

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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

**Vol: 28**

**PRETORIA**  
22 FEBRUARY 2023  
22 FEBRUARIE 2023

**No: 59**

**PART 1 OF 3**

**We all have the power to prevent AIDS**



**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

**Prevention is the cure**

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

ISSN 1682-4520



9 771682 452005



0 0 0 5 9

**IMPORTANT NOTICE:**

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

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

**Contents**

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
<b>GENERAL NOTICES • ALGEMENE KENNISGEWINGS</b>			
193	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 99, Senderwood Extension 1 .....	59	7
194	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Remaining Extent of Erf 747, Bedfordview Extension 155 .....	59	8
196	City of Tshwane Land Use Management By-Law, 2016: Erf 1606, Lyttelton Manor Extension 3 Township.....	59	9
196	Stad Tshwane Grondgebruikbestuur Bywet, 2016: Erf 1606, Lyttelton Manor Extension 3 Township.....	59	10
197	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 99, Senderwood Extension 1 .....	59	11
199	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law of 2019: Remaining Extent of Erf 747, Bedfordview Extension 155 .....	59	12
202	City of Tshwane Land Use Management By-Law, 2016: Erf 18, Waterkloof Heights Extension 1 .....	59	13
202	Stad Tshwane Grondgebruikbestuur Bywet, 2016: Erf 18, Waterkloof Hoogtes Uitbreiding 1 .....	59	14
203	City of Tshwane Land Use Management By-Law, 2016: Portion 1 of the Erf 692, Waterkloof .....	59	15
203	Stad Tshwane Grondgebruikbestuurverordening, 2016: Gedeelte 1 van die Erf 692, Waterkloof .....	59	17
204	City of Tshwane Land Use Management By-Law, 2016: Erf 257, Waterkloof .....	59	19
204	Stad Tshwane Grondgebruikbestuurverordening, 2016: Erf 257, Waterkloof .....	59	21
205	City of Tshwane Land Use Management By-Law, 2016: Erf 1767, Waterkloof Ridge .....	59	23
205	Stad van Tshwane Grondgebruikbestuur Verordening, 2016: Erf 1767, Waterkloof Ridge .....	59	25
211	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 379, Rondebult .....	59	27
212	City of Tshwane Land Use Management By-Law, 2016: Portion 107 of Erf 131, Bronkhorstbaai at number 2917.....	59	28
212	Stad Tshwane se Grondgebruikbestuurbewet, 2016: Gedeelte 107 van Erf 131, Bronkhorstbaai geleë te 2917	59	28
213	City of Tshwane Land Use Management By-Law, 2016: Portion 458 (a portion of Portion 198) of the Farm Garsfontein 374 JR, to be known as Pretoriuspark Extension 42 .....	59	29
213	Stad van Tshwane Grondgebruikbestuursbywette, 2016: Gedeelte 458 ('n gedeelte van Gedeelte 198) van die plaas Garsfontein 374 JR, wat bekend sal staan as Pretoriuspark Uitbreiding 42 .....	59	29
214	City of Tshwane Land Use Management By-Laws, 2016: Erf 2016, Garsfontein Extension 8.....	59	30
214	Stad Tshwane se Grondgebruikbestuursbywette, 2016: Erf 2016, Garsfontein Uitbreiding 8.....	59	30
216	City of Tshwane Land Use Management By-Law, 2016: Portion 1 of Erf 34, Val De Grace .....	59	31
216	Stad Tshwane se Grondgebruikbestuurverordening By-Wet, 2016: Gedeelte 1 van Erf 34, Val de Grace.....	59	32
222	Mogale City Spatial Planning and Land Use Management By-Law, 2018: Portion 11 of Erf 171 Krugersdorp Township .....	59	33
224	Mogale City Spatial Planning and Land Use Management By-law, 2017: Portion 382 of the Farm Nooitgedacht No. 534-J.Q. ....	59	34
226	City of Tshwane Land Use Management By-law, 2016: Remainder of Portion 79 (a portion of Portion 32) of the farm The Willows 340-JR .....	59	35
226	City of Tshwane Land Use Management By-law, 2016: Restant van Gedeelte 79 (gedeelte van Gedeelte 32) van die plaas The Willows 340-JR .....	59	36
229	City of Tshwane Land Use Management By-law, 2016: Portion 529 (a Portion of Portion 9) of the farm Hartebeestfontein 324-JR.....	59	37
229	Stad van Tshwane Grondgebruiks Beheer Verordening, 2016: Gedeelte 529 ('n gedeelte van Gedeelte 9) van die plaas Hartebeestfontein 324-JR .....	59	38
230	City of Johannesburg Municipal Planning By-Law, 2016: Erf 107, Blackheath .....	59	39
231	City of Tshwane Land Use Management By-law, 2016: Erf 1681 Lyttelton Manor Extension 3.....	59	40
231	Stad van Tshwane Grondgebruik Bywet, 2016: Erf 1681 Lyttelton Manor Uitbreiding 3.....	59	41
232	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Remainder of Erf 604, Rhodesfield .....	59	42
233	City of Johannesburg, Municipal Planning By-Law, 2016: Erven 1234, 1236, 1238 and 1240 Ferndale .....	59	43
234	City of Johannesburg, Municipal Planning By-Law, 2016: Erf 4228 Bryanston Extension 18.....	59	44
235	City of Tshwane Land Use Management By-law 2016: Portion 1 of The Farm Prinshof No 349 JR and		

	Remaining Extent of Portion 2 Of The Farm Prinshof No 349 JR .....	59	45
235	Stad Tshwane Grondgebruik bestuur 2016: Gedeelte 1 van Die Plaas Prinshof No 349 JR en Resterende Gedeelte van Gedeelte 2 Van Die Plaas Prinshof No 349 JR .....	59	46
236	City of Johannesburg Municipal Planning By-Law, 2016: Erf 902 Florida Park Ext. 3 .....	59	47
237	City of Johannesburg Municipal Planning By-law 2016: Rezoning is on Erven 7695 and 7696 Kensington.....	59	48
238	City of Johannesburg Municipal Planning By-Law, 2016: Portion 5 of Erf 85, Buccleuch .....	59	49
239	City of Tshwane Land Use Management By-law, 2016: Portion 284 of the farm The Willows 340-JR and Holdings 222 and 226 of Willowglen Agricultural Holdings X 1 .....	59	50
239	Stad Tshwane Grondgebruikbestuur Verordening, 2016: Gedeelte 284 van die plaas The Willows 340-JR en Hoewes 222 en 226 Willowglen Landbouhoewes X 1 .....	59	51
240	Tshwane Town Planning Scheme, 2008 (revised 2014): Portion 21 (a portion of Portion 2) of the farm Tyger Valley 334 JR .....	59	52
240	Tshwane Dorpsbeplanningskema, 2008 (hersien 2014): Gedeelte 21 (gedeelte van gedeelte 2) van die plaas Tyger Valley 334 JR .....	59	53
241	City of Johannesburg's Municipal Planning By-Law, 2016: Erven No's 369, Kya Sand Extension 37 .....	59	54
242	City of Tshwane Land Use Management By-Law, 2016: Portion 2 of Erf 1457 Pretoria North .....	59	55
242	Tshwane Verordening op Grondgebruik Bestuur, 2016: Gedeelte 2 van Erf 1457 Pretoria Noord.....	59	56
243	Midvaal Local Municipality Land Use Management by-Law, 2017: Erf 824, Henley On Klip township .....	59	57
244	City of Tshwane Land Use Management By-laws, 2016: Rezoning of Erf 375, Waterkloof Ridge.....	59	58
244	Stad Tshwane se Grondgebruiksbestuursbywette, 2016: Hersenering van Erf 375, Waterkloof Rif.....	59	59
245	City of Tshwane Land Use Management By-Law, 2016: Portion 1 of Erf 762 Pretoria North .....	59	60
245	Stad van Tshwane Grondgebruikbestuur Bywet, 2016: Gedeelte 1 van Erf 762 Pretoria Noord .....	59	61
246	City of Johannesburg Municipal Planning By-Law, 2016: Portion 1 of Erf 377 Atholl Extension 11.....	59	62
247	City of Johannesburg Municipal Planning By-Law, 2016: Remainder of Erf 316 Parktown .....	59	63
248	Midvaal Local Municipality Land Use Management By-law, 2016: Portion 3 of Erf 44, Riversdale Township, Registration Division IR, Gauteng Province .....	59	64
249	City of Johannesburg Municipal Planning By-Law, 2016: Erf 3414 Kensington Township.....	59	64
250	City of Tshwane Land Use Management By-law, 2016: Erf 225, Brooklyn .....	59	65
250	Stad Tshwane Grondgebruikbestuur Verordening, 2016: Erf 225, Brooklyn.....	59	66

#### PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

153	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 1731 Strubenvale Extension 2 Township .....	59	67
163	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Remainder of Erf 40 Bedfordview Extension 4 .....	59	68
165	Tshwane Town Planning Scheme, 2008 (revised 2014): Erf 162 Wapadrand X1.....	59	69
165	Tshwane Dorpsbeplanningskema, 2008 (hersien 2014): Erf 162 Wapadrand X1.....	59	69
169	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 713 Hurlyvale Extension 1 .....	59	70
171	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 1998 Tshongweni Township .....	59	71
171	Stad Ekurhuleni Metropolitaanse Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2019: Erf 1998 Tshongweni Township .....	59	71
173	City of Tshwane Land Use Management By-law, 2016: Erf 6225 Mahube Valley Extension 24.....	59	72
173	Stad van Tshwane Grondgebruiksbestuur Bywet, 2016: Erf 6225 Mahube Valley Uitbreiding 24 .....	59	73
177	City of Tshwane Land use management by-law, 2016: Erf 546, Wierdapark.....	59	74
177	Stad Tshwane Verordening op Grondgebruikbestuur, 2016: Erf 546, Wierdapark .....	59	75
181	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Remainder of Erf 718 Bedfordview Ext 144 .....	59	76
186	City of Tshwane Land Use Management By-law, 2016: Remainder of Erf 381, Erf 436, Erf 442, Erf 441 and Portion 1 of Erf 440, Muckleneuk .....	59	77
186	Stad van Tshwane Grondgebruikbestuur By-wet, 2016: Restant van Erf 381, Erf 436, Erf 442, Erf 441 en Gedeelte 1 van Erf 440, Muckleneuk .....	59	78
187	City of Tshwane Land Use Management By-law, 2016: Erf 469, Muckleneuk.....	59	79
187	Stad van Tshwane Grondgebruikbestuur By-wet, 2016: Erf 469 Muckleneuk .....	59	80
188	Merafong City Local Municipality Spatial Planning and Land Use Management By-law 2020: Erf 6241 Khutsong Extension 2 .....	59	81
189	Gauteng Gambling Act (4/1995): Application for Gauteng Gaming Machine (Site) Licence: Various owners ..	59	82
190	Gauteng Gambling Act (4/1995) (as amended): Application for a New Tab Agency License: Elsburg Tab .....	59	84
191	Tshwane Town-planning Scheme, 2008 (Revised 2014): Portion 1 of Erf 645, Sunnyside Township .....	59	85
191	Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014): Gedeelte 1 van Erf 645, Dorp Sunnyside.....	59	86
192	Rand West City Local Municipality Spatial Planning and Land Use Management By-Law, 2017: Holding 70 Middelvlei Agricultural Holding .....	59	87
193	City of Johannesburg Municipal Planning By-Law, 2016: Portion 60 of Erf 1 Protea City.....	59	88
194	Midvaal Land Use Management By-law, 2016: Erf 193 Meyerton Township .....	59	88
195	Midvaal Land Use Management By-law, 2016: Erf 193, Meyerton Township .....	59	89
196	Johannesburg Municipal Planning By-laws 2016: Portion 63 (a portion of portion 58) of the Farm Rietvlei 101-IR .....	59	89
197	Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017: Mohlakeng Extension 17 .....	59	90

