERVERDELING INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 400 van die plaas Leeuwfontein No. 299-JR**, gee hiermee ingevolge Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir onderverdeling van die bogenoemde plaasgedeelte ingevolge Artikel 16(12)(a)(iii) van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016 in 3 voltitel gedeeltes.

Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontak informasie, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Pobox 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 14 Julie 2021 tot 12 Augustus 2021 (*nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing*).

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

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

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie.

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

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. **Adres van die Munisipaliteit:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria, 0002.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk
371 Melk Straat, Nieuw Muckleneuk of 0181 of Posbus 908, Groenkloof, 0027
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za

Datum waarop kennisgewing gepubliseer word: 14 en 21 Julie 2021

Sluitingsdatum vir besware / kommentare: 12 Augustus 2021

Aantal en oppervlakte van voorgestelde gedeeltes:

Voorgestelde Gedeelte 1 van Gedeelte 400 van die plaas Leeuwfontein No. 299-JR	1,9380 hektaar
Voorgestelde Gedeelte van Gedeelte 400 van die plaas Leeuwfontein No. 299-JR	1,1732 hektaar
Voorgestelde Restant van Gedeelte 400 van die plaas Leeuwfontein No. 299-JR	1,1398 hektaar
TOTALE	4,2510 hektaar

Verwysing: CPD/0614/00400 (Item No. 33636)

Ons verw: F4009

14-21

PROVINCIAL NOTICE 586 OF 2021

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Erf 481, Lynnwood Glen hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, of the above-mentioned property. The property is situated at 84 Christine Road. The application is for the removal of conditions 2. A. (c), (f), (g), C. (a), (b), (c)(c.i)(c.ii) and E in the Title Deed T38596/2015. The intension of the applicant in this matter is to remove the restrictive conditions in the Title Deed regarding the building lines, prescribed land uses, nature and number of buildings, the allowable and prescribed building materials to be used in construction etc., as well as the removal of all other absolute and outdated conditions in the Title Deed. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from the 14th of July 2021 (*the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above, until the 11th of August 2021 (not more than 28 days after the date of first publication of the notice)*). Dates on which notice will be published: 14 July 2021 and 21 July 2021. Closing date for any objections and/or comments: 11 August 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion. **Reference:** CPD LWG/0384/481 and **Item No:** 33657

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or a copy can be requested from the applicant at the address indicated in the advertisement. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application." **Address of Applicant:** **Physical:** 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Postal:** Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Telephone No: 082 8044844. E-Mail: fanus@acropolisplanning.co.za

14-21

PROVINSIALE KENNISGEWING 586 VAN 2021

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

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtigde agent van die eienaar van Erf 481, Lynnwood Glen, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs Verordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkende Titel voorwaardes vervat in die Titellakte van die eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendom is geleë te Christine Straat No 84. Die aansoek is vir die opheffing van voorwaardes 2. A. (c), (f), (g), C. (a), (b), (c)(c.i)(c.ii) en E in die Titellakte T38596/2015. Die intensie van die eienaar is die opheffing van die beperkende voorwaardes in die titellakte rakende die straatboulyn, voorgekrewe grondgebruik, die aard en aantal van die geboue asook die toegelate en voorgeskrewe boumateriaal in die konstruksie van die geboue asook die verwydering van alle ander oorbodige en irrelevante voorwaardes in die Titellakte. Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 14 Julie 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 11 Augustus 2021 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Volledige besonderhede en planne (Indien beskikbaar) le te insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 14 Julie 2021. (Die datum van die eerste publikasie van hierdie kennisgewing). Datum waarop kennisgewing sal verskyn: 14 Julie 2021 en 21 Julie 2021. Sluitings datum vir besware en/of kommentare: 11 Augustus 2021. Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion. **Verwysing:** CPD LWG/0384/481 en **Item No:** 33657

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

14-21

PROVINCIAL NOTICE 587 OF 2026

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

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Erf 41, Suiderberg hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at 724 Denysen Avenue. The rezoning is from "Residential 1" with a minimum erf size of 1 dwelling house per 700m² to "Residential 2" at a density of 17 dwelling units per hectare. The intension of the owner in this matter is the subdivision of the property and the development of a new dwelling unit on the proposed Portion 1 of Erf 41, Suiderberg. (Part B-C-D-k-j-h-g-f-B of Erf 41, Suiderberg)

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 and from the 14th of July 2021 (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above, until the 11th of August 2021 (not more than 28 days after the date of first publication of the notice). Dates on which notice will be published: 14 July 2021 and 21 July 2021. Closing date for any objections and/or comments: 11 August 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: Pretoria Office: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria. **Reference:** CPD/9/2/4/2-6084T and **Item No: 33841**.

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or a copy can be requested from the applicant at the address indicated in the advertisement. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

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

14-21

PROVINSIALE KENNISGEWING 587 VAN 2021

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBESTUURS VERORDENING, 2016

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtigde agent van die eienaar van Erf 41, Suiderberg, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs Verordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), deur die hersonering van die eiendom soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendom is gelee te Denysen Laan No 724. Die hersonering is vanaf "Residensieel 1" met 'n minimum erf grootte van 1 woonhuis per 700m² na na "Residensieel 2" teen 'n digtheid van 17 wooneenhede per hektaar. Die intensie van die eienaar is die onderverdeling van die eiendom in twee erwe en die ontwikkeling van 'n nuwe voltitel wooneenheid op die voorgetelde Gedeelte 1 van Erf 41, Suiderberg. (Deel B-C-D-k-j-h-g-f-B of Erf 41, Suiderberg)

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 14 Julie 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 11 Augustus 2021 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Volledige besonderhede en planne (indien beskikbaar) le te insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 14 Julie 2021. (Die datum van die eerste publikasie van hierdie kennisgewing). Datum waarop kennisgewing sal verskyn: 14 Julie 2021 en 21 Julie 2021. Sluitings datum vir besware en/of kommentare: 11 Augustus 2021. Adres van Munisipale kantore: Pretoria kantore: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria

Verwysing: CPD/9/2/4/2-6084T en **Item No: 33841.**

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

14-21

PROVINCIAL NOTICE 590 OF 2021

THE PROVINCIAL GAZETTE, NEWSPAPER AND PLACARD NOTICE IN TERMS OF SECTION 16(1)(F) FOR
REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

We, GENESIS PROJECTS AND SERVICES, Registration Number 2001/001821/07, being the applicant of property ERF 150, THERESAPARK EXTENSION 1, PRETORIA, CITY OF TSHWANE METROPOLITAN, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that 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 the 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:

541 Waterbok Street, Therersapark x 1, Pretoria

The rezoning is from RESIDENTIAL to COMMERCIAL

The intention of the applicant in this matter is to obtain the necessary land use rights to accommodate Offices on the subject property which will be used as the administrative office dealing with the payroll of the client's successful business enterprise.

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 14 JULY 2021 until 11 AUGUST 2021

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

Address of Municipal Offices: Cnr Heinrich Street and Madelief Street, **Akasia**, Pretoria (Tshwane)

Closing Date for any objections and/or comments: 11 AUGUST 2021

Address of Applicant: 541 Waterbok Street, Therersapark x 1, Pretoria

Telephone Number: 012-541-3878

Date of which notice will be published: 14th and 21st of JULY 2021

Reference CPD 9/2/4/2-5225T Item nr 30315

14-21

PROVINCIAL NOTICE 591 OF 2021**NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owner of **ERVEN 2182 UP TO AND INCLUDING 2184 GARSFONTEIN X 8** hereby gives notice in terms 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 Erven 2182 and 2183 Garsfontein Extension 8 from "Residential 1" to "Business 4" including a pharmacy and the rezoning of Erf 2184 Garsfontein X 8 from "Special" for offices, medical and dental consulting rooms and a dwelling unit of at least 40m² to "Business 4" including a pharmacy.

The properties are situated at 474 and 478 Winifred Yell Street and 310 Serene Street in Garsfontein, respectively. The intention of the applicant in this matter is to consolidate the erven and to obtain the required land use rights to use the consolidated property for purposes of a pharmacy, medical consulting rooms and a dwelling unit.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, Centurion Municipal Offices, Room E10, corner of Basden and Rabie Streets, Lyttleton, Centurion or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 14 July 2021 until 11 August 2021. 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.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, for a period of 28 days from 14 July 2021. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when requesting a copy of the application. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 14 July 2021. Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: 012 804 2522; Fax: 012 804 2877 and E-mail: viljoen@metroplan.net/ harriet@metroplan.net. Notices will be placed on-site for 14 days from: 14 July 2021. Closing date for objection(s) and or comment(s): 11 August 2021.

Reference:

Rezoning: CPD 9/2/4/2-5996 (Item 33451)

14-21

PROVINSIALE KENNISGEWING 591 VAN 2021**KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van ERWE 2182 TOT EN MET 2184 GARSFONTEIN x 8 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 Erwe 2182 en 2183 Garsfontein X 8 vanaf "Residensieel 1" na "Besigheid 4" insluitende 'n apteek en die hersonering van Erf 2184 Garsfontein X 8 vanaf "Spesiaal" vir kantore, mediese en tandheelkundige spreekkamers en 'n wooneenheid van ten minste 40m² na "Besigheid 4" insluitende 'n apteek.

Die eiendom is onderskeidelik geleë te Winifred Yell Street 474 en 478 en Serene Straat 310 in Garsfontein. Die voorneme van die aansoeker in hierdie saak is om die erwe te konsolideer en om die regte te verkry om die gekonsolideerde eiendom te gebruik vir 'n apteek, mediese spreekkamers en 'n wooneenheid.

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 Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Centurion Munisipale Kantore, Kamer E10, hoek van Basden en Rabie Strate, Lyttelton, Centurion of Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za om die Stadsraad te bereik vanaf 14 Julie 2021 tot 11 Augustus 2021. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Indien enige geïntereseerde of geïmpasseerde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: newlanduseapplications@tshwane.gov.za, vir 'n periode van 28 dae vanaf 14 Julie 2021. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïntereseerde of geïmpasseerde party 'n e-pos adres of ander manier verskaf sodat die aansoek elektronies aan hulle gestuur kan word. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 14 Julie 2021 ontvang word. Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel:012-804 2522; Faks:012-804 2877; en E-pos: viljoen@metroplan.net/harriet@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf 14 Julie 2021. Sluitingsdatum van die beswaar- en/of kommentaartydperk: 11 Augustus 2021.

Verwysing:

Hersonering: CPD 9/2/4/2-5996 (Item 33451)

14-21

PROVINCIAL NOTICE 592 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, Upper level Town Planning(Pty) Ltd being the authorised agent of the owner of the **Remainder of Erf 168 Booyens**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 from "Residential 1" TO "Business 1" in order to develop a mix use development including Residential units, Commercial and Business subject to conditions contained in an Annexure T.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and/or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Group Head: Economic Development and Spatial Planning. Objections and/or comments can be mailed to P.O. Box 3242, Pretoria, 0001 or e-mailed to CityP_Registration@tshwane.gov.za or submitted by hand at Room LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, to reach the Municipality from **14- July- 2021** until **11- August- 2021**.

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and at the offices of UPPER LEVEL TOWN PLANNING, for a period of 28 days from **14- July- 2021**.

Address of Upper Level Town Planning (the applicant): Postal Address: P.O. Box 11433, Silver Lakes, 0045; Physical Address: 414 Jacqueline Drive, Garsfontein, Pretoria; Tel: (012) 348 2626 and E-mail: mashankambule@UpperlevelTP.co.za

Dates for notices publications: **14- July- 2021** and **21 - July -2021**. Closing date for objections: **11- August- 2021**.

Reference: CPD 9/2/4/2 – 6080T (Item no: 33825)

14-21

PROVINSIALE KENNISGEWING 592 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEKE OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIK BESTUUR DEUR-WET, 2016.**

Ons, Upper level Town Planning(Pty) Ltd die gemagtigde agent van die eienaar van die Restant van Erf 168 Booyens, 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 wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom soos hierbo beskryf ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur, 2016 van "Residensiële 1" NA "Besigheid 1" ten einde 'n mengsel gebruik ontwikkeling te ontwikkel, insluitend Residensiële eenhede, Kommersiële en Besigheid onderhewig aan voorwaardes vervat in 'n Bylae T.

Enige beswaar (s) en/of kommentaar (s), insluitende die gronde vir sodanige beswaar (s) en/of kommentaar (s) en die persoon (s) regte en hoe hul belange deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en/of kommentaar (s), sonder wat die munisipaliteit nie met die persoon of liggaam kan ooreenstem met die indiening van die beswaar (s) en/of kommentaar (s), moet skriftelik by die groep Hoof: ekonomiese ontwikkeling en Ruimtelike Beplanning ingedien word. Besware en/of kommentaar kan gepos word aan Posbus 3242, Pretoria, 0001 of e-pos aan CityP_Registration@tshwane.gov.za of ingedien deur die hand by Kamer LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, om die Munisipaliteit van **14- Julie - 2021** Tot **11- Augustus - 2021**.

Fu besonderhede van die aansoeke en planne (indien enige) kan gedurende normale kantoorure by die Munisipale kantore ondersoek word soos hieronder uiteengesit en by die kantore van UPPER LEVEL TOWN PLANNING, vir 'n tydperk van 28 dae vanaf **14- Julie - 2021**

Adres van Upper Level Town Planning (the applicant): Posadres: P.O. Box 11433, Silver Lakes, 0045; Physical Address: 414 Jacqueline Drive, Garsfontein, Pretoria; Tel: (012) 348 2626 and E-mail: mashankambule@UpperlevelTP.co.za

Datums vir kennisgewings publikasies: **14- Julie - 2021** En **21- Julie -2021**. Sluitingsdatum vir besware: **11- Augustus- 2021**.

Verwysing: CPD 9/2/4/2 – 6080T (Item No: 33825)

14-21

PROVINCIAL NOTICE 595 OF 2021**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTION AND REZONING APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Centre) for the removal of certain conditions contained in the Title Deed T 22668/2017 of Erf 164 Dunvegan which property is situated at 76 First Avenue, Dunvegan and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property, from "Residential 1" to "Business 3" for offices only.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 14 July 2021 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 14 July 2021. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. noelbb@mweb.co.za

14-21

PROVINCIAL NOTICE 598 OF 2021**NOTICE OF APPLICATION FOR AMENDMENT OF THE RANDFOTEIN TOWN PLANNING SCHEME, 1988 IN TERMS OF SECTION 37 AND SECTION 59 OF REMOVAL OF RESTRICTIONS IN TERMS OF RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY – LAW, 2017.**

Juta International being the authorized agent of the owner of **Erf 522 Homelake Extension 1, Randfontein**, hereby give notice terms of the provisions of Section 37 and Section 59 of the Rand West City Local Municipality Spatial Planning and Land Use Management By – Law, 2017. It has applied to the Rand West City Local Municipality for the Simultaneous removal of restrictive title deed conditions and Rezoning of the property described above, situated at **24 Angelier Street Home Lake, Randfontein** from “Residential 1” to “Residential 4”.

Particulars of the application will lie for inspection during normal office at the Offices of Economic Development, Human Settlement and Planning – Town Planning Unit, 1st floor room no. 1, Library Building, c/o Sutherland Avenue and Pollock Street, Randfontein for 28 days of the public participation, from 21 July 2021 until 17 August 2021.

Objections, if any, to the application, together with the grounds thereof, must be lodged in writing to the Municipal Manager, Rand West City Local Municipality, PO Box 218, RANDFONTEIN, 1760 and to the applicant for 28 days of the public participation, from 21 July 2021 until 17 August 2021.

Address of an Agent(s): Juta International, S75 Ormonde View Estate, Nasrec Road Aertoton, Johannesburg. Cell No: 0617153254 Email: JIUrbanplanners@webmail.co.za

PROVINCIAL NOTICE 599 OF 2021

NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 37(1) OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017. I, Dean Charles Gibb, being the applicant of Erf 579 Helikon Park, hereby give notice in terms of section 37(2)(a) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, that I have applied to the Rand West City Local Municipality for the amendment of the Randfontein Town Planning Scheme, 1988, by the rezoning in terms of Section 37(1) of the of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017 of the property described above. The property is situated at 8 Kelkiewyn Street, Helikon Park. The rezoning is from “Residential 1” to “Special” for a guesthouse and related restaurant. The intention of the applicant in this matter is to obtain rights to operate a guesthouse from 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 Executive Manager Economic Development and Planning, PO Box 218, Randfontein, 1760 or isabel.olivier@randwestcity.gov.za from 21 July 2021, until 18 August 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of publication of the notice in the Provincial Gazette/The Star newspaper. Address of Municipal offices: Library Building, cnr of Sutherland Avenue & Stubbs Street, Randfontein, Development and Planning, 1st Floor, Room No. 1. Address of applicant: 2 Ferreira Street, Discovery 1709. 0116721300 E-mail: deangibb@macropolis.co.za

PROVINCIAL NOTICE 600 OF 2021**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWNSHIP**

The Mogale City Local Municipality hereby gives notice in terms of Section 51 of the Mogale City Spatial Planning and Land Use Management By-Law, 2016, that application of a township, referred to in the Annexure hereto, has been received. Particulars of the application is open to inspection during the normal office hours at the office of the Municipal Manager, First Floor, Furniture City Building, Cnr of Human Street and Monument Street, Krugersdorp, for a period of 28 (twenty-eight) days from 21 July 2021. Objections, comments or representation in respect of the application must be submitted timeously to the Municipal Manager in writing by registered post, by hand, by facsimile or by e-mail to the above address or per P O Box 94, Krugersdorp 1740, or email christo.vanwyk@mogalecity.gov.za, within a period of 28 (twenty-eight) days from 21 July 2021.

ANNEXURE

Name of township: Luipaardsvlei Extension 10

Full name of applicant: Hunter, Theron Inc. Town and Regional Planners

Number of erven in the proposed township: 2 Erven "Public Garage"

Nature and general purpose of application: The purpose of the township application is to obtain the necessary land use rights to establish a Filling Station on the subject property to service the surrounding areas.

Description of land on which township is to be established : A Part of the Remainder of Portion 212 of the Farm Luipaardsvlei 246 I.Q.

Locality of proposed township : The site is located to the south east of the Krugersdorp CBD and to the south of Wentworthpark and the Railway Line.

Authorised Agent : Eddie Taute, Hunter, Theron Inc. P O Box 489, Florida Hills, 1716, Tel:(011) 472-1613, Fax : 086-645-3444, Email : eddie@huntertheron.co.za

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PROVINCIAL NOTICE 601 OF 2021

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AN APPLICATION FOR THE REMOVAL OF 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 721 and portion 1 of Erf 720, Muckleneuk Extension 2** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) and for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The properties are situated at: 305 and 307 Bourke Street, Muckleneuk. The rezoning is from "Residential 1" to "**Special**" for **Medical Consulting Rooms, Medical related services and/or parking**, subject to certain conditions. An application is also lodged for the removal of the following conditions **1, 2, 3, 4, 5, 6, 7, 9, 9(i), 9(ii), 10 and 11** in title deeds: T6370/2020 and T17482/2020. The intention of the applicant in this matter is to obtain the land use rights as listed above and to remove the outdated conditions in the title deed that is restricting the use of the erf to residential purposes only. 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 21 July 2021 (*the first date of the publication of the notice set out in Section 16(1)(f) of the By-law referred to above*), until 18 August 2021 (*not less than 28 days after the date of first publication of the notice*). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of New Town Town Planners as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. 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, LG004, Isivuno House, (143) Lilian Ngoyi (Van der Walt) Street, Pretoria, 0001. **Closing date for any objections and/or comments:** 18 August 2021. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights Pretoria and New Town Town Planners CC, Posbus 95617, Waterkloof, Pretoria, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; Reference: A1400. **Dates on which notice will be published:** 21 and 28 July 2021 **Reference (Council): Rezoning application:** Rezoning: CPD 9/2/4/2-6054T, Item no.: 33709; **Removal application:** CPD/0476/00720/2, Item no.: 33716

21-28

PROVINSIALE KENNISGEWING 601 VAN 2021

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 **Erf 721 en gedeelte 1 van Erf 720, Muckleneuk Extension 2**, 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 Titelaktes in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, van die eiendom hierbo beskryf. Die eiendomme is geleë te: Bourke Straat 305 en 307, Muckleneuk. Die hersonering van die bogenoemde erf is vanaf "Residensiel 1" na "**Spesiaal**" vir **Mediesespreekamers, mediese verwante diensle en/of parking**, , onderhewig aan sekere voorwaardes. Verder word aansoek gedoen vir die opheffing van die volgende voorwaardes **1, 2, 3, 4, 5, 6, 7, 9, 9(i), 9(ii), 10 en 11** in die titel aktes: T6370/2020 en T17482/2020. Die voorneme van die eienaar van die eiendom is om regte te kry vir die bo gelyste grondgebruike en om die verouderde titelvoorwaardes te verwyder wat die grondgebruik van die erf beperk tot residensieel. 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, waarsonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 21 July 2021 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP.Registration@tshwane.gov.za tot 18 Augustus 2021 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. 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, LG004, Isivuno House, (143) Lilian Ngoyi (Van der Walt) Straat, Pretoria, 0001. **Sluitingsdatum vir enige besware en/of kommentaar:** 18 Augustus 2021. **Adres van agent:** Club Laan 105, Waterkloof Heights, Pretoria en New Town Town Planners CC, P.O. Box 95617, Waterkloof, Pretoria, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; Verwysing: A1400. **Datums waarop die advertensie geplaas word:** 21 en 28 Julie 2021. **Verwysing (Stadsraad):** Hersoneringsaansoek: CPD 9/2/4/2-6054T, Item nr.: 33709; **Titel Opheffingsaansoek :** CPD/0476/00720/2 Item nr.: 33716.

21-28

PROVINCIAL NOTICE 602 OF 2021**ERF 962 PRETORIA TOWNSHIP****TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

Notice is hereby given to all whom it may concern that in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008, (revised 2014) read with Section 16 (3) of the City of Tshwane Land Use Management By-law, 2016, that we, Grand Gaming Gauteng have submitted to the City of Tshwane for consent for a Place of Amusement to permit 5 limited payout machines, on Erf 962 Pretoria Township, also known as 200 Scheiding Street, Pretoria.

Any objection, with the grounds therefore, shall be lodged with or made in writing to: The Strategic Executive Director: City Planning and Development, P.O Box 3242, Pretoria, 0001 or Room F7, Town Planning Office, Cnr Basden and Rabie Streets, Centurion, within 28 days of the publication of the advertisement from 30 June 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the publication.

Closing date for any objections: 28 July 2021.

Name and Address of applicant:

Grand Gaming Hot Slots, 21 Friesland Drive, Longmeadow Business Estate (South), Westfield, Modderfontein, Edenvale, 1609 AND Postnet Box X1 Edenglen, 1613

Reference: CPD/0536/962

Item No: 33829

21-28

PROVINSIALE KENNISGEWING 602 VAN 2021**ERF 962 PRETORIA DORPSGEBIED****TSHWANE DORPSBEPLANNINGKEMA, 2008 (HERSIEN 2014)**

Ingevolge klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) gelees met artikel 16 (3) van die Stad Tshwane Grondgebruiksverordening, 2016, dat ons Grand Gaming Gauteng van voornemens is om by die Stad Tshwane vir toestemming vir 'n Plek van Vermaak om 5 beperkte uitbetalingsmasjiene toe te laat op Erf 962 Pretoria Dorpsgebied, ook bekend as 200 Scheiding Straat, Pretoria.

Enige beswaar, met die redes daarvoor, moet binne 28 dae na publikasie van die advertensie in die Provinsiale Koerant, nl 30 Junie 2021, skriftelik by tot: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na: Kamer F7 Stadsbeplanningskantoor H / v Basden en Rabiestraat, Centurion.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir n periode van 28 dae na publikasie.

Sluitingsdatum vir enige besware: 28 Julie 2021.

NAAM EN ADRES VAN AANSOEKER:

Grand Gaming Hot Slots, 21 Frieslandrylaan, Longmeadow Business Estate (Suid), Westfield, Modderfontein, Edenvale, 1609 EN Postnet Box X1, Edenglen, 1613

Reference: CPD/0536/962

Item No: 33829

21-28

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 720 OF 2021****CITY OF JOHANNESBURG LANDUSE SCHEME, 2018**

Notice is hereby given in terms of the provisions of Section 21 and 41 (6) of the City of Johannesburg Municipal Planning By-Law, 2016 read with the provisions of SPLUMA 16 of 2013.

SITE DESCRIPTION: 1/261 Mid-Ennerdale

APPLICATION TYPE: Rezoning

APPLICATION PURPOSES: To rezone from "**Undetermined**" to "**Business 1**" for Mini Supermarket (Pick n Pay), Car Wash and ancillary uses

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regards to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733 Braamfontein, 2017, or facsimile send to (011)3394000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than **10 August 2021**.

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

AUTHORISED AGENT: TJDynamic Development Practices, 32 Dippenaar Road, Noordheuwel Ext4, Mogale City, 1739.
Tel No. 011-954 0345. Fax: 086-276-3008. Cell: 0780547403. Email: admin@tjdynamic.co.za

Dates for notices publications: **14-July-2021** Closing date for objections: **10 August-2021**.

Reference: **20-03-3288**

14-21

CITY OF JOHANNESBURG LANDUSE SCHEME, 2018

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipal By-Laws 2016 that we the undersigned intend to apply to the City of Johannesburg.

SITE DESCRIPTION: 1/261 Mid-Ennerdale

APPLICATION TYPE: Removal of Restrictions

APPLICATION PURPOSES: To remove restrictive conditions number 2(a) and 2(b) on Deed of transfer T561/2021 for Mini Supermarket (Pick n Pay), Car Wash and ancillary uses.

2 (a) The land shall be used for residential purpose only.