198	Mogale City Local Municipality Spatial Planning and Land Use Management By-law, 2018: Krugersdorp Amendment Scheme No. 1864 and Annexure No. 1557; and Krugersdorp Amendment Scheme No. 1963 and Annexure No. 1651 .....	59	91
199	Midvaal Local Municipality Land Use Bylaws, 2016: Erf 92, Vaal Marina Holiday Township .....	59	91
200	Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2017: Holding 130, Drumblade Agricultural Holdings .....	59	92
201	Gauteng Gambling Act, 1995: Application for a consent to Acquire Financial Interest in a Licensee: GMB Liquidity Corporation (Pty) Ltd .....	59	93
202	City of Tshwane Land Use Management Bylaw 2016: Portion 11, farm Swartkop 383-JR .....	59	94
202	Stad van Tshwane Grondgebruiksbestuur Bywet 2016: Gedeelte 11, plaas Swartkop 383-JR .....	59	95
203	Midvaal Local Municipality Spatial Planning and Land Use Management By-Law: Portion 2 of Erf 450 Witkop Township .....	59	96
204	City of Tshwane Land Use Management By-Law, 2016: Holding 213, Mnandi Agricultural Holdings Extension 1 .....	59	97
204	Stad Tshwane Grondgebruiksbestuurverordening, 2016: Hoewe 213, Mnandi Landbouhoewes Uitbreiding 1..	59	98
205	Rand West City Local Municipality Spatial Planning and Land Use Management By-Law, 2017: Erf 604 Finsbury, Randfontein .....	59	99
206	City of Johannesburg Municipal Planning By-Law, 2016: Portion 266 (a portion of Portion 66) of the Farm Zandspruit 191 IQ .....	59	99

#### LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

159	City of Tshwane Land Use Management By-Law, 2016: Erf 194, Christoburg .....	59	124
159	City of Tshwane Land Use Management By-Law, 2016: Erf 194, Christoburg .....	59	125
160	City of Tshwane Land Use Management By-Law, 2016: Erf 467, Laudium .....	59	126
160	Stad Tshwane Grondgebruiksbestuurs Verordening, 2016: Erf 467, Laudium .....	59	127
161	City of Tshwane Land Use Management By-Law, 2016: Portion 16 of the Farm Klipdrift 121-JR .....	59	130
161	Stad Tshwane Grondgebruiksbestuur, 2016 (die LUM By Law): Gedeelte 16 van die plaas Klipdrift 121-JR ..	59	130
180	City of Tshwane Land Use Management By-Law, 2016: Remaining Extent of Portion 3 and Portion 4 of Erf 1369 (to be Consolidated), Silverton .....	59	131
181	City of Tshwane Land Use Management By-Law, 2016: Erf 91, Lynnwood Ridge .....	59	131
182	Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986): Erf 225, Silver Lakes .....	59	132
183	City of Johannesburg Municipal Planning By-Law, 2016: Erf 215 Hurst Hill .....	59	132
184	City of Johannesburg Municipal Planning By-Law, 2016: Erf 2883 Blairgowrie .....	59	133
185	City of Johannesburg Municipal Planning By-Law, 2016: Erf 3 Riepenpark .....	59	133
186	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Portion 1 of Erf 970, Portion 1 and the Remaining Extent of Erf 971 and Erf 972 Northcliff Extension 5 .....	59	134
187	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 2312 Mayfair .....	59	134
188	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 497 Rabie Ridge .....	59	135
189	Local Government Ordinance, 1939: Erf 754 Seotloana Township .....	59	135
190	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Portion 1 of Erf 297 Ferndale .....	59	136
191	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 54 Comptonville .....	59	136
192	City of Johannesburg Municipal Planning By-Law, 2016: Erven 1649 and 1651 Highlands North Extension...	59	137
193	City of Johannesburg Municipal Planning By-Law, 2016: Erf 852 Franklin Roosevelt Park .....	59	137
194	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erven 2464 and 2465 Kensington .....	59	138
195	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 2642 Lenasia Extension 2 .....	59	138
196	City of Johannesburg Municipal Planning By-Law, 2016: Pageview Extension 3 .....	59	139
197	City of Johannesburg Municipal Planning By-Law, 2016: Montgomery Park Extension 4 .....	59	142
198	Tshwane Landuse Management By-Laws (16/2013): Erf 2203 Danville Township .....	59	146
198	Stad van Tshwane se Ruimtelike Grondgebruikse Bestuurs Bywette (16/2013): Erf 2203, Danville .....	59	146
199	City of Johannesburg Municipal Planning By-Law, 2016: Remainder of Erf 4618, Bryanston .....	59	147
200	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Rezoning of Erven 2555 to 2557 and 2675 Brackenhurst Extension 2 Township .....	59	147
201	Mogale City Local Municipality: Draft Integrated Waste Management Bylaws .....	59	148
202	City of Tshwane Land Use Management By-Law, 2016: Erf 553, Menlo Park .....	59	246
203	City of Tshwane Land Use Management By-Law, 2016: Erf 567, Lynnwood .....	59	246
204	City of Tshwane Land Use Management By-Law, 2016: Erf 350, Waterkloof Ridge .....	59	247
205	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Erf 379, Soshanguve UU .....	59	247
206	Tshwane Metropolitan Municipality's Land Use Management By-law (2016): Erf 1537 Pretoria North .....	59	248
206	Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016: Erf 1537 Pretoria North .....	59	249
207	City of Johannesburg Municipal Planning By-Law, 2016: Erf 364 Parkview .....	59	250
208	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Rezoning of Portion 605 (a portion of portion 132) of the Farm Elandsfontein 108 IR (formerly Holding 14 Norton Small Farms Agricultural Holdings) .....	59	251
209	Remove Restrictive Conditions: Erf 929, Florida Township .....	59	251
210	Mogale City Spatial Planning and Land Use Management By-Law, 2018: Erf 78 Kenmare Township .....	59	252
211	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1293, Lone Hill Extension 81 .....	59	253
212	City of Johannesburg Municipal Planning By-Law, 2016: Remaining Extent of Portion 1 of the farm Rietfontein No. 61, Registration Division IR, Province of Gauteng .....	59	254
213	City of Tshwane Land Use Management By-Law, 2016: Erf 3049, Highveld Extension 68 .....	59	255

214	City of Tshwane Land Use Management By-Law, 2016: Erf 829, Karenpark Extension 15.....	59	255
215	City of Tshwane Land Use Management By-Law, 2016: Erf 540, Soshanguve GG .....	59	258
216	City of Tshwane Land Use Management By-Law, 2016: Erf 15, Ashlea Gardens .....	59	258
217	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Witfontein Extension 44 Township.	59	259
218	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Rezoning of Erf 366 Rhodesfield Township .....	59	266
219	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 626, Kempton Park Extension 2 .....	59	266
220	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 371, Rhodesfield.....	59	267
221	Mogale City Spatial Planning and Land Use Management By-Law, 2018: Portion 40 of the Farm Elandsdrift 527 JQ .....	59	268
222	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Portion 1 of Erf 2609 Fourways Extension 56.....	59	269
223	Midvaal Spatial Planning and Land Use Management By-Law: Erf 232, Noldick Township .....	59	269

# Closing times for **ORDINARY WEEKLY** 2023

## GAUTENG PROVINCIAL GAZETTE

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

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

**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 193 OF 2023****EKURHULENI AMENDMENT SCHEME E0547C**

I, MARIO DI CICCIO, being the authorised agent of the owner of Erf 99 Senderwood Extension 1, hereby give notice in terms of Section 48, 49 and 50 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 read in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that I have applied to the Ekurhuleni Metropolitan Municipality (Edenvale) for the amendment of the Town Planning Scheme in operation known as the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 16 Wordsworth Avenue, Senderwood Extension 1, from Residential 1 to Residential 3, subject to conditions in order to permit 8 dwelling units on the site and also for the simultaneous removal of restrictive conditions of title.

Particulars of this application will lie for inspection during normal office hours at the offices of City Planning, corner Hendrik Potgieter Road and Van Riebeeck Road, Edenvale for a period of 28 days from 15 February 2023.

Objections to or representation in respect of the application must be lodged in writing in duplicate to City Planning at the above address or at P.O. Box 25, Edenvale, 1610, within a period of 28 days from 15 February 2023.

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

15-22

**GENERAL NOTICE 194 OF 2023****EKURHULENI AMENDMENT SCHEME E0548C**

I, MARIO DI CICCIO, being the authorised agent of the owner of the Remaining Extent of Erf 747 Bedfordview Extension 155, hereby give notice in terms of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 read in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that I have applied to the Ekurhuleni Metropolitan Municipality (Edenvale) for the amendment of the Town Planning Scheme in operation known as the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of the property described above, situated at 23 Bothma Street, Bedfordview Extension 155, from Residential 1 to Residential 3, subject to conditions in order to permit 2 dwelling units on the site.

Particulars of this application will lie for inspection during normal office hours at the offices of City Planning, corner Hendrik Potgieter Road and Van Riebeeck Road, Edenvale for a period of 28 days from 15 February 2023.

Objections to or representation in respect of the application must be lodged in writing in duplicate to City Planning at the above address or at P.O. Box 25, Edenvale, 1610, within a period of 28 days from 15 February 2023.

**Name and address of Agent**

Mario Di Ciccio, P.O. Box 28741, Kensington, 2101

E-mail address: [mariodc.projects@gmail.com](mailto:mariodc.projects@gmail.com)

Mobile: 083 654 0180

15-22

**GENERAL NOTICE 196 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY  
OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Gabriel Phasha of uAfrika Projects (Pty) Ltd, being the applicant of property(ies) erf/erven Erf 1606 Lyttelton Manor Extension 3 Township hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property(ies) as described above. The property(ies) is/are situated at: 70 Selbourne Avenue, Lyttelton Manor Extension 3 Township.