2 (b) Not more than one dwelling house, which shall mean a house designated for use a dwelling for single family, together with such outbuilding as are ordinarily required to be used in connection therewith shall be erected on the land, except in special circumstances and then only with the consent, in writing, of the Administrator (or body of person designated by him for the purposes) who may prescribe such further conditions as he may deem necessary.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regards to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733 Braamfontein, 2017, or facsimile send to (011)3394000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than **10 August 2021**.

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

AUTHORISED AGENT: TJDynamic Development Practices, 32 Dippenaar Road, Noordheuwel Ext4, Mogale City, 1739.
Tel No. 011-954 0345. Fax: 086-276-3008. Cell: 0780547403. Email: admin@tjdynamic.co.za

Dates for notices publications: **14-July-2021** Closing date for objections: **10 August-2021**

Reference: **20/13/1648/2021**

14-21

LOCAL AUTHORITY NOTICE 722 OF 2021

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

We, **TTP-CONSULT**, being the applicant of property erf **ERF 314, SABLE HILLS WATERFRONT ESTATE** 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:

KAMEELOFONTEIN ROAD, ROODEPLAAT, GAUTENG

The rezoning is from **SPLIT ZONING (PRIVATE OPEN SPACE & SPECIAL)**
to **EDUCATIONAL (for the use of a Place of Instruction)**

The intention of the applicant in this matter is to:

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 **14 July 2021** (the first date of the publication of the notice set out in section 16(1)(f) of the By-law referred to above), until **12 August 2021** (not less than 28 days after the date of first publication of the notice).

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

Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street

Closing date for any objections and/or comments: **12 August 2021**

Address of applicant: **No. 1, 11 Oostenberg Road,
Durbanville Business Park,
7550**

Telephone No: **021 111 0466**

Dates on which notice will be published: **14 July 2021 & 21 July 2021**

Reference: CPD 9/2/4/2-6081T Item No.: 33834

14–21

LOCAL AUTHORITY NOTICE 723 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY - NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO – SUNDERLAND RIDGE EXTENSION 40**

I/We, Willem Georg Groenewald (ID No. 700404 5221 08 7) of Landmark Planning CC (Reg. No. 2009/101412/23), being the applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 14 July 2021 until 11 August 2021.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: info@land-mark.co.za
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 667 4773

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 Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices or 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 14 July 2021. The costs of any hard copies of the application will be for the account of the party requesting same.

ANNEXURE

Name of township: Sunderland Ridge Extension 40

Full name of applicant: Willem Georg Groenewald of Landmark Planning CC

Number of erven, proposed zoning and development control measures: Erven 1 and 2: zoned, "Residential 4" with a density of 120 units per hectare, height restriction of 4 storeys (15m), Floor Area Ratio of 1,0 and Coverage of 60%, subject to certain proposed conditions. The intention of the property owner is to develop a secure residential development on the application site.

Locality and description of property(ies) on which township is to be established: Part of the Remainder of Portion 27 (a portion of Portion 26) of the farm Mooiplaats, 355-JR, Gauteng is located directly north of Mimosa Avenue and south of the Lochner / Mooiplaats Informal Settlement. Reference: ITEM 33075 - CPD9/2/4/2-5907T

14-21

PLAASLIKE OWERHEID KENNISGEWING 723 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT - KENNISGEWING VAN AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 SAAMGELEES MET SKEDULE 23 – SUNDERLAND RIDGE UITBREIDING 40**

Ek/ons, Willem Georg Groenewald (ID Nr. 700404 5221 08 7) van Landmark Planning BK. (Reg. Nr. 2009/101412/23), synde die applikant, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek/ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek geloods het vir Dorpstigting ingevolge Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016 soos in die Bylae hierby genoem.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 14 Julie 2021 tot 11 Augustus 2021.

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157
- Kontak telefoonnommer: 012 667 4773

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

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by Kamer E10, h/v Basden en Rabi strate, Centurion Munisipale Kantore en 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 14 Julie 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

BYLAE

Naam van dorp: Sunderland Ridge Uitbreiding 40

Volle naam van applikant: Willem Georg Groenewald van Landmark Planning BK

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: Erwe 1 en 2: gesoneer "Residensieël 4" met 'n digtheid van 120 eenhede per hektaar, 'n hoogtebeperking van 4 verdiepings (15m), Vloerruimteverhouding van 1,0 en Dekking van 60%, onderworpe aan sekere voorgestelde voorwaardes. Die voorneme van die grondeienaar is om 'n residensieële sekuriteits-kompleks te ontwikkel op die perseel.

Beskrywing en ligging van grond waarop dorp gestig staan te word: 'n Gedeelte van die Restant van Gedeelte 27 ('n gedeelte van Gedeelte 26) van die plaas Mooiplaats, 355-JR. Verwysing: ITEM 33075 - CPD9/2/4/2-5907T

14-21

LOCAL AUTHORITY NOTICE 724 OF 2021**NOTICE OF REZOMING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, **Musuku Development (PTY) LTD**, being the authorised agent for the owner of **Erf 614 The Reeds Ext 15**, situated on 33 Warburton street, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land use Management By-Laws, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning of the aforementioned property in terms of Section 16(1) of the City of Tshwane Land use Management By-Laws, 2016, from "**Residential 1**" to "**Residential 2**" for Dwelling units, for an additional dwelling unit on the property.

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

Any objection(s) and/or comment(s), including 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) 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 14 July 2021 until 11 August 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: Pretoria Office: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

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

Address of authorized agent: Musuku Development, 162 Petrel Avenue, Thatchfield Close, Rua Vista, Pretoria, 0157, Tel. 076 286 2459; Fax. 086 239 8342, e-mail musuku.dev@gmail.com;

Date of publication: 14 July 2021 and 21 July 2021.

Reference: CPD/9/2/4/2-6072T. (Item no: 33786)

14-21

PLAASLIKE OWERHEID KENNISGEWING 724 VAN 2021**KENNISGEWING VAN REZOMING AANSOEK INGEVOLGE ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA BY-LAW, 2016.**

Ons, **Musuku Development (PTY) LTD**, synde die gemagtigde agent van die eienaar van **Erf 614 The Reeds Ext 15**, gelee op 33 Warburton straat, gee hiermee ingevolge Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuur Verordeninge, 2016, dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersiene 2014). deur die hersenering van die eiendom hierbo beskryf ingevolge Artikel 16 (1) van die Stad Tshwane Grondgebruikbestuur Verordeninge, 2016 vanaf "**Residensieel 1**" na "**Residensieel 2**" wooneenhede, vyand 'n addisionele wooneenheid op die eiendom.

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

Enige beswaar(s) en / of kommentaar(s), insluitend gronde vir so 'n beswaar (s) en / of kommentaar(s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan ooreenstem met die persoon of liggaam wat beswaar wil (s) of kommentaar(s), ingedien word by of skriftelik tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, P O Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 14 Julie 2021 tot 11 Augustus 2021.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure ter insae 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. Adres van Munisipale kantore: Pretoria Kantoor: LG004, Isivuno House, 143 Lilian Ngoyi, Pretoria.

Sluitingsdatum vir enige besware en / of kommentaar: **11 Augustus 2021**

Adres van gemagtigde agent: Musuku Development, 162 Petrel Avenue, Thatchfield Close, Rua Vista, Pretoria, 0157, Tel. 076 286 2459; Fax. 086 239 8342, e-pos musuku.dev@gmail.com

Datum van publikasie: 14 Julie 2021 en 21 Augustus 2021.

Verwysing: CPD/9/2/4/2-6072T. (Item no: 33786)

14-21

LOCAL AUTHORITY NOTICE 726 OF 2021**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS OF 2019**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Laws of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Springs Customer Care Centre), for the Removal/Amendment of conditions A. 7., A. 8., A. 9., A. 12. and A. 13. contained in Deed of Transfer T. 6411/2000 pertaining to Erf 112 Rowhill Township, which property is located at No. 33 Gladstone Avenue, Rowhill, Springs.

Particulars of the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning, Springs Customer Care Centre, 4th Floor, Springs Civic Centre, Corner of South Main Reef Road and Plantation Street, Springs, for the period of 28 days from 14 July 2021.

Objections to or representations in respect of the application must be lodged with or made in writing with the said authorised local authority at the above address or to The Area Manager: City Planning - Springs Customer Care Centre P. O. Box 45, Springs 1560, on or before 11 August 2021.

Name and Address of the Authorised Agent: MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465 – Tel (011) 849 0425 – Email: info@mztownplanning.co.za

Date of First Publication: 14 July 2021.

LOCAL AUTHORITY NOTICE 732 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Tshilidzi Timothy Mudzielwana and or Tshashu Consulting, being the applicant hereby give notice for in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by rezoning of erf 8068 to 8078 and 8086 to 8095 Ga-Rankuwa Unit 15 Township Registration Division JR, Gauteng Province from Industrial 1 to Residential 1 in terms 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 Ga-Rankuwa Unit 15 township along Lucas Mangope Road under Region 1. The application is for: erf 8068 to 8078 and 8086 to 8095 Ga-Rankuwa Unit 15 Township Registration Division JR, Gauteng Province from Industrial 1 to Residential 1 subject to conditions on Annexure T. The intension of the applicant in this matter is to obtain the rights for the development of dwelling units, on the properties after consolidation and subdivision of the properties.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, 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 14 July 2021 until 14 August 2021.

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

Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street

Closing date for any objections and/or comments 14 July 2021

Address of applicant: Office 112, Domus Building, 57 Kasteel road, Lynwood Glen, Pretoria, 0081.
P.O.Box 5617, Polokwane, 0700

Telephone No: 0724266537

Dates on which notice will be published: 14 July 2021 and 21 July 2021

Reference: CPD 9/2/4/2-5947T (Item no: 33254)

14-21

PLAASLIKE OWERHEID KENNISGEWING 732 VAN 2021**STAD TSHWANE METROPOLITAANSE GEMEENTE
KENNISGEWING VAN 'N HERSONERINGSTOEPASSING INGEVOLGE ARTIKEL 16 (1) VAN DIE
VERORDENING VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR, 2016**

Ek, Tshilidzi Timothy Mudzielwana en of Tshashu Consulting, synde die aansoeker, gee hiermee kennis ingevolge artikel 16 (1) (f) van die Stad Tshwane-verordening op grondgebruikbestuur, 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van erf 8068 na 8078 en 8086 na 8095 Ga-Rankuwa Eenheid 15 Dorpsregistrasie Afdeling JR, Gauteng provinsie van Industrieel 1 na Residensieel 1 in bepaling Artikel 16 (1) van die Stad Tshwane Verordening op grondgebruikbestuur, 2016 van die eiendom soos hierbo beskryf. Die eiendom is gelee te Ga-Rankuwa Unit 15 langs Lucas Mangope Road onder Streek 1. Die aansoek is vir: erf 8068 tot 8078 en 8086 tot 8095 Ga-Rankuwa Unit 15 Dorpsregistrasie Afdeling JR, Gauteng provinsie vanaf Industrieel 1 tot Residensieel 1 onderhewig aan voorwaardes in Aanhangel T. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die regte vir die ontwikkeling van wooneenhede op die eiendomme te verkry na konsolidasie en onderverdeling van die eiendomme.

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), moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001, of vanaf 14 Julie 2021 by CityP_Registration@tshwane.gov.za ingedien word. tot 14 Augustus 2021.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant / Beeld en Daily Sun Newspapers.

Adres van munisipale kantore: LG004, Isivuno House, Lilian Ngoyistraat 143

Sluitingsdatum vir besware en / of kommentaar 14 Julie 2021

Adres van applikant: Kantoor 112, Domusgebou, Kasteelweg 57, Lynwood Glen, Pretoria, 0081.
Posbus 5617, Polokwane, 0700

Telefoonnommer: 0724266537

Datums waarop kennisgewing gepubliseer word: 14 Julie 2021 en 21 Julie 2021

Verwysing: CPD 9/2/4 / 2-5947T (Artikelnr: 33254)

14-21

LOCAL AUTHORITY NOTICE 735 OF 2021**TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

Notice is hereby given to all whom it may concern, that in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), I Beatrix Elizabeth Fletcher applied to the City of Tshwane for consent to increase the development controls on the **Remaining Extent of Holding 113, Gerardsville Agricultural Holdings** situated in 5th Avenue, Gerardsville in an “Undetermined” zone.

The property is zoned “Undetermined”. The intention of this application is to apply for consent to allow for the development of a lodge on the property. A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website: www.tph.co.za. Should an interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Any objection(s) and /or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to Centurion Municipal Offices, cnr Basden and Rabie Streets, Room E8 or to CityP_Registration@tshwane.gov.za, from **21 July 2021** until **18 August 2021**. Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the publication of the advertisement in the Provincial Gazette. Closing date for any objections: **18 August 2021**. Address of applicant: The Town Planning Hub CC, PO Box 11437, Silver Lakes, 0054 / Lombardy Corporate Park, Block B, Unit M, Cole Rd, Shere, Pretoria; Tel: (012) 809 2229, Ref nr: TPH21420 **Reference nr: CPD/GHVH/0241/113/R (ITEM NO. 33643)**

PLAASLIKE OWERHEID KENNISGEWING 735 VAN 2021

TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014)

Ingevolge Klousule 16 van die Tshwane - Dorpsbeplanningskema, 2008 word hiermee aan alle belanghebbendes kennis gegee dat ek, Beatrix Elizabeth Fletcher aansoek gedoen het by die Stad van Tshwane vir toestemming om voorsiening te maak vir die ontwikkeling van 'n lodge op die **Restant van Hoewe 113, Gerardsville Landbou Hoewes**, geleë in 5de Straat, Gerardsville en in 'n "Onbepaalde" sone.

Die eiendom is soneer "Onbepaald". Die doel van hierdie aansoek is om toestemming te kry vir die ontwikkeling van 'n lodge op die erf. 'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek om grondontwikkeling is ook beskikbaar vanaf ons webtuiste: www.tph.co.za. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na die Centurion Munisipale Kompleks, Kamer E8, h/v Basden en Rabie Straat, Centurion, of na CityP_Registration@tshwane.gov.za vanaf **21 Julie 2021** tot **18 Augustus 2021**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir 'n periode van 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant. Sluitingsdatum vir enige besware: **18 Augustus 2021** Adres van applikant: The Town Planning Hub CC, PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid M, Cole Straat, Shere, Pretoria; Tel: (012) 809 2229. Ref nr: TPH21420. **Verwysings nr: CPD/GHVH/0241/113/R (ITEM NO. 33643)**

LOCAL AUTHORITY NOTICE 736 OF 2021**TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

Notice is hereby given to all whom it may concern, that in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), I Beatrix Elizabeth Fletcher applied to the City of Tshwane for consent to increase the development controls on **Holding 85, Gerardsville Agricultural Holdings** situated in 2nd Avenue, Gerardsville in an "Undetermined" zone.

The property is zoned "Undetermined". The intention of this application is to apply for consent to allow for the development of a lodge on the property. A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website: www.tph.co.za. Should an interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Any objection(s) and /or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to Centurion Municipal Offices, cnr Basden and Rabie Streets, Room E8 or to CityP_Registration@tshwane.gov.za, from **21 July 2021** until **18 August 2021**. Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the publication of the advertisement in the Provincial Gazette. Closing date for any objections: **18 August 2021**. Address of applicant: The Town Planning Hub CC, PO Box 11437, Silver Lakes, 0054 / Lombardy Corporate Park, Block B, Unit M, Cole Rd, Shere, Pretoria; Tel: (012) 809 2229, Ref nr: TPH21419 **Reference nr: CPD/GHVH/0241/85 (ITEM NO. 33892)**

PLAASLIKE OWERHEID KENNISGEWING 736 VAN 2021**TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014)**

Ingevolge Klousule 16 van die Tshwane - Dorpsbeplanningskema, 2008 word hiermee aan alle belanghebbendes kennis gegee dat ek, Beatrix Elizabeth Fletcher aansoek gedoen het by die Stad van Tshwane vir toestemming om voorsiening te maak vir die ontwikkeling van 'n lodge op **Hoewe 85, Gerardsville Landbou Hoewes**, geleë in 2de Straat, Gerardsville en in 'n "Onbepaalde" sone.

Die eiendom is soneer "Onbepaald". Die doel van hierdie aansoek is om toestemming te kry vir die ontwikkeling van 'n lodge op die erf. 'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek om grondontwikkeling is ook beskikbaar vanaf ons webtuiste: www.tph.co.za. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na die Centurion Munisipale Kompleks, Kamer E8, h/v Basden en Rabie Straat, Centurion, of na CityP_Registration@tshwane.gov.za vanaf **21 Julie 2021** tot **18 Augustus 2021**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir 'n periode van 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant. Sluitingsdatum vir enige besware: **18 Augustus 2021** Adres van applikant: The Town Planning Hub CC, PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid M, Cole Straat, Shere, Pretoria; Tel: (012) 809 2229. Ref nr: TPH21419. **Verwysings nr: CPD/GHVH/0241/85 (ITEM NO. 33892)**

LOCAL AUTHORITY NOTICE 737 OF 2021**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME A0295**

It is hereby notified 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, 16 of 2013, that the City of Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the Remainder of Erf 279, Alberante Extension 1 Township from "Community Facility" to "Residential 3" with a density of "50 dwelling-units per hectare" subject to certain conditions.

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

The amendment scheme is known as Ekurhuleni Amendment Scheme A0295 and shall come into operation from the date of publication of this notice.

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

LOCAL AUTHORITY NOTICE 738 OF 2021**AMENDMENT SCHEME 20-01-0766**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 46 of Erf 529 Linden 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 20-01-0766. Amendment Scheme 20-01-0766 will come into operation on the date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 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. 3/2021

LOCAL AUTHORITY NOTICE 739 OF 2021**ERF 1143 BRYANSTON**

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

- (1) The removal of Conditions 2, (e), (f)(i),(ii), (iii), (g) – (n) and (p) – (t) from Deed of Transfer T59924/1999 in terms of reference number 20/13/4175/2019 which will come into operation on date of publication;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from “Residential 1” to “Residential 1”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-0706. Amendment Scheme 20-02-0706 will come into operation on date of publication.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 2/2021

LOCAL AUTHORITY NOTICE 740 OF 2021**AMENDMENT SCHEME 01-17492**

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 1338 Brixton from “Residential 4” to “Residential 4”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-17492. Amendment Scheme 01-17492 will come into operation on the date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 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. 1/2021

LOCAL AUTHORITY NOTICE 741 OF 2021**MIDVAAL LOCAL MUNICIPALITY
PORTION 48 (A PORTION OF PORTION 54) OF THE FARM BRONKHORSTFONTEIN 329-IQ**

It is hereby notified in terms of the provisions of Section 38 (8) of the Midvaal Local Municipality Land Use Management By-Law, that the Midvaal Local Municipality has approved the rezoning application for the amendment of the Midvaal Land Use Scheme, 2017, for Portion 48 (a Portion of Portion 54) of the farm Bronkhorstfontein 329-IQ from "Rural Residential" to a split zoning of "Agriculture" and "Industrial 1" for a filling station including a convenient store limited to 250m² only. This amendment is known as MLUS51 and shall come into operation on the date of publication of this notice.

The Land Use Scheme, scheme clauses and Annexures of this amendment scheme are filed with the Executive Director: Development and Planning, Midvaal Local Municipality, and are open to inspection during normal office hours.

MRS N.S. MHLANGA, MUNICIPAL MANAGER, Midvaal Local Municipality, Date: 21/07/2021(of publication)

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI AMENDMENT SCHEME K0445**

It is hereby notified 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 (SPLUMA) (Act 16 of 2013) that the City of Ekurhuleni Metropolitan Municipality has approved the application for the rezoning of Erf 248 Kempton Park Extension from "Residential 1" to "Business 2" for business purposes, shops and a hotel, subject to certain conditions.

Amendment Scheme Annexure will be open for inspection during normal office hours at the office of the Head of Department, Department of Economic Development: Gauteng Provincial Government, 8th Floor Corner House, 63 Fox Street, Johannesburg, 2000, as well as the Manager City Planning, the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park. This amendment scheme is known as Ekurhuleni Amendment Scheme K0445, and shall come into operation 56 days from the date of publication of this notice.

Dr Imogen Mashazi: City Manager:, Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400
Notice: CP023.2021 [15/2/7/K0445]

**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 255 PARKDENE 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 removal of restrictive title conditions 2(a) to 2(f) and 2(g) to 2(l) from Deed of Transfer T25912/2003 in respect of Erf 255 Parkdene Township.

The application as approved is open to inspection during normal office hours.

(Reference number 15/4/3/15/54/255) Date of publication 21/07/2021
Dr Imogen Mashazi: City Manager:, Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400

LOCAL AUTHORITY NOTICE 742 OF 2021



Mogale City

Local Municipality

RESOLUTION FOR LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004 (ACT NO. 6 OF 2004).

RESOLUTION LEVYING OF PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2021 TO 30 JUNE 2022.

Notice is hereby given in terms of Section 14 (1) and (2) of the Local Government: Municipal Property Rates Act, no 6 of 2004, that the Council of Mogale City Local Municipality resolved by way of resolution number K (ii) 1 (05/ 2021), to levy the rates on properties reflected in the schedule below with effect from 1 July 2021.

Category of Property	Rate Ratio	Cent in a Rand rate determined for the relevant property category
Residential property	1:1	0.01467
Business and Commercial property	1:2	0.02934
Industrial property	1:2	0.02934
Agricultural property	1:0.25	0.00367
Public Benefit Organisation property	1:0.25	0.00367
Public Service Infrastructure	1:0.25	0.00367
Vacant properties	1:4	0.05869
State Owned/Public Service Purposes	1:2	0.02934
Educational (Private School)	1:2	0.02934
Municipal properties	1:0	0.00
Private Open Space	1:1.02	0.01494
Public Open Space	1:1.02	0.01494
Mining	1:2.5	0.03668

Full details of the Council resolution and rebates, reductions and exclusions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's Property Rates Policy are available for inspection on the municipality's offices, website (www.mogalecity.gov.za) and public libraries.

P Raedani
Municipal Manager

Date: 10/06/2021

Notice no: 1/2021



MOGALE CITY LOCAL MUNICIPALITY

PROPERTY RATES

BY-LAWS

2021 - 2022



MOGALE CITY RATES BY-LAWS

MUNICIPAL PROPERTY RATES-BY-LAW

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MOGALE CITY RATES BY-LAWS

MUNICIPAL PROPERTY RATES BY-LAW

1. LEGISLATIVE CONTEXT

- 1.1 Section 229 (1) of the constitution authorises a municipality to impose property rates and surcharges on fees for services provided by or on behalf of the municipality.
- 1.2 Section 13 of the Municipal Systems Act read with section 162 of the Constitution requires a municipality to promulgate municipal by-laws by publishing them in the gazette of the relevant province.
- 1.3 In terms of Section 6 of the Local Government: Municipal Property Rates Act 6 of 2004, requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between the different categories of properties and different categories of owners of properties liable for the payment of rates.

NOW THEREFORE IT IS ENACTED by the Council of the Mogale City Local Municipality, as follows:

2. DEFINITIONS

In this By-law, any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), shall bear the same meaning unless the context indicates otherwise-

In this by-laws, unless otherwise indicated –

“Municipality” means Mogale City Local Municipality

“Municipal Property Rates Act” means Local Government Municipal Property Rates Act of 2004



“Rates Policy” means the Mogale City Local Municipality’s property rates policy adopted by the Council in terms of section 3(1) of the Local Government: Municipal Property Rates Act 2004.

3. OBJECTIVE

The objective of this by-law is to give effect to the implementation of the Rates policy as contemplated in Section 6 of the Municipal Property Rates Act.

4. THE RATES POLICY

- 4.1 The municipality prepared and adopted a Rates Policy as contemplated in terms of the provisions of section 3(1) of the Municipal Property Rates Act. The Rates Policy outlines the municipality’s rating practices; therefore, it is not necessary for this By-law to restate and repeat same.
- 4.2 The Rates Policy is hereby incorporated by reference in this By-law. All amendments to the Rates Policy as the Council may approve from time to time, shall be deemed to be likewise incorporated.
- 4.3 The Municipality does not levy rates other than in terms of its Rates Policy and the annually promulgated resolution levying rates which reflects the cent amount in the Rand rate for each category of rateable property.
- 4.4 The Rates Policy is available at all offices of the municipality, libraries as well as on the Mogale City Local Municipality’s website. (www.mogalecity.gov.za)

5. CATEGORIES OF RATEABLE PROPERTY

The Rates Policy provides for categories of rateable properties determined in terms of section 8 of the Act.

6. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES

The Rates Policy provides for categories of properties and categories of owners of properties for the purposes of granting relief measures (exemptions, reductions and rebates in terms of section 15 of the Act.



7. ENFORCEMENT OF THE RATES POLICY

The Municipality's Rates Policy shall be enforced through the Credit Control and Debt Collection Policy and any further enforcement mechanisms stipulated in the Act and the Municipality's Rates Policy.

8. SHORT TITLE

This By-law is called the Mogale City Local Municipality Municipal Property Rates By-law and takes effect on the date on which it is published in the Provincial Gazette





MOGALE CITY LOCAL MUNICIPALITY
**PROPERTY RATES
POLICY**

2021 -2022

GT481



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SECTION A: INTRODUCTION, DEFINITIONS AND PRINCIPLES

1. INTRODUCTION

The municipality need a reliable source of revenue to provide basic services and perform its functions. Property rates are the most important source of general revenue for the municipality. Revenue from property rates is used to fund services that benefit the community as a whole as opposed to individual households. These include installing and maintaining streets, roads, sidewalks, lighting and storm drainage facilities; and building and operating clinics, parks, recreational facilities and cemeteries. Property rates revenue is also used to fund municipal administration such as computer equipment and stationery, and costs of governance, such as council and community meetings, which facilitate community participation on issues of Integrated Development Plans (IDPs) and municipal budgets.