The rezoning is from "Residential 1" to "Special" for Offices and/ Dwelling Unit, Floor Area Ratio of 0.3, Coverage of 60% and Height of 2 Storeys. The intention of the owner of the property is to obtain the necessary land use rights for the development of an office on the subject property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 14013, Centurion, 0140 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 February 2023 to 15 March 2023.

Should any interest or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below.

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

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from 15 February 2023 in the Provincial Gazette, The Beeld newspaper and Citizen newspaper.

Address of Municipal offices: Economic Development and Spatial Planning, Criterion Building, Room F17, Cnr Basden & Rabie Streets, Lyttelton, 0140

Address of applicant: 905 Braam Pretorius Street, Montana Park, 0182. Telephone: 061 426 7995 and E-mail: [gabriel@uafrika.co.za](mailto:gabriel@uafrika.co.za)

Dates on which notice will be published: 15 February 2023 and 22 February 2023.

**Reference:**

Item No:

15-22

**ALGEMENE KENNISGEWING 196 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNIESGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE  
STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET  
SKEDULE 23 DAARVAN**

Ek, Gabriel Phasha van uAfrika Projects (Edms) Bpk, synde die gemagtigde agent van Erf 1606 Lyttelton Manor Extension 3 Township, gee Hiermee ingelolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis da tons by di Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wising van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016. Die eierdom is gelee te nommer 70 Selbourne Avenue, Lyttelton Manor Extension 3 Township.

Die aansoek vir hersonering is vanaf "Residential 1" na "Speciaal" met 'n Vloer Ruimte Verhouding van 0.3, Dekking van 60% en Hoogte van 2 Verdiepings. The intention of the owner of the property is to obtain the necessary land use rights for the development of an office on the subject property.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die person(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie die person kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 15 Februarie 2023 tot 15 March 2023.

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

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

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 15 Februarie 2023 soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en Citizen koerant.

Address of Municipal offices: Economic Development and Spatial Planning, Criterion Building, Room F17, Cnr Basden & Rabie Streets, Lyttelton, 0140

Address of applicant: 905 Braam Pretorius Street, Montana Park, 0182. Telephone: 061 426 7995 and E-mail: [gabriel@uafrika.co.za](mailto:gabriel@uafrika.co.za)

Dates on which notice will be published: 15 Februarie 2023 and 22 Februarie 2023.

**Reference:**

Item No:

15-22

**GENERAL NOTICE 197 OF 2023****EKURHULENI AMENDMENT SCHEME E0547C**

I, MARIO DI CICCIO, being the authorised agent of the owner of Erf 99 Senderwood Extension 1, hereby give notice in terms of Section 48, 49 and 50 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 read in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that I have applied to the Ekurhuleni Metropolitan Municipality (Edenvale) for the amendment of the Town Planning Scheme in operation known as the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 16 Wordsworth Avenue, Senderwood Extension 1, from Residential 1 to Residential 3, subject to conditions in order to permit 8 dwelling units on the site and also for the simultaneous removal of restrictive conditions of title.

Particulars of this application will lie for inspection during normal office hours at the offices of City Planning, corner Hendrik Potgieter Road and Van Riebeeck Road, Edenvale for a period of 28 days from 15 February 2023.

Objections to or representation in respect of the application must be lodged in writing in duplicate to City Planning at the above address or at P.O. Box 25, Edenvale, 1610, within a period of 28 days from 15 February 2023.

**Name and address of Agent**

Mario Di Cicco, P.O. Box 28741, Kensington, 2101

E-mail address: mariodc.projects@gmail.com

Mobile: 083 654 0180

15-22

**GENERAL NOTICE 199 OF 2023****EKURHULENI AMENDMENT SCHEME E0548C**

I, MARIO DI CICCIO, being the authorised agent of the owner of the Remaining Extent of Erf 747 Bedfordview Extension 155, hereby give notice in terms of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 read in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that I have applied to the Ekurhuleni Metropolitan Municipality (Edenvale) for the amendment of the Town Planning Scheme in operation known as the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of the property described above, situated at 23 Bothma Street, Bedfordview Extension 155, from Residential 1 to Residential 3, subject to conditions in order to permit 2 dwelling units on the site.

Particulars of this application will lie for inspection during normal office hours at the offices of City Planning, corner Hendrik Potgieter Road and Van Riebeeck Road, Edenvale for a period of 28 days from 15 February 2023.

Objections to or representation in respect of the application must be lodged in writing in duplicate to City Planning at the above address or at P.O. Box 25, Edenvale, 1610, within a period of 28 days from 15 February 2023.

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

15-22

**GENERAL NOTICE 202 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE  
MANAGEMENT BY-LAW, 2016 AS WELL AS AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS  
OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
READ WITH SCHEDULE 23 THERETO**

We Origin Town and Regional Planning (Pty) Ltd, being the authorized agent of Erf 18 Waterkloof Heights Extension 1 hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, as well as for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. Erf 18 Waterkloof Heights Extension 1 is situated at number 75 Bogey Street, Waterkloof Heights Extension 1.

The application for rezoning calls for Erf 18 of Waterkloof Heights Extension 1 to be rezoned from "Residential 1" to "Residential 3", subject to certain conditions.

Application is also made for the removal of condition 1(d) on page 3 of Deed of Transfer T61842/2022 pertaining to Erf 18 Waterkloof Heights Extension 1.

The intention of the application for rezoning of the subject property is to obtain the necessary land use rights to allow for the development of five dwelling units on the property. The intention of the application for removal is to remove a condition of title which may restrict the proposed development from taking place.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **15 February 2023** until **15 March 2023**.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

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

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

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

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from **15 February 2023** as published in the Provincial Gazette, The Beeld newspaper and The Star newspaper.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices, Centurion. Closing date for any objections and/or comments: **15 March 2023**.

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

Date on which the application will be published: **15 February 2023** and **22 February 2023**.

Rezoning: Item No. 36938

Removal: Item No. 36939

15-22

**ALGEMENE KENNISGEWING 202 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE  
GRONDGEBRUIKBESTUUR BYWET, 2016 ASOOK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES  
IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES  
TESAME MET SKEDULE 23 DAARVAN**

Ons, Origin Stads en Streekbeplanning (Edms) Bpk, synde die gemagtigde agent van Erf 18 Waterkloof Hoogtes Uitbreiding 1, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 asook vir die opheffing van sekere beperkende voorwaardes in die titelakte in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendom soos hierbo beskryf. Erf 18 Waterkloof Hoogtes Uitbreiding 1 is geleë te nommer 75 Bogey Straat, Waterkloof Hoogtes Uitbreiding 1.

Die aansoek vir hersonering van Erf 18 Waterkloof Hoogtes Uitbreiding 1 vanaf "Residensieel 1" na "Residensieel 3", is onderworpe aan sekere voorwaardes.

Aansoek word ook gedoen vir die opheffing van voorwaarde 1(d) op Bladsy 3, van Titel Akte T61842/2022 met betrekking tot Erf 18 Waterkloof Hoogtes Uitbreiding 1.

Die intensie vir die aansoek om hersonering van die bogenoemde eiendom is om die nodige grondgebruiksregte te bekom om die ontwikkeling van vyf woonhede op die eiendom te magtig. Die intensie van die aansoek om opheffing is om n beperkende titelvoorwaarde te verwyder.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **15 Februarie 2023** tot **15 Maart 2023**.

Indien enige belangstellende of geaffekteerde partye die aansoek wil sien of 'n kopie wil ontvang van die grondgebruiksaansoek, kan 'n kopie versoek word vanaf die Munisipaliteit by die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n kopie van die aansoek vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf. Die applikant moet toesien dat die kopie van die aansoek wat aan enige belanghebbende en geaffekteerde party gestuur word, dieselfde kopie is wat aan die munisipaliteit gestuur is na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

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

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

Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig en/of te verkry nie, word die nalatigheid deur so 'n party om 'n afskrif van 'n aansoek te bekom, nie as geldige rede beskou om die verwerking en oorweging van 'n aansoek te verhinder nie.

Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **15 Februarie 2023** soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en The Star koerant.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore, Centurion. Sluitingsdatum vir enige beswaar(e): **15 Maart 2023**.

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

Datum van publikasie van die kennisgewing: **15 Februarie 2023** en **22 Februarie 2023**.

15-22

Hersonering: Item No. 36938

Opheffing: Item No. 36939

**GENERAL NOTICE 203 OF 2023**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE TITLE  
CONDITIONS FROM THE TITLE DEED IN TERMS OF SECTIONS 16(1) AND 16(2)  
RESPECTIVELY OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We The Practice Group (Pty) Ltd, being the applicant in our capacity as the authorized agent acting for the owner of Portion 1 of the Erf 692, Waterkloof, 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 Tshwane Land Use Management By-law, 2016 of the property as described above. The subject property is situated in close proximity to the west of Pretoria Country Club at 242 Long Avenue which, in turn, intersects with Lawley Street a short distance north of the property. The rezoning is from "Residential 1" to "Residential 2" at a density of 21 units per hectare, a floor area ratio of 0,8 and height of 2 storeys to make possible the development of 3 new dwelling units.
- Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of the property as described above in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. Certain conditions of title contained in the Title Deed of the subject property make reference to historic restrictions which are now regulated in terms of the Tshwane Town Planning Scheme, 2008. Such conditions are deemed restrictive in regard to the intended development envisaged by the applicant. Hence the requirement to apply to have such conditions removed. The application is for the removal of the following conditions: Conditions 1(a) up to and including (e) and 2 from the title deed (Title Deed T85052/1994).

It is the intention of the land development applicant to erect 3 new dwelling units on the subject property. As a result, the aforesaid conditions of title, are to be removed which, in turn, shall allow for the required rezoning of the property.

Any objection(s) and/or comment(s), including the grounds of such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [city\\_registration@tshwane.gov.za](mailto:city_registration@tshwane.gov.za) from 15 February 2023, until 15 March 2023.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: [eric@practicegroup.co.za](mailto:eric@practicegroup.co.za) or [frederick@practicegroup.co.za](mailto:frederick@practicegroup.co.za)
- Postal address: PO Box 35895, Menlo Park, 0102
- Address of applicant: The Practice Group, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081
- Contact telephone number: (012) 362 1741

Address of municipal offices: Room E10, cnr of Basden and Rabie Street, Centurion Municipal office.  
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 15 February 2023. The costs of any hard copies of the application will be for the account of the party requesting same.