Municipal property rates are set, collected, and used locally. Revenue from property rates is spent within a municipality, where the citizens and voters have a voice in decisions on how the revenue is spent as part of the Integrated Development Plans (IDPs) and budget processes, which a municipality invites communities to input prior municipal council adoption of the budget.

LEGISLATIVE CONTEXT

- 1.1 This policy is mandated by Section 3 of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004), which specifically provides that a municipality must adopt a Rates Policy.
- 1.2 In terms of Section 229 of the Constitution of the Republic of South Africa, 1996 (No.108 of 1996), a municipality may impose rates on property.
- 1.3 In terms of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004) a municipality in accordance with-
 - a. Section 2(1), may levy a rate on property in its area; and
 - b. Section 2(3), must exercise its power to levy a rate on property subject to-
 - i. Section 229 and any other applicable provisions of the Constitution;
 - ii. the provisions of the Property Rates Act and any regulations promulgated in terms thereof; and
 - iii. the rates policy.



- 1.4 In terms of Section 4 (1) (c) of the Local Government: Municipal Systems Act, 2000 (No. 32 of 2000), the municipality has the right to finance the affairs of the municipality by imposing, *inter alia*, rates on property.
- 1.5 In terms of Section 62(1) (f) (ii) of the Local Government: Municipal Finance Management Act, 2003 (No. 56 of 2003) the municipal manager must ensure that the municipality has and implements a rates policy.
- 1.6 This policy must be read together with, and is subject to the stipulations of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004) and any regulations promulgated in terms thereof from time to time.

2. DEFINITIONS

- 2.1 “**Act**” means the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004);
- 2.2 “**Agent**”, in relation to the owner of a property, means a person appointed by the owner of the property-
 - (a) to receive rental or other payments in respect of the property on behalf of the owner; or
 - (b) to make payments in respect of the property on behalf of the owner;
- 2.3 “**Agricultural property**” property that is used primarily for agricultural purposes but, without derogating from section 9 of the MPRA 6 of 2004, excludes any portion thereof that is used commercially for the hospitality of guests, and excludes the use of the property for the purpose of eco-tourism or for the trading in or hunting of game.
- 2.4 “**Annually**” means once every financial year;
- 2.5 “**Bona fide farmers**” is a person who is a fulltime farmer, who owns land that is used *bona fide* and exclusively used for agricultural purposes by him or occupiers of such
- 2.6 “**Business**” means the use of property for the activity of buying, selling or trading in commodities or services on a property and includes any office or other accommodation on the same property, the use of which is incidental to such activity, but does not include the business of agriculture, farming, or any other business consisting of the cultivation of soils, the gathering in of crops, the rearing of livestock or the propagation and harvesting of fish or other aquatic organisms.
- 2.7 “**Category**”
 - a) in relation to property, means a category of properties determined in terms of Section 7 of this policy; and



- b) in relation to owners of properties, means a category of owners determined in terms of Section 8 of this policy.
- 2.8 **“Child-headed household”** means a household where the main caregiver of the said household is younger than 18 years of age. Child-headed household means a household headed by a child as defined in the section 28(3) of the Constitution.
- 2.9 **“Commercial”** means land used or a building designed or used for Commercial and Business purposes.
- 2.10 **Covid 19:** A mild to severe respiratory illness that is caused by a coronavirus (Severe acute respiratory syndrome coronavirus 2 of the genus Betacoronavirus), is transmitted chiefly by contact with infectious material (such as respiratory droplets) or with objects or surfaces contaminated by the causative virus, and is characterised especially by fever, cough, and shortness of breath and may progress to pneumonia and respiratory failure.
- 2.11 **Demolition Certificate:** A certificate issued by Building Control when the buildings on the property are demolished. The category of properties where the buildings are demolished will be changed as per date of the demolition certificate, to vacant land.
- 2.12 **Development Land:** Land earmarked for development/subdivision into multiple units/properties. Applies where the property owner is creating 10 or more residential units/stands, or 5 or more Business / Industrial units/stands or proclaiming new townships.
This does not include properties earmarked as development land where the buildings are completed and used for their purpose.
- 2.13 **“Definitions, words and expressions”** as used in the Act are applicable to this policy document where ever it is used;
- 2.14 **“Educational (Private School)”** means a school that is established, conducted, and primarily supported by nongovernmental agency or a group of private individuals and is under the financial and managerial control of a private body, accepting mostly fee-paying pupils.
- 2.15 **“Grant- in-aid”** means an additional grant awarded to persons who are in receipt of an old age grant, disability grant or war veteran's grant, and are unable to take care of themselves.
- 2.16 **“Improvement”** means any building or structure on or under a property excluding-
- (i) a structure constructed solely for the purpose of rendering the property suitable for the erection of any immovable structure thereon, and



- (ii) buildings, structures and equipment or machinery referred to in Section 46 (3) of the Act;
- 2.17 **“Indigent”** means Indigent as defined in terms of the Indigent Management Policy of the Mogale City Municipality;
- 2.18 **“Industrial”** means the use of land or a building designed or used as a factory within the meaning of the factories, Machinery and Building Works Act, 1941(Act 22 of 1941) and any amendments thereof and includes any office or other building on the same site, the use of which is usually incidental to, or reasonably necessary in connection with the use of such factory but shall not include noxious industrial uses and public garages.
- 2.19 **“Place of Public Worship”** means a property registered in the name of and used primarily as a place of public worship by a religious community, including an official residence registered in the name of that community which is occupied by an office-bearer of that community who officiates at services at that place of worship.
- 2.20 **“Land reform beneficiary”**, in relation to a property, means a person who
 - (a) acquired the property through –
 - (i) the Provision of Land and Assistance Act, 1993 (Act No. 126 of 1993); or
 - (ii) the Restitution of Land Rights Act, 1994 (Act No. 22 of 1994);
 - (b) holds the property subject to the Communal Property Associations Act, 1996 (Act No 28 of 1996);
 - (c) holds or acquires the property in terms of such other land tenure reform legislation as may pursuant to section 25(6) and (7) of the Constitution (Act No.108 of 1996) be enacted after this Act has taken effect;
- 2.21 **“Land tenure right”** means an old order right or a new order right as defined in section 1 of the Communal Land Rights Act, 2004 (Act No.11 of 2004);
- 2.22 **“Market Value”** in relation to a property, means the amount the property would have realized if sold on the date of valuation in the open market by a willing seller to a willing buyer.
- 2.23 **“Mining”**, means any operation or activity for the purpose of extracting any mineral on, in or under the earth, water or any mineral residue deposit, whether by underground or open working or otherwise and includes any operation or activity incidental thereto and or property used for mining operations as defined in the Mineral and Petroleum Resource Development Act, 2, (Act No.28 of 2002).
- 2.24 **“Multiple use purpose”** in relation to a property, means the use of a property for more than one purpose.



- 2.25 **“Municipality”** means the Mogale City Local Municipality;
- 2.26 **“Municipal property”** means any rateable or non-rateable property owned by Mogale City.
- 2.27 **“Newly Rateable property”** means any rateable property on which property rates were not levied before the end of the financial year preceding the date on which this Act took effect, excluding –
- (a) a property which was incorrectly omitted from a valuation roll and for that reason was not rated before that date; and
 - (b) a property identified by the Minister by notice in the Gazette where the phasing-in of a rate is not justified;
- 2.28 **“Non-Profit Organisation”** are tax-exempt or charitable, **meaning** they do not pay income tax on the money that they receive for their **organization**. They can operate in religious, scientific, research, or educational settings.
- 2.29 **“Non-permitted use”** means any use of property that is inconsistent with or in contravention with the permitted use of that property in which event and without condoning the non-permitted use thereof, the property shall be valued as if it were used for such non-permitted purposes. This will apply to properties where the current use is higher than the permitted use by zoning/consent.
- 2.30 **“Occupier”** means a person in actual occupation of a property, whether or not that person has the right to occupy the property.
- 2.31 **“Owner”**
- (a) in relation to a property referred to in paragraph (a) of the definition of “property”, means a person in whose name ownership of the property is registered;
 - (b) in relation to a right referred to in paragraph (b) of the definition of “property”, means a person in whose name the right is registered;
 - (c) in relation to a land tenure right referred to in paragraph (c) of the definition of “property”, means a person in whose name the right is registered or to whom it was granted in terms of legislation; or
 - (d) in relation to public service infrastructure referred to in paragraph (d) of the definition of “property”, means the organ of state which owns or controls that public service infrastructure as envisaged in the definition of “publicly controlled”, provided that a person mentioned below may for the purposes of this Act be regarded by a municipality as the owner of a property in the following cases:-



- (i) a trustee, in the case of a property in a trust excluding state trust land;
- (ii) an executor or administrator, in the case of a property in a deceased estate;
- (iii) a trustee or liquidator, in the case of a property in an insolvent estate or in
- (iv) a judicial manager, in the case of a property in the estate of a person under
- (v) a curator, in the case of a property in the estate of a person under curatorship;
- (vi) a person in whose name a usufruct or other personal servitude is registered, in the case of a property that is subject to a usufruct or other personal servitude;
- (vii) a lessee, in the case of a property that is registered in the name of a municipality and is leased by it; or
- (viii) a buyer, in the case of a property that was sold by a municipality and of which possession was given to the buyer pending registration of ownership in the name of the buyer;

2.32 **“Office bearer”** In relation to place of public worship, means the primary person who officiate at services at that place of worship.

2.33 **“Official residence In relation to place of public worship”, means:-**

- a) A portion of the property used for residential purposes,
- b) One residential property, if the residential property is not located on the same property as the place of public worship, registered in the name of religious community/ in the name of trust established for the sole benefit of a religious community and used as place of residence for an office bearer.

2.34 **“Pensioner”** for purposes of this Rates Policy and eligibility for old age rebate, pensioner means any owner of a rateable property who has reached the age of 60 years or more during the Municipality’s financial year.

2.35 **“Private Open Space”** means an open space to which the general public has no right of access.

2.36 **“Privately owned towns serviced by the owner”** means single properties, situated in an area not ordinarily being serviced by the municipality, divided through sub-division or township establishment into (ten or more) full title stands and / or sectional units and where all services inclusive of water, electricity, sewerage and refuse removal and roads development are installed at the full cost of the developer and maintained and rendered by the residents of such estate.

2.37 **“Property”** means –

- (a) Immovable property registered in the name of a person, including, in the case of a sectional title scheme, a sectional title unit registered in the name of a person;
- (b) a right registered against immovable property in the name of a person, excluding a mortgage bond registered against the property;



- (c) a land tenure right registered in the name of a person or granted to a person in terms of legislation; or
- (d) Public service infrastructure.

2.38 **“Public Benefit Organization”** means property owned by public benefit organizations and used for any specified benefit activity listed in item 1 (welfare and humanitarian), item 2 (health care), and item 4 (education and development) of the Ninth Schedule to the Income Tax Act.

2.39 **“Public Open Space”** means an open space to which the general public has access and includes, inter alia, a park, garden, play park, recreational park or square.

2.40 **“Public Service Infrastructure”** means publicly controlled infrastructure of the following kinds:-

- (a) National, provincial or other public roads on which goods, services or labour move across a municipal boundary;
- (b) water or sewer pipes, ducts or other conduits, dams, water supply reservoirs, water treatment plants or water pumps forming part of a water or sewer scheme serving the public;
- (c) power stations, power substations or power lines forming part of an electricity scheme serving the public;
- (d) gas or liquid fuel plants or refineries or pipelines for gas or liquid fuels, forming part of a scheme for transporting such fuels;
- (e) railway lines forming part of a national railway system;
- (f) communication towers, masts, exchanges or lines forming part of a communications system serving the public;
- (g) runways or aprons at national or provincial airports;
- (h) breakwaters, sea walls, channels, basins, quay walls, jetties, roads, railway or infrastructure used for the provision of water, lights, power, sewerage or similar services of ports, or navigational aids comprising lighthouses, radio navigational aids, buoys, beacons or any other device or system used to assist the safe and efficient navigation of vessels;
- (i) any other publicly controlled infrastructure as may be prescribed; or
- (j) rights of way, easements or servitudes in connection with infrastructure mentioned in paragraphs (a) to (i);

2.41 **“Properties owned by an organ of state and used for public service purpose”** in relation to the use of a property, means property owned and used by an organ of state such as:-

- Hospitals & Clinics



- Schools & Pre-Schools
- ECDC's
- National & Provincial Libraries and Archives
- Police Stations
- Correctional Facilities and
- Courts of law.

2.42 **"Rateable property"** means property on which the municipality may in terms of Section 2 of the Act levy a rate, excluding property fully excluded from levying of rates in terms of Section 17 of the Act.

2.43 **"Residential property"** means improved property that:-

- (a) is used predominantly for residential purposes including any adjoining property registered in the name of the same owner and used together with such residential property as if it were one property. Any such grouping shall be regarded as one residential property for rate rebate or valuation reduction purposes.
- (b) is a unit registered in terms of the Sectional Title Act and used predominantly for residential purposes.
- (c) Is owned by a share-block company and used solely for residential purposes.
- (d) Is a residence used for residential purposes situated on property used for or related to educational purposes.
- (e) For the purpose of this rates policy, excludes hostels, communes, boarding and lodging undertakings, places of instruction, hotels, guesthouses, and any vacant land irrespective of its zoning or intended use.

2.44 **"Special Use"** means land used or a building designed or used for any use other than one of the uses specifically defined and mentioned in the Krugersdorp Town Planning Scheme 1980. Split values and category will apply according to the use of the property.

2.45 **"State trust land"** means land owned by the state-

- (a) in trust for persons communally inhabiting the land in terms of a traditional system of land tenure;
- (b) over which land tenure rights were registered or granted; or
- (c) which is earmarked for disposal in terms of the Restitution of Land Rights Act, 1994 (Act No. 22 of 1994).

2.46 **"Vacant properties"** means any property irrespective of its zoning and/or current land use that does not have any immovable improvements on it. Properties will be classified as vacant until such time as an inspection can be conducted or a new occupation certificate is issued.



- 2.47 **Zoning:** Division of privately owned urban areas into different zones (such as residential, commercial and industrial) according to the specified land use. Each zone is regulated as to the density, location, size and type of buildings permitted.

3. PRINCIPLES

- 3.1 Rates are levied in accordance with the Act as an amount in the rand based on the market value of all rateable property contained in the municipality's valuation roll and supplementary valuation rolls.

- 3.2 As allowed for in the Act, the municipality has chosen to differentiate between various categories of property and categories of owners of property as contemplated in clause 7 and 9 of this policy. Some categories of property and categories of owners are granted relief from rates as contemplated in clause 11 to 12 of this policy. The municipality however does not grant relief in respect of payments for rates to any category of owners or properties, or to owners of properties on an individual basis.

- 3.3 There would be no phasing in of rates based on the new valuation roll, except as prescribed by legislation and in accordance with clause 15 of this policy.

- 3.4 The rates policy for the municipality is based on the following principles:

(a) Equity

The municipality will treat all ratepayers with similar properties the same.

(b) Affordability

The ability of a person to pay rates will be taken into account by the municipality. In dealing with the poor/indigent ratepayers the municipality will provide relief measures through exemptions, reductions or rebates.

(c) Financial Sustainability

Rating of property will be implemented in a way that:

- i. it supports sustainable local government by providing a stable and buoyant revenue source within the discretionary control of the municipality; and
- ii. Supports local social economic development

(d) Cost efficiency

Rates will be based on the value of all rateable property and will be used to fund community and subsidised services after taking into account surpluses generated on trading (water, electricity) and economic (refuse removal, sewerage removal) services and the amounts required to finance exemptions,



rebates, reductions and phasing-in of rates as approved by the municipality from time to time.

- (e) Poverty Alleviation

4. SCOPE OF THE POLICY

- 4.1 This policy document guides the annual setting (or revision) of property rates. It does not make specific property rates proposals. Details pertaining to the applications of the various property rates are published annually in the Provincial Gazette and the municipality's schedule of tariffs, which must be read in conjunction with this policy.

5. APPLICATION OF THE POLICY

- 5.1 In imposing the rate in the rand for each annual operating budget component, the municipality shall grant exemptions, rebates and reductions to the categories of properties and categories of owners as allowed for in this policy document.

6. PRINCIPLES APPLICABLE TO FINANCING OF SERVICES

- 6.1 The municipal manager or his/her nominee must, subject to the guidelines provided by the National Treasury and Council of the municipality, make provision for the following classification of services.

- (a) Trading services

i. Water

ii. Electricity

- (b) Economic services

i. Refuse removal

ii. Sewerage disposal

- (c) Community and subsidised services

These include all those services ordinarily being rendered by the municipality excluding those mentioned in 6.1(a) and (b).

- 6.2 Trading and economic services as referred to in clauses (a) and (b) must be ring fenced and financed from service charges whilst community and subsidized services referred to in clause (c) will be financed from surpluses on trading and economic services, regulatory fees, rates and rates related income.



SECTION B: CATEGORIES OF PROPERTY

7. CATEGORIES OF PROPERTIES

7.1 In determining the category of a property referred to in 7.7 the municipality shall take into consideration the following criteria or a combination thereof:-

- The current use of the property; and
- Permitted use of the property;

The Municipal Valuer of Mogale City will be responsible for the categorising of rateable properties and the maintenance thereof, and any change in the actual use of the property, may result in a change of categories.

7.2 In order to create certainty and to ensure consistency the criteria mentioned above shall be applied in order of priority and no deviation is permissible:-

7.3 Properties shall first of all be categorised in accordance with their actual use and then their formal zoning, the higher category will prevail. Town planning schemes, town establishment schemes and town planning regulations may be used to determine the formal zoning.

7.4 If, for whatever reason, the status or zoning of a property cannot be determined in terms of 7.3. the actual use shall then be determined in order to appropriately categorise such property.

7.5 All relevant information, including circumstantial evidence, may be taken into consideration in an attempt to determine for what purpose the property is being used. A physical inspection may be done to acquire the necessary information.

7.6 The geographical area in which a property is situated may be used to assist in the categorisation of a property when the provisions of 7.3. cannot be applied. However, the geographical area as a criterion should not be used in isolation.

7.7 Different rates may be levied in respect of the following categories of rateable properties and such rates will be determined on an annual basis during the compilation of the annual budget:-

7.7.1 Residential properties;

7.7.2 Industrial properties;

7.7.3 Business and Commercial properties;

7.7.4 Agricultural properties (including small holdings used for agricultural purposes);

7.7.5 Mining properties;



- 7.7.6 Public Service Infrastructure;
 - 7.7.7 **Properties owned by an organ of state and used for public service purpose**
 - 7.7.8 Vacant properties (Res & Non-Res, excluding agricultural/farming land);
 - 7.7.9 Multiple use properties;
 - 7.7.10 Public Benefit Organization;
 - 7.7.11 Place of public worship;
 - 7.7.12 Educational (Private Schools);
 - 7.7.13 Private / Public Open Space;
 - 7.7.14 Municipal Properties
- 7.8 Any agricultural property that is used for anything other than as an agricultural property as defined, such as for residential, industrial, business and commercial, or any other purpose, is not eligible to be rated at the 1: 0.25 ratio applicable for agricultural properties in the Regulations. The properties that are outside the meaning of agricultural property as defined should be rated based on actual use or permitted use.
- 7.9 Property owned by the National and Gauteng Provincial Government is rateable and will be categorised according to the use of the property. If property owned by the National and Gauteng Provincial Government has a zoning which permits the provision of residential accommodation, the property will be classified as "residential" and the residential rate will be applicable upon presentation of a Certificate of Occupancy. Only if the property owned by the National and Gauteng Provincial Government is used for the provision of community-type services, will it be categorised as "State Owned" in which case the rate for State Owned property will be applicable.
- 7.10 Any property earmarked for development and complying with the definition of development land will be categorised in accordance to the above categories in terms of its current use.
- 7.11 Rates on properties used for multiple purposes will be levied in accordance with the "different uses" by apportioning the market value of a category of property to the different purposes for which the property is used for, and categorising such apportioning relevant to the use of the specific portion.



SECTION C: DIFFERENTIAL RATING

8. DIFFERENTIAL RATING

- 8.1 Criteria for differential rating on different categories of properties will be according to:-
- (a) The nature of the property including its sensitivity to rating e.g. agricultural properties used for agricultural purposes.
 - (b) The promotion of social and economic development of the municipality.
- 8.2 Differential rating among the various property categories will be done by way of setting a different cent amount in the rand for each property category; and



SECTION D: RELIEF MEASURES RELATED TO CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES

9. CATEGORIES OF OWNERS

9.1 For the purpose of granting exemptions, reductions and rebates in terms of clause 10, 11 and 12 respectively the following categories of owners of properties are determined:-

- (a) Indigent
100% rebate will be granted to those owners who qualify and who are registered as indigents in terms of the adopted indigent policy of the municipality;
- (b) Retired and the physically and mentally disabled
A pensioner who by definition is a person who will have reached the age of 60 or more during the Municipality's financial year for which the rebate will be applicable, or a person who is physically or mentally disabled and who can prove that he/she receives a social pension, or a person certified by the Health Practitioner as being physically or mentally disabled may, in terms of the Act receive a remission of 45% on the general property rates due for the financial year. The rebate is granted subject to the following conditions:
 - i) The joint household income of the applicant if any, may not exceed **R150 000 per annum** for a financial year, which amount may be reviewed during the Municipality's annual budget process;
 - ii) The rateable property in question must be owned by the pensioner (in a case of co-ownership all owners must be qualifying pensioners as defined) and may be occupied by only the applicant and his/her spouse, if any, and by dependants with no income, or by certain persons in specific circumstances at the discretion of the Manager Revenue Division. However, the rateable property excludes residential properties e.g. old age homes that are only occupied but not owned by the pensioners.
 - iii) **First time applicants:** An application can be lodged at any time after the owner reaches the age 60 years and must thereafter be applied for annually. Applicants who apply for the first time during the financial year will have the pensioner's rebate implemented as from the date that the application is approved until 30 June of that financial year.
 - iv) **Renewal applicants:** A pensioner's rebate renewal application for each subsequent financial year must be received by no later than the 30th of June



of the preceding financial year. The information furnished must be substantiated by an affidavit by the applicant. If approved, the pensioner's rebate will be implemented as from 1 July until 30 June of that financial year.

- v) **Pensioners older than 70 years:** A pensioner's rebate of 100% will be given to pensioners older than 70 years, provided that the property value is equal to or below R1 000 000 (one million rand) and the pensioner complies with paragraph (ii) above.
- vi) First time applicants, renewal applications and applications for pensioners older than 70 years, must apply annually per subparagraphs (ii) and (iii) above on a form, which will be made available for this purpose by the Finance Department – Revenue Division.
- vii) Applications by postal mail must be sent to Finance Department – Revenue Division. The Municipality does not accept any responsibility/liability for postal items (including registered post) that do not reach us by 30 June.
- viii) The applicant must submit proof of his/her age and identity and, in the case of a physically or mentally disabled person, proof of receipt of a social pension and/or, if no such pension is received, proof of certification by a Health Practitioner.
- ix) The applicant's current account must be paid in full, or if not, an arrangement to pay the debt must be in place.
- x) The property must be categorised as residential;
- xi) If the applicant complies in all respects with these conditions, the amount remitted will be credited on the account and will be included in the monthly levy.
- xii) This rebate is subject to the availability of funds in the applicable financial year. The above category of properties will be treated in terms of clause 12 of this Policy;
- (c) Disaster-hit property owners:
Owners of property situated within an area affected by-
 - i. a disaster within the meaning of the Disaster Management Act, 2002 (Act No. 57 of 2002); or
 - ii. Serious adverse social or economic conditions.The above category of customers will be treated in terms of clause 10 of this Policy;



(d) Residential property owners:

Owners of residential properties with a market value below the amount as determined annually by the municipality in its budget.

This category of customers will be treated in terms of clause 9.1 of this policy;

(e) Farm owners:

Owners of farm properties as referred to in clause 12.1; and

(f) Child headed families:

Child headed families as defined in the Mogale City Local Municipality Indigent Management Policy.

10. EXEMPTIONS AND IMPERMISSIBLE RATES

10.1 The following categories of property are exempted from rates:-

(a) Municipal properties:

Municipal properties exclusively used and/or occupied by Mogale City are exempted from paying rates as it will increase the rates burden or service charges to property owners or consumers. However, the municipality may levy rates and taxes on its own properties if the properties fall within the following categories:-

- (i) Municipal properties that are leased out, more so on long leases (registered against the Title Deed of the property, the lessee will be responsible for the payment of the determined property rates.
- (ii) Municipal properties that have been sold by a municipality and of which possession was given to the buyer pending registration of ownership in the name of the buyer.

(b) Residential properties

(Including residential properties in Privately Owned towns)

The first R50 000.00 is exempted on the market value of a property assigned in the valuation roll or supplementary valuation roll of a municipality to a category determined by the municipality for residential properties; or for properties used for multiple purposes, provided one or more components of the property are used for residential purposes. The impermissible rates on the R15 000 contemplated in terms of section 17(1) (h) of the Property Rates Act is included in the amount referred to above as annually determined by the municipality. This is an important part of the council's indigent policy and is aimed primarily at alleviating poverty.



(c) Development/Improvement of Vacant Land

- (i) In relation to vacant land developed with a dwelling house, the same rebates will apply as in 10.1 (b) above **backdated to date of transfer** provided that the owner submits proof of finalising the residential property (Occupation Certificate) within a year of purchase and transfer of the property.
- (ii) In relation to vacant land sub-divided for the development of freehold ownership residential properties, each property will be rated at the imposed category after development, **backdated to date of transfer of property**, provided that the property was developed within a 24-month period from date of approval of the township establishment. The onus remains with the owner to submit proof (Occupation Certificate) that the property development complies to the 24-month time frame. The date of implementation cannot precede the implementation date of the General Valuation Roll.

10.2 Exemptions in 10.1 (a) and (b) will automatically apply and no application is thus required. In the event of any change in use, ownership and/or status of any nature that may affect exclusion of rates hereof during a financial year, the beneficiary in receipt of such exclusion from rates must notify the municipality and immediately becomes liable for any rates payable on the property, effective from the date such change may have occurred.