Address of applicant: The Practice Group (Pty) Ltd, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Date of 1<sup>st</sup> publication: 15 February 2023

Date of 2<sup>nd</sup> publication: 22 February 2023

Closing date for any objections/comments: 15 March 2023

Reference: Rezoning Application: Item Number: 36988  
Removal Application: Item Number: 36993

**ALGEMENE KENNISGEWING 203 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN GELYKTYDIGE HERSONERING EN OPHEFFING VAN BEPERKENDE  
TITELVOORWAARDES UIT DIE TITELAKTE INGEVOLGE ARTIKELS 16 (1) EN 16 (2)  
ONDSKEIDELIK VAN  
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons The Practice Group (Edms) Bpk, synde die applikant in ons hoedanigheid as gemagtigde agent van die eienaar van Gedeelte 1 van die Erf 692, Waterkloof, gee hiermee kennis in terme van:

- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16 (1) van die Tshwane Grondgebruikbestuurverordening, 2016 van die eiendom soos hierbo beskryf. Die onderwerpeïendom is naby en ten weste van die Pretoria Country Club-kompleks geleë te Long Laan 242 wat op sy beurt met Lawleystraat kruis 'n kort afstand noord van die onderwerpeïendom. Die hersonering is van "Residentieel 1" na "Residentieel 2" teen 'n digtheid van 21 eenhede per hektaar, 'n vloeroppervlakteverhouding van 0.8 en hoogtebeperking van 2 verdiepings, om drie (3) nuwe wooneenhede te akkommodeer.
- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die titelakte van die voormelde eiendom in terme van Artikel 16 (2) van die Stad Tshwane Grondgebruikbestuurverordening, 2016. Sekere titelvoorwaardes vervat in die Titelakte van die onderwerpeïendom verwys na historiese beperkings wat nou deur die Tshwane Dorpsbeplanningskema, 2008 gereguleer word. Sodanige titelvoorwaardes beperk die beoogde nuwe wooneenhede wat deur die aansoeker voorgestel word. Derhalwe sal dit nodig wees om sulke voorwaardes te laat verwyder. Die aansoek is vir die verwydering van die volgende voorwaardes: Voorwaardes 1(a) tot en met en insluitend (e) en 2 uit die titelakte (Titelakte T85052/1994).

Dit is die voorneme van die grondontwikkelingsaansoeker om drie nuwe wooneenhede op te rig, en as gevolg daarvan, die voormelde beperkende titelvoorwaardes te verwyder wat op sy beurt voorsiening sal maak vir die vereiste hersonering van die eiendom.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet ingedien by of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) vanaf 15 Februarie 2023, tot 15 Maart 2023.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die Grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit versoek word deur die volgende kontakbesonderhede te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n identiese afskrif van die Grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik:

- Epos adres: [eric@practicegroup.co.za](mailto:eric@practicegroup.co.za) of [frederick@practicegroup.co.za](mailto:frederick@practicegroup.co.za)
- Posadres: posbus 35895, menlopark, 0102
- Adres van applikant: The Practice Group, h/v van Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081
- Kontak telefoonnommer: (012) 362 1741

Adres van munisipale kantore: Kamer E10, h/v Basden en Rabie Straat, Centurion Munisipale kantoor.  
Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantoor van die applikant, soos hierbo uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing, naamlik 15 Februarie 2023. Die koste van harde kopieë van die aansoek is vir die rekening van die party wat dit versoek.

Adres van applikant: The Practice Group (Edms) Bpk, h/v Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Datum van 1st publikasie: 15 Februarie 2023

Datum van 2de publikasie: 22 Februarie 2023

Sluitingsdatum vir enige besware/kommentare: 15 Maart 2023

Verwysing: Hersoneringsaansoek: Item Nommer: 36988

Verwyderingsaansoek: Item Nommer: 36993

**GENERAL NOTICE 204 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE TITLE  
CONDITIONS FROM THE TITLE DEED IN TERMS OF SECTIONS 16(1) AND 16(2)  
RESPECTIVELY OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We The Practice Group (Pty) Ltd, being the applicant in our capacity as the authorized agent acting for the owner of Erf 257, Waterkloof, 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 Tshwane Land Use Management By-law, 2016 of the property as described above. The subject property is situated in close proximity to the north of the Pretoria Country Club and takes access from Julius Jeppe Avenue which, in turn, intersects with Dely Road in the Waterkloof area. The rezoning is from "Residential 1" to "Residential 2" at a density of 20 units per hectare, a floor area ratio of 0,8 and a height of 2 storeys so as to permit the development of 5 new dwelling units.
- Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of the property as described above in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. Certain conditions of title contained in the Title Deed of the subject property make reference to historic development restrictions which are now regulated in terms of the Tshwane Town Planning Scheme, 2008 (revised 2014). In terms of the intentions of the applicant, such conditions may be considered to be restrictive. The application is for the removal of the following conditions: Conditions (a) up to and including (e) from the title deed (Title Deed T91603/1994).

It is the intention of the land development applicant to erect 5 new dwelling units on the subject property. As a result, the aforesaid conditions of title, are to be removed which, in turn, shall allow for the required rezoning of the property.

Any objection(s) and/or comment(s), including the grounds of such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [city\\_registration@tshwane.gov.za](mailto:city_registration@tshwane.gov.za) from 15 February 2023, until 15 March 2023.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: [eric@practicegroup.co.za](mailto:eric@practicegroup.co.za) or [frederick@practicegroup.co.za](mailto:frederick@practicegroup.co.za)
- Postal address: PO Box 35895, Menlo Park, 0102
- Address of applicant: The Practice Group, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081
- Contact telephone number: (012) 362 1741

Address of municipal offices: Room E10, cnr of Basden and Rabie Street, Centurion Municipal office.

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 15 February 2023. The costs of any hard copies of the application will be for the account of the party requesting same.

Address of applicant: The Practice Group (Pty) Ltd, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Date of 1<sup>st</sup> publication: 15 February 2023

Date of 2<sup>nd</sup> publication: 22 February 2023

Closing date for any objections/comments: 15 March 2023

Reference: Rezoning Application: Item Number: 36987

Removal Application: Item Number: 36991

15-22

**ALGEMENE KENNISGEWING 204 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN GELYKTYDIGE HERSONERING EN OPHEFFING VAN BEPERKENDE  
TITELVOORWAARDES UIT DIE TITELAKTE INGEVOLGE ARTIKELS 16 (1) EN 16 (2)  
ONDSKEIDELIK VAN  
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons The Practice Group (Edms) Bpk, synde die applikant in ons hoedanigheid as gemagtigde agent van die eienaar van die Erf 257, Waterkloof, gee hiermee kennis in terme van :

- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die herosnering in terme van Artikel 16 (1) van die Tshwane Grondgebruikbestuurverordening, 2016 van die eiendom soos hierbo beskryf. Die onderwerpeindom is naby en ten noorde van die Pretoria Country Club-kompleks geleë en neem toegang vanaf Julius Jeppe laan wat op sy beurt met Dely weg kruis in die Waterkloof-area. Die herosnering is van "Residensieel 1" na "Residensieel 2" teen 'n digtheid van 20 eenhede per hektaar, 'n vloeroppervlakteverhouding van 0,8 en 'n hoogtebeperking van 2 verdiepings om vyf nuwe wooneenhede toe te laat.
- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die titelakte van die voormelde eiendom in terme van Artikel 16 (2) van die Stad Tshwane Grondgebruikbestuurverordening, 2016. Sekere titelvoorwaardes vervat in die Titellakte van die onderwerpeindom verwys na historiese beperkings wat nou in terme van die Tshwane Dorpsaanlegskema, 2008 (hersien 2014) gereguleer word. In terme van die voorstel van die applikant kan die titelvoorwaardes as beperkend geag word. Derhalwe sal dit nodig wees om sulke voorwaardes te laat verwyder. Die aansoek is vir die verwydering van die volgende voorwaardes: Voorwaardes (a) tot en met en insluitend (e) uit die titellakte (Titellakte T91603/1994).

Dit is die voorneme van die grondontwikkelingsaansoeker om vyf (5) nuwe eenhede op te rig. Gevolglik moet die voormelde beperkende titelvoorwaardes verwyder word wat op sy beurt voorsiening sal maak vir die vereiste herosnering van die eiendom.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet ingedien by of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) vanaf 15 Februarie 2023, tot 15 Maart 2023.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die Grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit versoek word deur die volgende kontakbesonderhede te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n identiese afskrif van die Grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik:

- Epos adres: [eric@practicegroup.co.za](mailto:eric@practicegroup.co.za) of [frederick@practicegroup.co.za](mailto:frederick@practicegroup.co.za)
- Posadres: posbus 35895, menlopark, 0102
- Adres van applikant: The Practice Group, h/v van Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081
- Kontak telefoonnommer: (012) 362 1741

Adres van munisipale kantore: Kamer E10, h/v Basden en Rabie Straat, Centurion Munisipale kantoor.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantoor van die applikant, soos hierbo uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing, naamlik 15 Februarie 2023. Die koste van harde kopieë van die aansoek is vir die rekening van die party wat dit versoek.

Adres van applikant: The Practice Group (Edms) Bpk, h/v Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Datum van 1st publikasie: 15 Februarie 2023

Datum van 2de publikasie: 22 Februarie 2023

Sluitingsdatum vir enige besware/kommentare: 15 Maart 2023

Verwysing: Hersoneringsaansoek: Item Nommer: 36987

Verwyderingsaansoek: Item Nommer: 36991

15-22

**GENERAL NOTICE 205 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE TITLE  
CONDITIONS FROM THE TITLE DEED IN TERMS OF SECTIONS 16(1) AND 16(2)  
RESPECTIVELY OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We The Practice Group (Pty) Ltd, being the applicant in our capacity as the authorized agent acting for the owner of Erf 1767, Waterkloof Ridge, hereby give notice in terms of:

- Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the Tshwane Land Use Management By-law, 2016 of the property as described above. The subject property is situated in close proximity to the west of Pretoria Country Club at 277 Canopus Avenue which, in turn, intersects with Rigel Avenue directly west of and abutting on the property. The rezoning is from "Residential 1" to "Residential 2" at a density of 8 units per hectare with a floor area ratio of 0,4, and a height of 2 storeys so as to develop 5 new dwelling units on the property.
- Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of the property as described above in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. Certain conditions of title contained in the Title Deed of the subject property make reference to historic restrictions which are now regulated in terms of the Tshwane Town Planning Scheme, 2008. In terms of the intended development envisaged by the applicant, such conditions are deemed to be restrictive. Hence the requirement to apply to have such conditions removed. The application is for the removal of the following conditions: A4, A6(i) up to and including (iv), A7 up to and including A12 of the Deed (Title Deed T9575/1995).

It is the intention of the land development applicant to erect 5 new dwelling units on the subject property. As a result, the aforesaid conditions of title, are to be removed which, in turn, shall allow for the required rezoning of the property.

Any objection(s) and/or comment(s), including the grounds of such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) from 15 February 2023, until 15 March 2023.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: [eric@practicegroup.co.za](mailto:eric@practicegroup.co.za) or [frederick@practicegroup.co.za](mailto:frederick@practicegroup.co.za)
- Postal address: PO Box 35895, Menlo Park, 0102
- Address of applicant: The Practice Group, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081
- Contact telephone number: (012) 362 1741

Address of municipal offices: Room E10, cnr of Basden and Rabie Street, Centurion Municipal office. 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 15 February 2023. The costs of any hard copies of the application will be for the account of the party requesting same.

Address of applicant: The Practice Group (Pty) Ltd, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Date of 1<sup>st</sup> publication: 15 February 2023

Date of 2<sup>nd</sup> publication: 22 February 2023

Closing date for any objections/comments: 15 March 2023

Reference: Rezoning Application: Item Number: 36989

Removal Application: Item Number: 36994

15-22

**ALGEMENE KENNISGEWING 205 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN GELYKTYDIGE HERSONERING EN OPHEFFING VAN BEPERKENDE  
TITELVOORWAARDES UIT DIE TITELAKTE INGEVOLGE ARTIKELS 16 (1) EN 16 (2)  
ONDERSCHEIDELIK VAN  
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons The Practice Group (Edms) Bpk, synde die applikant in ons hoedanigheid as gemagtigde agent van die eienaar van die Erf 1767, Waterkloof Ridge, gee hiermee kennis in terme van:

- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16 (1) van die Tshwane Grondgebruikbestuurverordening, 2016 van die eiendom soos hierbo beskryf. Die onderwerpeïendom is naby en ten weste van die Pretoria Country Club-kompleks geleë by 277 Canopus laan wat op sy beurt met Rigellaan kruis 'direk wes en aangrensend aan die onderwerpeïendom. Die hersonering is van "Residensieel 1" na "Residensieel 2" teen 'n digtheid van 8 eenhede per hektaar, 'n vloeroppervlakteverhouding van 0,4, en 'n hoogtebeperking van 2 verdiepings om vyf (5) nuwe wooneenhede te akkommodeer.
- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die titelakte van die voormelde eiendom in terme van Artikel 16 (2) van die Stad Tshwane Grondgebruikbestuurverordening, 2016. Sekere titelvoorwaardes vervat in die Titelakte van die onderwerpeïendom verwys na historiese beperkings wat nou deur die Tshwane Dorpsbeplanningskema, 2008, gereguleer word. Sodanige voorwaardes is beperkend gegewe die beoogde nuwe eenhede wat deur die aansoeker voorgestel word. Derhalwe sal dit nodig wees om sulke voorwaardes te laat verwyder. Die aansoek is vir die verwydering van die volgende voorwaardes: Voorwaardes A4, A6(i) tot en met en insluitend (iv), A7 tot en met en insluitend A12 uit die titelakte (Titelakte T9575/1995).

Dit is die voorneme van die grondontwikkelingsaansoeker om vyf (5) nuwe eenhede op te rig. Dit is dus nodig om die voormelde beperkende titelvoorwaardes te verwyder wat op sy beurt voorsiening sal maak vir die vereiste hersonering van die eiendom.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waaronder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet ingedien by of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) vanaf 15 Februarie 2023, tot 15 Maart 2023.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die Grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit versoek word deur die volgende kontakbesonderhede te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n identiese afskrif van die Grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik:

- Epos adres: [eric@practicegroup.co.za](mailto:eric@practicegroup.co.za) of [frederick@practicegroup.co.za](mailto:frederick@practicegroup.co.za)
- Posadres: posbus 35895, menlopark, 0102
- Adres van applikant: The Practice Group, h/v van Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081
- Kontak telefoonnommer: (012) 362 1741

Adres van munisipale kantore: Kamer E10, h/v Basden en Rabie Straat, Centurion Munisipale kantoor.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantoor van die applikant, soos hierbo uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing, naamlik 15 Februarie 2023. Die koste van harde kopieë van die aansoek is vir die rekening van die party wat dit versoek.

Adres van applikant: The Practice Group (Edms) Bpk, h/v Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Datum van 1st publikasie: 15 Februarie 2023

Datum van 2de publikasie: 22 Februarie 2023

Sluitingsdatum vir enige besware/kommentare: 15 Maart 2023

Verwysing: Hersoneringaansoek: Item Nommer: 36989

Verwyderingaansoek: Item Nommer: 36994

15-22

**GENERAL NOTICE 211 OF 2023****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 ERF 379, RONDEBULT**

I, LINDTIZ TOWN PLANNERS PTY LTD BEING AUTHORIZED AGENT OF THE OWNER OF **ERF 379, RONDEBULT** HEREBY GIVE NOTICE IN TERMS OF SECTION 10 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019, THAT I HAVE APPLIED TO THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY FOR THE AMENDMENT OF THE CITY OF EKURHULENI LAND USE SCHEME, 2021, BY THE REZONING OF THE PROPERTY DESCRIBED ABOVE, SITUATED AT 2 DRAKENSBURG STREET, RONDEBULT.

PARTICULARS OF THE APPLICATION WILL LIE FOR INSPECTION DURING NORMAL OFFICE HOURS AT THE OFFICE OF THE MANAGER: TOWN PLANNING, SPRINGS SUB SECTION OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, UNION HOUSE BUILDING, MEYER AND LIBRARY STREETS, GERMISTON, FOR A PERIOD OF 28 DAYS FROM 15 FEBRUARY 2023 (THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE).

OBJECTIONS TO OR REPRESENTATIONS IN RESPECT OF THE APPLICATION MUST BE LODGED WITH OR MADE IN WRITING TO THE MANAGER: TOWN PLANNING, SPRINGS SUB SECTION OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, UNION HOUSE BUILDING, MEYER AND LIBRARY STREETS, OR BY EMAIL TO [SUSAN.WILSON@EKURHULENI.GOV.ZA](mailto:SUSAN.WILSON@EKURHULENI.GOV.ZA) WITHIN A PERIOD OF 28 DAYS FROM 15 FEBRUARY 2023 (DATE OF FIRST ADVERTISEMENT). REF NUMBER **G0509C**.

ADDRESS OF THE AUTHORISED AGENT: 20 GROPIUS STREET, CENTURION, 0157

**GENERAL NOTICE 212 OF 2023****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, READ WITH SCHEDULE 23 THERETO:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Portion 107 of Erf 131, Bronkhorstbaai, situated at Number 2917, A31282 Street, Bronkhorstbaai, 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 above mentioned property in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, read together with Schedule 23, from "Residential 2" as per Annexure T MBRA82 to "Residential 1". 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 15 February 2023 to 15 March 2023. Closing date for any objections and/or comments: 15 March 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Closing date for any objections and/or comments: 15 March 2023. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 0745828820: E-mail: bertus@bvtplan.co.za. COT Ref.: (Item no. 36971).

15-22

**ALGEMENE KENNISGEWING 212 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURSBYWET, 2016, SAAMGELEES MET SKEDULE 23:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Gedeelte 107 van Erf 131, Bronkhorstbaai, geleë te 2917, A31282 Straat, Bronkhorstbaai, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuursverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde eiendom ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruiksbestuurs-bywet, 2016, saamgelees met Skedule 23, vanaf "Residensieël 2" soos per Bylae T MBRA82 na "Residensieël 1". Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 15 Februarie 2023 tot 15 Maart 2023. Sluitingsdatum vir enige besware: 15 Maart 2023. 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. Sluitingsdatum vir enige besware en/of kommentare: 15 Maart 2023. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. SVT Verw.: (Item no. 36971).

15-22

**GENERAL NOTICE 213 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF AN APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016: PORTION 458 (A PORTION OF PORTION 198) OF THE FARM GARSTFONTEIN 374JR, TO BE KNOWN AS PRETORIUSPARK EXTENSION 42:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-laws, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of section 16(4) of the City of Tshwane Land Use Management By-laws, 2016, referred to in the Annexure below. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to CityP\_Registration@tshwane.gov.za from 15 February 2023 to 15 March 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 0745828820: E-mail: bertus@bvtplan.co.za. Closing date for any objections and/or comments: 15 March 2023. **ANNEXURE:** Name of township: Pretoriuspark Extension 42. Full name of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd. Number of erven, proposed zoning and development control measures: 2 Erven: Erven 1 and 2 will be zoned for Residential 3 purposes. Coverage of 60%, a Height of 3 Storeys and an F.A.R of 1.2. The intention of the applicant in this matter is to develop the property for the uses as applied for, and said property is 10 019m<sup>2</sup> in extent. Description and Locality of property on which township is to be established Portion 458 (a Portion of Portion 198) of the Farm Garstfontein 174-JR, located at Number 121 Metis Street, Garstfontein 374JR, on the southern alignment of Metis Street, Garstfontein 374JR. City of Tshwane Reference.: (Item No 37062)

15-22

**ALGEMENE KENNISGEWING 213 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEHEERWET, 2016: GEDEELTE 458 ('N GEDEELTE VAN GEDEELTE 198) VAN DIE PLAAS GARSTFONTEIN 374JR, WAT BEKEND SAL STAAN AS PRETORIUSPARK UITBREIDING 42:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane se Grondgebruiksbestuurswette, 2016 soos verwys na in die Bylae hieronder. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@tshwane.gov.za vanaf 15 Februarie 2023 tot 15 Maart 2023. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant/Die Beeld/The Citizen. Adres van Munisipale kantore: 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 gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe

neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Sluitingsdatum vir besware en/of kommentare: 15 Maart 2023. **BYLAE:** Naam van dorp: Pretoriuspark Uitbreiding 42. Volle naam van aansoeker: Bertus van Tonder Town Planning Consulting (Edms.) Bpk. Aantal erwe, voorgestelde sonerings- en ontwikkelingsbeheermaatreëls: 2 Erwe: Erf 1 en 2 gesoneer vir Residensieel 3. Dekking van 60%, 'n Hoogte van 3 Verdiepings en 'n VRV van 1.2. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die eiendom te ontwikkel vir die gebruike soos aangevra, en die eiendom is 10 019m<sup>2</sup> groot. Beskrywing en ligging van eiendom waarop die dorp gestig gaan word: Gedeelte 458 ('n Gedeelte van Gedeelte 198) van die Plaas Garstfontein 174-JR, geleë te Nommer 121 Metis Straat, Garstfontein 374JR, op die suidelike belyning van Metis Straat, Garstfontein 374JR. Stad van Tshwane Verwysing: (Item No 37062).

15-22

**GENERAL NOTICE 214 OF 2023****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 2016 Garsfontein Extension 8, situated at Number 521 Jacqueline Drive, Garsfontein Extension 8, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-laws, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the Rezoning of the above mentioned property in terms of Section 16(1) of the City of Tshwane Land Use Management By-laws, 2016, from "Residential 1" to "Business 4". 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 15 February 2023 to 15 March 2023. Closing date for any objections and/or comments: 15 March 2023. 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 11771, Hatfield, 0028. Telephone No: 074 582 8820: E-mail: bertus@bvtplan.co.za. City of Tshwane Ref.: (Item no. 36528).