10.3 Exemptions in 10.1 (c) will not automatically apply. The onus remains with the owner to submit proof that he has finalised the residential building within 1 year of purchase and transfer of same.

10.4 The following categories of owners are exempted from rates:-

(a) Child headed families:

- i. Child headed families are exempted from paying rates, according to monthly household income. To qualify for exemption the head of the family must:-
- ii. Occupy the property as his/her normal residence;
- iii. Not be older than 18 years of age;
- iv. Still be a scholar or jobless; and
- v. Be in receipt of a total monthly household income from all sources not exceeding an amount equal to twice the amount of two state pensions;
- vi. These applications must be made in terms of the in terms of the adopted indigent policy of the municipality.

(b) Indigent consumers:

Owners who qualify, and who are registered as indigents in terms of the adopted indigent policy of the municipality.

Applications must be accompanied by



- i a certified copy of the identity document or any other proof of the applicant's age which is acceptable to the municipality;
- ii. sufficient proof of total household income; which must not exceed an amount equal to twice the amount of two state pensions;
- iii. an affidavit from the applicant;
- v. a Letter of Authority issued by a Court of Law if not the registered owner of the property.

These applications must be made in terms of the in terms of the adopted indigent policy of the municipality.

The municipality retains the right to refuse the exemption if the details supplied in the application form were incomplete, incorrect or false.

10.5 Impermissible Rates:

In terms of section 17(1) of the Property Rates Act 17 the municipality may, inter alia, not levy a rate:-

- (a) On those parts of a special nature reserve, national park or nature reserve within the meaning of the National Environmental Management: Protected Areas Act, 2003 (Act No.57 of 2003) or of a national botanical garden within the meaning of the National Environmental Management: Biodiversity Act, 2004, which are not developed or used for commercial, business, or residential agricultural purposes.
- (b) On mineral rights within the meaning of paragraph (b) of the definition of "property" in section 1 of the Act.
- (c) On a property belonging to a land reform beneficiary or his or her heirs, provided that this exclusion lapses ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds.
- (d) On a property registered in the name of and used primarily as a place of public worship by a religious community, including an official residence registered in the name of that community which is occupied by an office-bearer of that community who officiates at services at that place of worship.

11. REDUCTIONS

11.1 Reductions as contemplated in section 15 of the Act will be considered on an *ad-hoc* basis in the event of the following:-

11.1.1 Partial or total destruction of a property.

11.1.2 Disasters as defined in the Disaster Management Act, 2002 (Act 57 of 2002).

11.2 The following conditions shall be applicable in respect of 11.1:-



- 11.2.1 The owner referred to in 11.1.1 shall apply in writing for a reduction and the onus will rest on such applicant to prove to the satisfaction of the municipality that his property has been totally or partially destroyed. He/ she will also have to indicate to what extent the property can still be used and the impact on the value of the property.
- 11.2.2 Property owners will only qualify for a rebate if affected by a disaster as referred to in the Disaster Management Act, 2002 (Act No. 57 of 2002).
- 11.2.3 Upon verification by the Municipal Valuer, the destroyed property will be treated as a vacant stand.
- 11.2.4 If rates were paid in advance prior to granting of a reduction the municipality will give credit to such an owner as from the date of reduction until the date of lapse of the reduction or the end of the period for which payment was made whichever occurs first.

12. REBATES

12.1 Categories of properties

(a) Residential properties:

In addition to the impermissible rates of R15 000.00 as referred to in paragraph 10.1 (b) above, a further R35 000.00 exemption in the market value of a property will be granted, and a further rebate of 45% on the tariff computed will be granted to all residential properties including state owned residential properties. Nevertheless, the R 50 000.00 rebate on market value and the 45% rebate is not applicable to residential properties that are vacant.

(b) Agricultural properties:

The rate applicable to agricultural properties used solely for agricultural/farming purposes only will be calculated on a ratio of 1: 0.25 to residential properties, in line with Regulation Gazette No. 32061 of March 2009. The rate takes into account the socio - economic contributions that farmers make with respect to job creation, accommodation, provision of services etc.

The 45% rebate applicable to residential properties will also be applicable to farm properties used for residential purposes. No rebate will be applicable to farm properties used for business and commercial purposes.

- (d) **Public Service Infrastructure** as per definition, relates to essential services and shall therefore be **exempted from property rates (Sec 93A of MPRA Amendments)**.
- (e) Rates for property used for **Mining purposes** shall be determined by means of a ratio 1:2, 5 in relation to residential property.



(f) Public Benefit Organisation Property (PBOs):

The rate applicable to public benefit organisation properties as listed in item 1(welfare and humanitarian), item 2(health care) and item 4(education and development) of part 1 of the ninth schedule to the Income Tax Act, No. 58 of 1962 only will be calculated on a ratio of 1: 0.25 in relation to residential properties. The property must be owned by public benefit organisation and used for the following activities:-

- Item 1: Welfare and Humanitarian
- Item 2: Health Care and
- Item 4: Education and Development.

i. Welfare and Humanitarian organisations

Properties used exclusively for the care or counselling of, or the provision of education programmes relating to, abandoned, abused, neglected, orphaned or homeless children as well as the provision of disaster relief, poverty relief, rehabilitative care or counselling or education of prisoners, community development for poor and needy persons etc. as listed in item 1 of part 1 of the Income Tax Act, No. 58 of 1962.

ii. Health care organisations

Properties owned and used by organisation whose sole purpose is the provision of health care services to poor and needy persons, the care or counselling of terminally ill persons with a severe physical or mental disability, and the counselling of their families in this regard, the prevention of HIV infection, the provision of preventative and education programmes relating to HIV/AIDS etc.as listed in item 2 of part 1 of the Income Tax Act, No. 58 of 1962.

iii. Education and Development organisations

Properties owned and used by organisations that provide education, higher education, Adult Basic education and training, further education and training i.e. schools, higher education institutions, public or private colleges etc. as defined by the South African Schools Act, 1996, Act 84 of 1996; the Higher Education Act, 1997, (Act 101 of 1997); the Adult Basic Education and Training Act, 2000, Act 52 of 2000; the Further Education and Training Colleges Act, 2006, Act 16 Of 2006 as listed in item 4 of part 1 of the Income Tax Act, No. 58 of 1962.

(g) Properties used for Public Service purposes

Public Service purpose properties include hospitals and clinics, schools, pre-schools, early childhood development centres and FETs; national and provincial libraries, police stations, prisons and courts of law. These properties are involved in rendering service directly to the public and should be



considered for rebates in terms of section 15 (2a) (g) of MPRA amendment Act no 29 of 2014.

12.2 Retired and Disabled Persons Rate Rebate:

Retired and Disabled Persons qualify for special rebate of 45% according to monthly household income. The criteria for qualification will be as per clause 9 of this policy.

12.3 The extent of the rebate in terms of 12.1 shall annually be determined by the municipality and it shall be included in the annual budget.

12.4 No exemptions, reductions or rebates will be granted on the following categories of property: (including properties of similar categories situated in Privately Owned Towns):

- (a) Agricultural
- (b) Business and commercial properties
- (c) Industrial Property
- (d) Mining properties
- (e) Non-permitted use

12.5 SPECIAL REBATE – COVID-19 RELIEF

In line with the State of National Disaster arising from Covid-19 global pandemic as declared by the President of the Republic of South Africa on the 15th of March 2020 in terms of the Disaster Management Act, 2002 (Act No. 57 of 2002); a special rebate of 5% will be granted to all rate payers (with the exception of those rate payers that are granted a 100% exemption on property rates in terms of this policy) on the rateable amount for the 2021/2022 financial year. The rebate is intended to provide relief on the property rates tax burden that rate payers are obliged to pay while the nation battles with the medical and economic impact of the Covid-19 pandemic.



SECTION E: LIABILITY FOR RATES

13. PAYMENT OF RATES

- 13.1 The rates levied on the properties shall be levied and payable on a monthly basis;
- 13.2 The municipality shall determine the due dates for payments and this date shall appear on the accounts forwarded to the owner/ tenant/ occupants/ agent;
- 13.3 Interest on arrears rates shall be calculated in accordance with the provisions of the Credit Control and Debt Collection policy of the municipality.
- 13.4 If a property owner who is responsible for the payment of property rates in terms of this policy, fails to pay such rates in the prescribed manner, it will be recovered from him/her in accordance with the provisions of the Credit Control and Debt Collection policy of the Municipality.
- 13.5 Where the rates levied on a particular property have been incorrectly determined, whether because of an error or omission on the part of the municipality or false information provided by the property owner concerned or a contravention of the permitted use to which the property concerned may be put, the rates payable shall be appropriately adjusted for the period extending from the date on which the error or omission is detected back to the date on which rates were first levied in terms of the current valuation roll.
- 13.6 In addition, where the error occurred because of false information provided by the property owner or as a result of a contravention of the permitted use of the property concerned, interest on the unpaid portion of the adjusted rates payable shall be levied in terms of the municipality's Credit Control and Debt Collection Policy.
- 13.7 When levying rates, a municipality must levy the rate for a financial year, and this rate lapses at the end of the financial year for which it was levied:
- (a) The levying of rates must form part of a municipality's annual budget process, and at this time of its budget, review the amount in the Rand of its current rates in line with its annual budget for the next financial year.
 - (b) A rate levied for a financial year may be increased during a financial year only when required in terms of a financial recovery plan (Section 28(6) of the MFMA).
 - (c) A rate becomes payable as from the start of a financial year.
- 13.8 The municipality shall as part of each annual operating budget determine a rate in the rand for every category.



Rates are levied in accordance with the MPRA as an amount in the rand based on the market value of all rateable property as reflected in the valuation roll and any supplementary valuation roll.

14. ACCOUNTS TO BE FURNISHED

- 14.1 The municipality will furnish each person liable for the payment of rates with a written account, which will specify:-
- (i) the amount due for rates payable;
 - (ii) the date on or before which the amount is payable;
 - (iii) how the amount was calculated;
 - (iv) the market value of the property; and
 - (v) rebates, exemptions, reductions or phasing-in, if applicable.
- 14.2 A person liable for a rate must furnish the municipality with an address where correspondence can be directed to. (E.g. postal, email etc.)
- 14.3 A person liable for payment of rates remains liable for such payment, whether or not such person has received a written account from the municipality. If the person concerned has not received a written account, he/she must make the necessary enquiries with the municipality.
- 14.4 In the case of joint ownership the municipality shall consistently, in order to minimise costs and unnecessary administration, recover rates from one of the joint owners only provided that it takes place with the consent of the owners concerned.

15. PHASING IN OF RATES

- 15.1 The rates to be levied on newly rateable property shall be phased in as explicitly provided for in section 21 of the Act.
- 15.2 The phasing-in discount on the properties referred to in section 21 shall be as follows:-
- | | | |
|-------------|---|-------------------------------|
| First year | : | 75% of the relevant rate; |
| Second year | : | 50% of the relevant rate; and |
| Third year | : | 25% of the relevant rate |

16. SPECIAL RATING AREAS

- 16.1 The municipality will, whenever deemed necessary, by means of a formal Council resolution determine special rating areas in consultation with the relevant communities as provided for in section 22 of the Act.



- 16.2 The following matters shall be attended to in consultation with the committee referred to in clause 16.3 whenever a special rating is being considered:-
- 16.2.1 Proposed boundaries of the special rating area;
 - 16.2.2 Statistical data of the area concerned giving a comprehensive picture of the number of erven with its zoning, services being rendered and detail of services such as capacity, number of vacant erven and services that are not rendered;
 - 16.2.3 Proposed improvements clearly indicating the estimated costs of each individual improvement;
 - 16.2.4 Proposed financing of the improvements or projects;
 - 16.2.5 Priority of projects if more than one;
 - 16.2.6 Social economic factors of the relevant community;
 - 16.2.7 Different categories of property;
 - 16.2.8 The amount of the proposed special rating;
 - 16.2.9 Details regarding the implementation of the special rating;
 - 16.2.10 The additional income that will be generated by means of this special rating.
- 16.3 A committee consisting of at least 6 members of the community of which 3 shall be women will be established to advise and consult the municipality in regard to the proposed special rating referred to above. This committee will be elected by the inhabitants of the area concerned who are 18 years of age or older. No person under the age of 18 may be elected to serve on the committee. The election of the committee will happen under the guidance of the Municipal Manager. The committee will serve in an advisory capacity only and will have no decisive powers.
- 16.4 The required consent of the relevant community shall be obtained in writing or by means of a formal voting process under the chairmanship of the Municipal Manager. A majority shall be regarded as 50% plus one of the households affected. Each relevant household, i.e. every receiver of a monthly municipal account, will have 1 vote only.
- 16.5 In determining the special additional rates the municipality shall differentiate between different categories of property as referred to in clause 7.
- 16.6 The additional rates levied shall be utilised for the purpose of improving or upgrading of the specific area only and not for any other purposes whatsoever.