15-22

**ALGEMENE KENNISGEWING 214 VAN 2023****STAD VAN TSHWANE: KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURSWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 2016, Garsfontein Uitbreiding 8, geleë te Nommer 521 Jacqueline Rylaan, Garsfontein Uitbreiding 8, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuursbywette, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde eiendom ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruiksbestuursbywette, 2016, van "Residensieël 1" na "Besigheid 4". Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 15 Februarie 2023 tot 15 Maart 2023. Sluitingsdatum vir enige besware: 15 Maart 2023. 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 versium deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: (Item no. 36528).

15-22

**GENERAL NOTICE 216 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1)(f) AS READ WITH SCHEDULE 23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, *Gibbs Planning & Development*, being the applicant (acting as the authorised agent of the owner) of **PORTION 1 of ERF 34, VAL DE GRACE**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law that we have applied to the City of Tshwane Metropolitan Municipality for Rezoning from ***Special for a Guest House to Residential 1 with a minimum density of 459m<sup>2</sup>***. The subject property is situated at 47B Tambotie Avenue, Val de Grace. The intention of the applicant in this matter is to rezone to subdivide to develop 2 dwelling units with a coverage of 50%, and a height of 2 storeys. The current zoning of the property is ***Special for a Guest House***.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with the full contact details (cell number and/or email 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, namely: **15 February 2023**.

Full particulars of the applications 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 15 February 2023 to 14 March 2023.

**Address of the Municipal offices:** Registration office, Room E10, Corner Basden and Rabie Streets, Centurion.

**Closing date for objections and/or comments: 14 March 2023.**

**Contact details of the applicant:**

- E-mail address: [planning@gibbsplanningdev.co.za](mailto:planning@gibbsplanningdev.co.za)
- Postal Address: POSTNET SUITE 358, PRIVATE BAG X1, DIE WILGERS, 0041
- Contact Telephone Number: 083 679-2004

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

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

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

**Reference:** [Item No: 37045 – rezoning]

**Reference:** [Item No: 37047 - subdivision]

Published on 15 and 22 February 2023

15-22

**ALGEMENE KENNISGEWING 216 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1)(f) SAAMGELEES MET SKEDULE 23 VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING BY-WET, 2016**

Ons, Gibbs Planning & Development, synde die applikant (wat optree as die gemagtigde agent van die eienaar) van **GEDEELTE 1 van ERF 34, VAL DE GRACE**, in ons hoedanigheid, gee hiermee, ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir hersonering vanaf **Spesiaal tot Residensiël 1 met 'minimum digtheid van 459m<sup>2</sup> per wooneenheid**. Hierdie eiendom is geleë te Tambotielaan 47B, Val de Grace. Die doel van hierdie aansoek is hersonering om onder te verdeel om 2 wooneenhede met 'n dekking van 50% en 'n hoogte van 2 verdiepings, te ontwikkel. Die bestaande sonering op hierdie eiendom is **Spesiaal vir 'n Gastehuis**.

Enige beswaar en/of kommentaar insluitend die redes vir die beswaar(e) en/of kommentaar(e) met volledige 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 Ruimtebeplanning, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, naamlik **15 February 2023**.

Volle besonderhede van die aansoek en planne (indien enige) lê vir inspeksie gedurende gewone kantoorure, soos hieronder aangedui, vir 'n tydperk van 28 dae vanaf 15 February tot 14 Maart 2023.

**Adres van die Munisipale kantore:** Registrasie kantoor, Kamer E10, Hoek van Basden- en Rabiestrade, Centurion.

**Sluitingsdatum vir enige besware/ kommentare: 14 Maart 2023.**

**Kontakbesonderhede van die applikant:**

- Epos adres: [planning@gibbsplanningdev.co.za](mailto:planning@gibbsplanningdev.co.za)
- Posadres: POSTNET SUITE 358, PRIVATE BAG X1, DIE WILGERS, 0041
- Kontak telefoonnommer: 083 679 2004

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.

**Verwysing:** [Item No: 37045 - hersonering];  
**Verwysing:** [Item No: 37047 - onderverdeling]

Gepubliseer op 15 en 22 Februarie 2023

15-22

**GENERAL NOTICE 222 OF 2023****MOGALE CITY LOCAL MUNICIPALITY  
NOTICE OF A REZONING AND SUBDIVISION APPLICATION IN TERMS OF SECTION 45 AND  
SECTION 58 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-  
LAW, 2018**

I/We, Andre Enslin of Wesplan Incorporated, being the applicant of Portion 11 of Erf 171 Krugersdorp Township, hereby give notice in terms of Section 45 and Section 58 of the Mogale City Spatial Planning and Land Use Management By-Law, 2018, that I/we have applied to Mogale City Local Municipality for the amendment of the Mogale City Land Use Scheme, 2022, by the rezoning and subdivision of the property as described above. The property is situated at 15 Snyman Street, Krugersdorp North.

The purpose of the application is the rezoning of the erf from "Residential 1" to "Residential 2" with a maximum of three dwelling houses and the simultaneous subdivision of the property into 3 portions. The intention of the applicant in this matter is to rezone and subdivide the property to erect two additional dwelling houses on separate erven.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: Town Planning from 15 February 2023 until 15 March 2023.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the *Provincial Gazette* / Star newspaper. Address of Municipal offices: First Floor, Furn City Building on the corner of Human Street and Monument Street, Krugersdorp; PO Box 94, Krugersdorp, 1740.

Closing date for any objections and/or comments: 15 March 2023.  
Address of applicant (*Physical as well as postal address*):  
Wesplan Incorporated, 22 De Wet Street, Krugersdorp North.  
Postal address of applicant: PO Box 7149, Krugersdorp North, 1749  
Telephone No: (011) 953-1082

Dates on which notice will be published: 15 and 22 February 2023.

15-22

**GENERAL NOTICE 224 OF 2023****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 60 OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, **SJA – TOWN AND REGIONAL PLANNERS**, being the applicant's representative hereby give notice, in terms of section 60(2) of the Mogale City Spatial Planning and Land Use Management By-law, 2017, that we have applied to Mogale City Local Municipality for the subdivision of **PORTION 382 OF THE FARM NOOITGEDACHT NO. 534–J.Q.**

**The intention of the applicant in this matter is to sell the subdivided portions after it has been subdivided into six 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 Manager : Development Planning, from 15 February 2023 until 15 March 2023.

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 15 February 2023 and the Authorised Agent at the below mentioned address. An electronic copy of the application can also be requested from the Authorised Agent.

**Address of municipal offices :** First Floor, Furniture City Building on the corner of Human Street and Monument Street, Krugersdorp; P O Box 94, Krugersdorp, 1740.

**Closing date for any objections and/or comments :** 15 March 2023.

**Physical address of applicant :** SJA – Town and Regional Planners, 19 Orange Road, Orchards, 2191

**Postal address of applicant :** P O Box 3281, Houghton, 2041

**Telephone number :** Tel (011) 728-0042, cell :082 448 4346, email : kevin@sja.co.za

Dates on which notice will be published:: **15 February 2023 and 22 February 2023**

Number and area of proposed portions:

Proposed Portion 1 of Portion 382 of the Farm Nooitgedacht No. 534–I.Q. in extent approximately 1,0300 ha

Proposed Portion 2 of Portion 382 of the Farm Nooitgedacht No. 534–I.Q. in extent approximately 1,1489 ha

Proposed Portion 3 of Portion 382 of the Farm Nooitgedacht No. 534–I.Q. in extent approximately 1,0573 ha

Proposed Portion 4 of Portion 382 of the Farm Nooitgedacht No. 534–I.Q. in extent approximately 1,0772 ha

Proposed Portion 5 of Portion 382 of the Farm Nooitgedacht No. 534–I.Q. in extent approximately 0,9224 ha

Proposed Remainder of Portion 382 of the Farm Nooitgedacht No. 534–I.Q. in extent approximately 3,0951 ha

**TOTAL : 8,3309 ha**

15–22

## GENERAL NOTICE 226 OF 2023

**NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) 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 READ WITH SCHEDULE 23 THERETO**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant of **THE REMAINDER OF PORTION 79 (A PORTION OF PORTION 32) OF THE FARM THE WILLOWS 340-JR** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for:

1. The subdivision of property as described above. The property is currently zoned **AGRICULTURAL** and is situated adjacent and to the south of Lynnwood Road and to the north of Wapadrand Extension 11, known as The Glades. The intension of the applicant in this matter is **to subdivide the property into 2 portions**.
2. The removal of certain conditions contained in the title deed of the property as described above. The application is for the removal of **CONDITIONS B(1), B(2), B(3) AND B(4) in the Title Deed T 40694/92**. The intension of the applicant in this matter is to remove the restrictive conditions in the title deed regarding the land uses permitted on the property, the permitted building lines, the number of dwelling houses to be erected and to allow for the subdivision of the property.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or Applicant's offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette and newspapers (Beeld & The Star). Closing date for any objections and/or comments: **15 MARCH 2023**. Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or alternatively by requesting such copy from the applicant. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **15 FEBRUARY 2023** until **15 MARCH 2023**.

**Address of Municipal offices:** Centurion Municipal Offices, Registration Office, Room E10, c/o Basden and Rabie Streets, Centurion.

**Address of applicant:** Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 32709, Glenstantia, 0010, 29 Selati Street, Ashlea Gardens, Telephone No: 012-346 1805, e-mail: [vzbd@esnet.co.za](mailto:vzbd@esnet.co.za)

Dates on which notice will be published: **15 FEBRUARY 2023 & 22 FEBRUARY 2023**

Closing date for any objections and/or comments: **15 MARCH 2023**

Description of property: **REMAINDER OF PORTION 79 (A PORTION OF PORTION 32) OF THE FARM THE WILLOWS 340-JR**

Number and area of proposed portions:

**PROPOSED REMAINDER, IN EXTENT APPROXIMATELY 1.1320 HA**

**PROPOSED PORTION A, IN EXTENT APPROXIMATELY 2.0596 HA**

**SUBDIVISION REFERENCE: ITEM 36761**

**REMOVAL APPLICATION REFERENCE: 36750**

## ALGEMENE KENNISGEWING 226 VAN 2023

**KENNISGEWING VAN 'N AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL 16(12)(a)(iii) EN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23 DAARTOE**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant van **DIE RESTANT VAN GEDEELTE 79 (GEDEELTE VAN GEDEELTE 32) VAN DIE PLAAS THE WILLOWS 340-JR** gee hiermee ingevolge artikel 16(1)(f) van The City of Tshwane Land Use Management By-law, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

1. Onderverdeling van die eiendom soos hierbo beskryf. Die huidige sonering van die eiendom is **LANDBOU** en dit is gelee aangrensend en suid van Lynnwoodweg en noord van Wapadrand Uitbreiding 11, bekend as The Glades. Die applikant se bedoeling met hierdie saak is die **onderverdeling van die eiendom in 2 gedeeltes**.
2. Opheffing van sekere voorwaardes in die Titelakte ingevolge Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die aansoek is vir die opheffing van **VOORWAARDES B(1), B(2), B(3) EN B(4) in die Titel Akte T 40694/92**. Die applikant se bedoeling met hierdie saak is om die beperkende voorwaardes in die titelakte ten opsigte van die grondgebruik wat op die eiendom toegelaat word, die toegelate boulyne, die aantal woonhuise wat opgerig moet word te verwyder en om voorsiening te maak vir die onderverdeling van die eiendom.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaai (Beeld & The Star). Sluitingsdatum vir enige besware en/of kommentare: **15 MAART 2023**. Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik deur sodanige afskrif van die applikant te versoek. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander wyse voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te verkry nie, word die versuim om 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party te bekom nie beskou as 'n rede om die verwerking en oorweging van die aansoek te verbied nie. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of [CityP.Registration@tshwane.gov.za](mailto:CityP.Registration@tshwane.gov.za), ingedien of gerig word vanaf **15 FEBRUARIE 2023 tot 15 MAART 2023**.

**Adres van Munisipale kantore:** Centurion Munisipale Kantore, Registrasiekantoor, Kamer E10, h/v Basden & Rabiessate, Centurion.

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

Datums waarop kennisgewing gepubliseer word: **15 FEBRUARIE 2023 EN 22 FEBRUARIE 2023**

Sluitingsdatum vir enige besware en/of kommentare: **15 MAART 2023**

**Eiendomsbeskrywing: DIE RESTANT VAN GEDEELTE 79 (GEDEELTE VAN GEDEELTE 32) VAN DIE PLAAS THE WILLOWS 340-JR**

Nommer en oppervlakte van voorgestelde gedeeltes:

**VOORGESTELDE RESTANT, GROOT ONGEVEER 1.1320 HA**

**VOORGESTELDE GEDEELTE A, GROOT ONGEVEER 2.0596 HA**

**ONDERVERDEELING VERWYSING: ITEM 35430**

**OPHEFFING AANSOEK VERWYSING: ITEM 36750**

**GENERAL NOTICE 229 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF AN APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016: PORTION 529 (A PORTION OF PORTION 9) OF THE FARM HARTEBEESTFONTEIN 324JR, TO BE KNOWN AS MONTANA EXTENSION 221:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016, referred to in the Annexure below. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to CityP\_Registration@Tshwane.gov.za from 15 February 2023 to 15 March 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Akasia Municipal Complex, 485 Heinrich Ave, 1st floor, Room F12, Karenpark. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the Applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The Applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the Applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the Applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the Applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 0745828820: E-mail: bertus@bvtplan.co.za. Closing date for any objections and/or comments: 15 March 2023. **ANNEXURE:** Name of township: Montana Extension 221. Full name of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd. Number of erven, proposed zoning and development control measures: 4 Erven: Erven 1 and 2, Montana Extension 221: "Special" for a Place of Instruction for 300 Children and for a Place of Public Worship with 200 seats and Erven 3 and 4, Montana Extension 221: "Special" for a Lodge. The Lodge will be limited to 3 bedrooms, subject to a Coverage of 50%, a Height of 2 Storeys and an F.A.R of 0.4. The intension of the applicant in this matter is to develop the property for the uses as applied for, and said property is 16 064m<sup>2</sup> in extent. Description and Locality of property on which township is to be established: Portion 529 (a Portion of Portion 9) of the Farm Hartebeestfontein 324-JR, located at Number 526a and 526B, Third Road, Montana Agricultural Holdings, on the northern alignment of Third Road, Montana. City of Tshwane Reference.: (Item No 36716).

15-22

**ALGEMENE KENNISGEWING 229 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUURSBYWETTE, 2016: GEDEELTE 529 ('N GEDEELTE VAN GEDEELTE 9) VAN DIE PLAAS HARTEBEESTFONTEIN 324JR, WAT BEKEND SAL STAAN AS MONTANA UITBREIDING 221:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016 soos verwys na in die Bylae hieronder. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 15 Februarie 2023 tot 15 Maart 2023. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant/Die Beeld/The Citizen. Adres van Munisipale kantore: Akasia Munisipale Kompleks, 485 Heinrichlaan, 1ste vloer, Kamer F12, Karenpark. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtpplan.co.za. Sluitingsdatum vir besware en/of kommentare: 15 Maart 2023. **BYLAE:** Naam van dorp: Montana Uitbreiding 221. Volle naam van aansoeker: Bertus van Tonder Town Planning Consulting (Edms.) Bpk. Aantal erwe, voorgestelde sonerings- en ontwikkelingsbeheermaatreëls: 4 Erwe: Erf 1 en 2, Montana Uitbreiding 221: "Spesiaal" vir 'n Plek van Instruksie vir 300 Kinders en vir 'n Plek van Aanbidding met 200 sitplekke en Erwe 3 en 4, Montana Uitbreiding 221: "Spesiaal" vir 'n Lodge. Die Lodge sal beperk wees tot 3 slaapkamers, onderhewig aan 'n Dekking van 50%, 'n Hoogte van 2 Verdiepings en 'n VRV van 0.4. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die eiendom te ontwikkel vir die gebruike soos aangevra, en die eiendom is 16 064m<sup>2</sup> groot. Beskrywing en ligging van eiendom waarop die dorp gestig gaan word: Gedeelte 529 ('n Gedeelte van Gedeelte 9) van die Plaas Hartebeestfontein 324-JR, geleë te Nommer 526a en 526B, Derde Weg, Montana Landbou Hoewes, op die noordelike belyning van Derde Weg, Montana. Stad van Tshwane Verwysing: (Item No 36716).

15-22

**GENERAL NOTICE 230 OF 2023****NOTICE OF APPLICATION FOR REZONING IN TERMS OF SECTION 21 & 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

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

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

**SITE DESCRIPTION:**

Erf /Erven (stand) / Portion No(s): **Erf 107**,  
Street Address: **278 Acacia Road**,

Township (Suburb) / Farm Name: **Blackheath**,  
Code **2195**

**APPLICATION TYPE:** Application in terms of Sections 21 and 41 of the Municipal Planning By-laws of the City of Johannesburg Metropolitan Municipality for the "Amendment of Land Use Scheme" and the removal of restrictive and obsolete conditions from the Title Deed

**APPLICATION PURPOSES:** To rezone Erf 107 Blackheath from "**Residential 1**" to "**Residential 3**" to allow the development of 96 dwelling units per hectare (19 dwelling units on the site), plus a caretaker room and ablutions. The buildings will be three storeys high. Application is also made to remove restrictive and outdated conditions.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, on the Joburg E-Services or at Rinus Brits Town Planning Solutions (31 7<sup>th</sup> Street, Linden).

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), and [admin@rbtps.co.za](mailto:admin@rbtps.co.za), by not later than **22 March 2023**

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

**Date of advert: 22 February 2023**

**GENERAL NOTICE 231 OF 2023****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, Synchronicity Development Planning, being the authorised agent of the owner of Erf 1681 Lyttelton Manor Extension 3, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the City of Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property described above. The property is situated at 153 River Road, Lyttelton Manor. The rezoning is from "Residential 1" to "Business 4", including a beauty salon with a limited floor area. The proposed development will include offices, consulting rooms, and a beauty salon.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001, or to *CityP\_Registration@tshwane.gov.za* from 22 February until 22 March 2023. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be obtained from the Municipality by requesting such a copy through the following contact details: *newlanduseapplications@tshwane.gov.za*. Alternatively, a copy of the application can be obtained from the applicant at the contact details provided below. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the application documents provided by the Municipality or the applicant may be copied, reproduced, or in any form published or used in a manner that will infringe on the intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, it 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 28 days from 22 February to 22 March 2023 in the Provincial Gazette, the Beeld and the Star newspapers. Address of Municipal offices: Room E10, Corner Basden and Rabie Streets, Centurion Municipal Offices.

Closing date for any objections and/or comments: 22 March 2023

Postal address of applicant: PO Box 1422, Noordheuwel, 1756 Telephone: 082 448 7368  
Email: *info@synchroplan.co.za*

Dates on which notice will be published: 22 February and 1 March 2023 Ref: Item No. 36794

22-1

**ALGEMENE KENNISGEWING 231 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN  
TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BYWET, 2016**

Ons, Synchronicity Development Planning, synde the gemagtigde agent van die eienaar van Erf 1681 Lyttelton Manor Uitbreiding 3, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane vir die wysing van die Stad van Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde eiendom van "Residensieël 1" na "Besigheid 4", insluitend 'n skoonheidssalon met 'n beperkte vloeroppervlakte. Die eiendom is geleë te Rivierweg 153, Lyttelton Manor. Die voorgestelde ontwikkeling sal kantore en konsultasie kamers, sowel as 'n skoonheidssalon insluit.

Enige besware of kommentare, insluitend die gronde vir sulke besware en/of kommentare, met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die persoon of party wat beswaar maak kan kommunikeer nie, moet skriftelik ingedien word by die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) gestuur word vanaf 22 Februarie tot 22 Maart 2023. Indien enige belangstellende of geaffekteerde partye die aansoek wil sien of 'n afskrif wil ontvang van die grondgebruiksaansoek, kan sodanige afskrif aangevra word by die Munisipaliteit deur 'n versoek te rig aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n afskrif aangevra word van die applikant waarvan die kontakbesonderhede hieronder verskaf word. Vir doeleindes van die verkryging van 'n afskrif van die aansoek moet kennis geneem word dat die geïnteresseerde of geaffekteerde party die munisipaliteit en die applicant moet voorsien van 'n epos adres waarheen die aansoek elektronies gestuur kan word. Geen deel van die aansoek wat deur die munisipaliteit of die applikant voorsien word mag gekopieer, herproduseer of in enige vorm gebruik of publiseer word op 'n wyse wat sal inbreuk maak op die intellektuele eiendomsreg van die applikant nie. Sou enige geïnteresseerde of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die aansoek te bekom nie, sal dit nie as gronde beskou word om die prosessering en oorweging van die aansoek te stuit nie.

Volledige besonderhede en planne (indien enige) sal tydens gewone kantoorure ter insae lê by die Munisipale kantore soos hieronder uiteengesit vir 'n tydperk van 28 dae vanaf 22 Februarie 2023, soos verskyn in die Gauteng Provinsiale Koerant, die Beeld en Star koerante. Adres van die Munisipale kantore: Kamer E10, Hoek van Basden en Rabiestrade, Centurion Munisipale Kantore.

Sluitingsdatum vir enige besware en/of kommentare: 22 Maart 2023

Posadres van die applikant: Posbus 1422, Noordheuwel, 1756 Telefoon: 082 448 7368; Epos adres: [info@synchronoplan.co.za](mailto:info@synchronoplan.co.za)

Datums waarop die kennisgewing geplaas gaan word: 22 Februarie en 1 Maart 2023: Verwysing: Item Nr 36794  
22-1

**GENERAL NOTICE 232 OF 2023****NOTICE IN TERMS OF SECTION 48 READ WITH SECTION 10 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2019**

I, Alex van der Schyff, from Aeterno Town Planning, being the authorised agent of the registered owner of erven 599 to 603 and the Remainder of Erf 604, Rhodesfield, which property is situated in the south-eastern part of Rhodesfield on the corner of Halifax Street and the R21 freeway, have applied to the City of Ekurhuleni Metropolitan Municipality for the rezoning of Erven 599 to 603 and the Remainder of Erf 604 to Res 4 purposes in terms of Section 48, read with Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019.