- 16.7 The municipality shall establish separate accounting and other record-keeping systems, compliant with GAMAP/GRAP, for the identified area and the households concerned shall be kept informed of progress with projects and financial implications on an annual basis.

17. FREQUENCY OF VALUATION

- 17.1 The municipality shall prepare a new valuation roll after every 5 (five) years, with an option to extend the validity of the valuation roll to 7 (seven) years with the approval of the MEC for Cooperative Governance and Traditional Affairs in the province.
- 17.2 In accordance with the Act, the municipality, under exceptional circumstances, may decide to extend the validity of the valuation roll to 7 (seven) years by applying for approval by the MEC for Cooperative Governance and Traditional Affairs in the province.
- 17.3 Supplementary valuations may be done on a continuous basis and the municipality must at least once a year compile and publish a supplementary Valuation Roll of all properties on which a supplementary valuation was done.

18. COMMUNITY PARTICIPATION

- 18.1 Before the municipality adopts the rates policy, the municipal manager will follow the process of community participation envisaged in chapter 4 of the Municipal Systems Act and comply with the following requirements:
- 18.1.1 Conspicuously display the draft rates policy for a period of at least 30 days at the municipality's head and satellite offices and libraries (and on the website).
- 18.1.2 Advertise in the media a notice stating that the draft rates policy has been prepared for submission to council and that such policy is available at the various municipal offices and on the website for public inspection (property owners and interest persons may obtain a copy of the draft policy from the municipal offices during office hours at a prescribed fee per copy). Property owners and interest persons are invited to submit written comments or representations to the municipality within the specified period in the notice.
- 18.1.3 Council will consider all comments and/or representations received when considering the finalisation of the rates policy.
- 18.1.4 Public participation will take on the form of community meetings and consultations with various stakeholders in the vernacular to ensure optimal participation.



19. REGISTER OF PROPERTIES

- 19.1 The municipality will compile and maintain a register in respect of all properties situated within the jurisdiction of the municipality. The register will be divided into Part A and Part B.
- 19.2 Part A of the register will consist of the current valuation roll of the municipality and will include all supplementary valuations done from time to time.
- 19.3 Part B of the register will specify which properties on the valuation roll or any supplementary valuation roll are subject to the following sections in the Property Rates Act 6 of 2004 as amended:-
- i. Exemption from rates in terms of section 15,
 - ii. Rebate or reduction in terms of section 15,
 - iii. Phasing-in of rates in terms of section 21, and
 - iv. Exclusions as referred to in section 17.
- 19.4 The register will be open for inspection by the public at the municipal main offices during office hours or on the website of the municipality.
- 19.5 The municipality will update Part A of the register during the supplementary valuation process.
- 19.6 Part B of the register will be updated on an annual basis as part of the municipality's budget process and during the determination of the municipal tariffs.

20. BY-LAWS TO GIVE EFFECT TO THE RATES POLICY

The municipality will adopt By-laws to give effect to the implementation of the Rates Policy and such By-laws may differentiate between different categories of properties and different categories of owners of properties liable for the payment of rates.

21. ANNUAL REVIEW OF RATES POLICY

The rates policy must be reviewed on an annual basis to ensure that it complies with the Municipality's strategic objectives is contained in the Integrated Development Plan and with legislation.

22. ENFORCEMENT/IMPLEMENTATION

This policy will be implemented by Mogale City Local Municipality with effect from **1st July 2021**.



23. 2021 / 2022 TARIFF RATIOS

NO	CATEGORY	RATIO
1	Residential Properties	1:1
2	Industrial Properties	1:2
3	Business & Commercial Properties	1:2
4	Agricultural Properties	1:0.25
5	Mining Properties	1:2.5
6	Vacant Properties	1:4
7	Public Benefit Organisation	1:0.25
8	Properties owned by an organ of state and used for public service purpose	1:2
9	Educational (Private School)	1:2
10	Private Open Space	1:1.02
11	Public Open Space	1:1.02
12	Place of Public Worship	1:0
13	Public Service Infrastructure	1:0.25
14	Municipal Property	1:0



SECTION F: DISCLAIMER AND DELEGATION OF POWER

24. DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with the rates policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the Council has failed to apply the provisions of the rates policy, he/she may raise the matter with the Municipal Manager of Mogale City.

25. DELEGATION OF POWER

Save as otherwise provided in this Property Rates Policy, the Chief Financial Officer of Mogale City shall be empowered to apply and administer all powers pursuant thereto.

ADDENDUM

Mogale City Local Municipality will not levy rates on the first R50 000 of the Market Value of the property categorised as Residential in the General Valuation Roll and Supplementary Valuation Roll.

Valuation Roll will be continuously updated/amended through the Supplementary Valuation Roll.

Owners of the Organisations referred to as Public Benefit Organisation (PBO) need to annually furnish municipality with their PBO Tax exemption Certificate.

Properties Categorised as Place of Public Worship are Exempted.

Outcomes of Objection and furnishing of reasons fee. **R350.00** per property.





Mogale City

Tel: 011 951 2000
Fax: 011 660 4043

P O Box 94
Krugersdorp
1740

28 MAY 2021

EXTRACT FROM THE MINUTES OF THE 32nd SPECIAL MEETING OF THE COUNCIL OF MOGALE CITY LOCAL MUNICIPALITY FOR THE TERM 2016-2021, HELD ON 28 MAY 2021 AT 19H:00 USING A PLATFORM OF VIDEO CONFERENCING IN LINE WITH REGULATION 6.7.3 OF THE DISASTER MANAGEMENT ACT, AS GAZETTED/AMENDED ON THE 6/7 MAY 2020

ITEM K(ii) 01(05/2021)

PROPOSED 2021/2022 CONSIDERATION OF APPROVAL OF ANNUAL BUDGET & MTREF

RESOLVED:

1. That cognizance be taken of the following:

- 1.1 Of the report on annual budget and it's supporting documents (proposed tariffs schedule, budget funding plan and amended budget related policies) for the 2021/2022 to 2023/2024 Medium Term Revenue & Expenditure Framework (MTREF) as required by Sec 24 of the Municipal Finance Management Act (MFMA) No.56 of 2003.
- 1.2 Of the fact that the annual budget proposed operating deficit of R337 million is mainly due to non-cash items (depreciation and debt impairment amounting to R491 million), excluding these non-cash items the projected surplus is R154 million.
- 1.3 Of the fact that 66% of the operating budget expenditure is under two categories, namely remuneration at 28% and bulk purchases at 38%.
- 1.4 Of the revenue budget limited to 90% of the collection rate against the billed revenue resulting in continuous cash flow constraints and creditors' payment not been met within MFMA prescribed time.
- 1.5 Of the report on the model of providing security services within Mogale City Local Municipality and that the outsourcing of the security services function by Mogale City Local Municipality is efficiently, effectively and economically provided through the outsourcing model.
- 1.6 Of the fact that MCLM is currently providing a licensing function on behalf of GDRT at a financial lost (-R6 472 073 per annum) this is attributed to the

current fee structure (Agency Fee), resulting in the function not being fully funded (Unfunded Mandate).

- 1.7 Of the analysis done on trading services (electricity and water) running at loss and the need to restructure the tariffs to be cost-reflective.
- 1.8 Of the fact that Council of Mogale City's proposed annual budget for 2021/22 is unfunded due to impact of COVID-19 and unfavourable economic situation whereby revenue has declined drastically, budget funding plan is presented as a supplementary to proposed budget attached in Schedule 3.
2. That Municipal Council approve the annual budget Mogale City Local Municipality for the financial years 2021/2022 and the indicative estimates for the two projected outer years for 2022/2023 and 2023/2024, as set out in the schedules listed below as required by section 24 of the Municipal Finance Management Act 56 of 2003.
3. That the approved annual budget of the municipality for the financial year 2021/2022 and the multi-year and single year capital appropriations as set out in accordance with Municipal Budget and Reporting (MBRR) section 9 in the following tables be approved as follows:
 - 3.1 Budgeted Financial Performance (revenue and expenditure by standard classification) as contained in (MBRR Table A1).
 - 3.2 Budgeted Financial Performance (revenue and expenditure by standard classification) as contained in (MBRR Table A2).
 - 3.3 Budgeted Financial Performance (revenue and expenditure by municipal vote) as contained in (MBRR Table A3).
 - 3.4 Budgeted Financial Performance (revenue by source and expenditure by type) as contained in (MBRR Table A4).
 - 3.5 Multi-year and single-year capital appropriations by municipal vote and functional classification and associated funding by source as contained in (MBRR Table A5).
 - 3.6 Budgeted Financial Position as contained in (MBRR Table A6)
 - 3.7 Budgeted Cash Flows as contained in (MBRR Table A7).
 - 3.8 Cash backed reserves and accumulated surplus reconciliation as contained in (MBRR Table A8).
 - 3.9 Asset management as contained in (MBRR Table A9).
 - 3.10 Basic service delivery measurement as contained in (MBRR Table A10).
4. That the provision be made for a 3.9% increase in the salaries of employees, which is informed by the average CPI including section 54A & 56 officials.
5. That a provision be made for a 1% estimated increase in salaries of councillors, which still have to be announced in terms of Public Office Bearers Act.
6. That the reviewed Integrated Development Plan (IDP) which include municipal council strategies, prioritized the community needs as well as recommending to council, programmes and services to address these priority needs be approved.
7. That the Council of Mogale City Local Municipality, acting in terms of Section 75A of the Local Government: Municipal Systems Act (Act 32 of 2000) adopts and approves the following tariffs:

8.

- 8.1 the tariffs for electricity – as set out in Schedule 4(a).
 - 8.2 the tariffs for the supply of water – as set out in Schedule 4(a).
 - 8.3 the tariffs for sanitation services – as set out in Schedule 4(a).
 - 8.4 the tariffs for property rates – as set out in Schedule 4(a).
 - 8.5 the tariffs for solid waste removal – as set out in Schedule 4(a).
 - 8.6 the tariffs for other services, as set out in Schedule 4 (a).
 - 8.7 the tariffs for bulk contributions and wayleaves, as set out in Schedule 4 (b).
9. That the Council of Mogale City of Mogale City Local Municipality, in terms of Section 5 of the Local Government: Municipal Property Rates Act (Act 6 of 2004) approves the reviewed property rates policy.
10. That the Council of Mogale City Local Municipality, in terms of Section 6 of the Local Government: Municipal Property Rates Act (Act 6 of 2004) approves the rates By-laws to give effect to the rates policy.
11. That Council adopts and approves the Budget Funding Plan for 2021/2022 & MTREF as set out in Schedule 3.

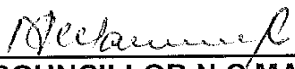
That the following revised, new budget related policies and reviewed IDP be adopted and approved:

- 11.1 Annexure 1: Reviewed Property Rates Policy
- 11.2 Annexure 2: Reviewed Property Rates By-Law
- 11.3 Annexure 3: Reviewed Cash Management & Investment Policy
- 11.4 Annexure 4: Reviewed 1% Corporate Social Responsibility
- 11.5 Annexure 5: Reviewed Cost Containment Policy
- 11.6 Annexure: 6 Reviewed Unclaimed Monies Policy
- 11.7 Annexure 7: Reviewed Virement Policy
- 11.8 Annexure 8: Reviewed Budget Management Policy
- 11.9 Annexure 9: Reviewed Adjustment Budget Policy
- 11.10 Annexure 10: Reviewed Credit Control & Debt Collection Policy
- 11.11 Annexure 11: Reviewed Supply Chain Management Policy
- 11.12 Annexure 12: Reviewed Indigent Management Policy
- 11.13 Annexure 13: Reviewed Indigent Burial Policy
- 11.14 Annexure 14: Reviewed Grant in Aid Policy
- 11.15 Annexure 15: Reviewed Bulk Contributions Policy

12 That the following budget related policies be noted as were approved during the past financial years and remain in force for the 2021/2022 financial year:

- 12.1 Write Off Policy
- 12.2 Sports & Recreation Facilities Tariff Policy
- 12.3 General Tariff Policy
- 12.4 Public Safety Tariff Policy
- 12.5 Water Services By-laws
- 12.6 Mogale City Tree Management & Conservation Policy
- 12.7 Mogale City Parks By-Laws
- 12.8 Fleet Management Policy
- 12.9 Borrowing Policy
- 12.10 Long Term Financial Plan Policy
- 12.11 Sanitation Tariff Policy
- 12.12 Methodology – Impairment Assessment of Useful lives for Assets Policy
- 12.13 Asset Management Policy
- 12.14 Waste Management Tariff Policy
- 12.15 Fruitless, Wasteful, Irregular & Unauthorised Expenditure Policy

CERTIFIED A TRUE EXTRACT


COUNCILLOR N C MANGOLE
SPEAKER OF COUNCIL

DATE: 1/06/2021

LOCAL AUTHORITY NOTICE 743 OF 2021**AMENDMENT SCHEME 13-16319**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 19 Melrose Estate:

- (1) The removal of Conditions B(a), B(b), B(e) and including B(f) in Deed of Transfer T034132/1990;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 13-16319, which will come into operation on date of publication hereof

The Land Use 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. 54/2021

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

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