The rezoning is from Residential 1 purposes (Erven 599 to 603) and Educational purposes (Re/Erf 604) to Residential 4 purposes. The purpose of the rezoning application is to develop residential units with a maximum density of 150 units per ha with a 3 storey height restriction, on the above-mentioned erven

A separate application for the consolidation of Erven 599 to 603 has been submitted to Council.

All relevant documents and plans relating to the application will be open for inspection during normal office hours at the office of The Manager: Town Planning Department, Kemptonpark Customer Care Centre, 5<sup>th</sup> Floor, Room A 506/8 Main Building, Kempton Park Civic Centre, Cnr CR Swart Street and Pretoria Road, Kempton Park for a period of 28 days from the date of publication of this advertisement

Any person who wishes to object to the application or submit representations in respect thereof, must lodge this in writing to the City of Ekurhuleni Metropolitan Municipality and the Applicant (details below) together with the grounds thereof and full contact details, to The Manager, Town Planning, Kempton Park Customer Care Centre, by hand at the above address, or by registered post to P. O. Box 13, Kempton Park, 1620 within a period of 28 days from 22/2/2023 and before 22/3/2023

Address of the applicant: Alex van der Schyff, Aeterno Town Planning, 338 Danny Street, Lynnwood Park, Pretoria, 0081 or P.O. Box 1435, Faerie Glen, 0043. Tel 012 348 5081. Cel no: 0824435008 (P482)

Dates of advertisements: 22/2/2023 and 1/3/2023

22-1

**GENERAL NOTICE 233 OF 2023****City of Johannesburg Land Use Scheme, 2018**

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg, Municipal Planning By-Law, 2016, that I, Mark Roux of Planning Worx, being the authorised agent of the owner, have applied to the City of Johannesburg for an amendment to the land use scheme and the removal of restrictive conditions of title.

**Site description:**

Erven 1234, 1236, 1238 And 1240 Ferndale (211, 207 and 203 Main Ave and 39 Cross Street)

**Application types (two separate applications):**

1. In terms of Section 21 of the City of Johannesburg – Municipal Planning By-Law, 2016 to amend the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the abovementioned properties from “Residential 1” and “Special”, subject to certain conditions to “Residential 3”, subject to conditions (Local authority reference number: 20-04-4595) and;
2. In terms of Section 41 of the City of Johannesburg – Municipal Planning By-Law, 2016 to remove restrictive conditions of title (Local authority reference number: 20/13/0239/2023).

**Application purposes:**

The purpose of the applications is to permit the development of 192 dwelling units and an ancillary club and guard house on the site (inclusive of Inclusionary Housing) and to remove any restrictive conditions of title prohibiting or restricting such.

The above applications in terms of the City of Johannesburg Land Use Scheme, 2018 and City of Johannesburg Municipal Planning By-law, 2016 can be provided for inspection by requesting it from the authorised agent (as per below) or per prior arrangement on the department of Development Planning's Land Use E-Platform.

Any objections or representations regarding the applications must be submitted to both the authorised agent (as per below) and the Registration Section of the Department of Development Planning (by post to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011)339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za)) by not later than 22 March 2023. Kindly provide the above local authority reference number/s in all correspondence.

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

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

**GENERAL NOTICE 234 OF 2023****City of Johannesburg Land Use Scheme, 2018**

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

**Site description:**

Erf 4228 Bryanston Extension 18 (19 Constantia Street)

**Application type:**

Application in terms of Section 21 of the City of Johannesburg – Municipal Planning By-Law, 2016 to amend the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the abovementioned property from “Residential 1”, subject to certain conditions to “Residential 3”, subject to conditions.

**Application purposes:**

The purpose of the application is to permit the development of 14 dwelling units on the site.

The above application in terms of the City of Johannesburg Land Use Scheme, 2018 can be provided for inspection by requesting it from the authorised agent (as per below) or per prior arrangement on the department of Development Planning’s Land Use E-Platform.

Any objections or representations with regard to the application must be submitted to both the authorised agent (as per below) and the Registration Section of the Department of Development Planning (by post to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011)339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za)) by not later than 22 March 2023. Kindly provide the following local authority reference number in all correspondence: 20-02-4613.

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

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

**GENERAL NOTICE 235 OF 2023****NOTICE FOR THE SUBDIVISION OF REGISTERED FARM PORTIONS APPLICATION IN TERMS OF SECTION 16  
(12) (a) (iii) OF TSHWANE LAND USE MANAGEMENT BYLAW, 2016 FOR APPROVAL  
CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

I, Steven Polykarpou of Urban Vision Town and Regional Planning Consultant, being the applicant, hereby give notice in terms of Section 16(12)(c) of the City of Tshwane Land Use Management By-law 2016, that I have applied to the City of Tshwane Metropolitan Municipality for subdivision of registered farm portions in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law 2016 referred to in the Annexure hereto.

Any objection and/or comment, including the grounds for such objection and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection and/or comment, shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) or Should any interested or affected party wish to view or obtain a copy of the Rezoning application: It can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); or a copy can be requested from the applicant at the address indicated in the advertisement from 22 February 2023 until 22 March 2023. Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen Newspapers.

Closing date for any objections and/or comments: 22 March 2023

Address of applicant: No. 9 Stafford Road, Westdene, Johannesburg; PO Box 68 Westdene, 2142.

Telephone no: Cell: 011 767 6785/0827676785

Email: [hcjoburg20@gmail.com](mailto:hcjoburg20@gmail.com)

Dates on which notice will be published: 22 February 2023 and 01 March 2023

**ANNEXURE**

The subdivision applications are for Portion 1 of The Farm Prinshof No 349 JR and Remaining Extent of Portion 2 Of The Farm Prinshof No 349 JR. The intention of the applicant in this matter is to extend the boundaries of the Capital Park Township once the subdivision are approved. This will be done through an extension of township boundary application. The purpose is to have all the structures of the Steve Biko Academic Hospital on one property.

Item No: 36642 and 36649

22-1

**ALGEMENE KENNISGEWING 235 VAN 2023****KENNISGEWING VIR DIE ONDERVERDELING VAN GEREISTREERDE PLAASGEDEELTE AANSOEK INGEVOLGE ARTIKEL 16 (12) (a) (iii) VAN TSHWANE GRONDGEBRUIK BESTUUR VERORDENING, 2016 VIR GOEDKEURING STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

Ek, Steven Polykarpou van Urban Vision Town and Regional Planning Consultant, die aansoeker, gee hiermee ingevolge artikel 16 (1) (f) van die Stad Tshwane Grondgebruik bestuur 2016 kennis dat ek aansoek gedoen het by die Stad Tshwane Metropolitan Munisipaliteit vir die hersonering ingevolge Artikel 16 (1) van die Stad Tshwane Grondgebruik bestuur verordening van 2016 waarna in die Bylae hierby verwys word.

Enige beswaar en / of kommentaar, met inbegrip van die gronde vir sodanige beswaar en / of kommentaar met volledige kontakbesonderhede, waaronder die munisipaliteit nie met die persoon of liggaam wat die beswaar en / of kommentaar indien, korrespondeer nie, moet ingedien of skriftelik gerig word. aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP\_Registration@tshwane.gov.za of indien enige belanghebbende of geaffekteerde party 'n afskrif van die hersonering aansoek wil besigtig of bekom: dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of 'n afskrif van die munisipaliteit aangevra kan word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan sien gedurende die tydperk wat die aansoek ter insae beskikbaar is nie, by die onderskeie munisipale kantoor, omdat die munisipale kantoor gesluit is vir COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za; of 'n afskrif kan vanaf 22 Februarie 2023 tot 22 Maart 2023 by die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant, Beeld en Citizen koerant.

Sluitingsdatum vir besware en / of kommentaar: 16 Maart 2023

Adres van applikant: No. 9 Stafford Road, Westdene, Johannesburg; PO Box 68 Westdene, 2142.

Telefoonnommer: Sel: 011 767 6785/0827676785

E-pos: hcjoburg20@gmail.com

Datums waarop kennisgewing gepubliseer word: 15 Februarie 2023 en 01 Maart 2023

**Bylaag**

Die onderverdelingsaansoeke is vir Gedeelte 1 van Die Plaas Prinshof No 349 JR en Resterende Gedeelte van Gedeelte 2 Van Die Plaas Prinshof No 349 JR Die voorneme van die aansoeker in hierdie aangeleentheid is om die grense van die Capital Park Dorpsgebied te verleng sodra die onderverdeling goedgekeur is. . Dit sal gedoen word deur 'n uitbreiding van dorpsgrensaansoek. Die doel is om al die strukture van die Steve Biko Akademiese Hospitaal op een eiendom te hê.

Item No: 36642 en 36649

22-1

**GENERAL NOTICE 236 OF 2023****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE  
IN TERMS OF SECTIONS 41(4) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING  
BY-LAW, 2016 - Ref No. 20/13/4333/2022**

I, **Hendrik Raven**, being the authorized agent of the owner(s) of **Erf 902 Florida Park Ext.3**, hereby give notice in terms of section 41(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the Removal of Restrictive Condition(s): (b), ( c ), (g), (i), (j), (l), and (m) from the Deed of Transfer No. **T220/2017** pertaining to the subject property, situated at **50 Mulder Street, Florida Park Ext.3**.

The purpose of the application is to remove any such conditions restrictive to the full development potential of the subject property.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3<sup>rd</sup> Floor, Bergild House, 54 Andries Street, Wynberg and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **22 February 2023**. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections

**22 March 2023**

Contact details of applicant (authorised agent):

**RAVEN Town Planners**

Town and Regional Planners

P O Box 522359

**SAXONWOLD**

2132

(PH) 011 882 4035

(FAX) 011 887 9830

E-mail : [rick@raventp.co.za](mailto:rick@raventp.co.za)

**GENERAL NOTICE 237 OF 2023****NOTICE FOR THE REZONING APPLICATION IN TERMS OF SECTION 21 OF THE  
CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 FOR  
APPROVAL BY  
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**

I, Andisa Mufungizi of Spluma Spec (Pty) Ltd, being the applicant hereby give notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-law 2016, that I, the undersigned, intend to apply to the City of Johannesburg for an Amendment of the Johannesburg Land Use Scheme (Rezoning).

Particulars of this application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning Room 8100, 8<sup>th</sup> Floor A –Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the authorised agent and the Registration Section of the Department of Development Planning at the above address or posted to PO Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than 22 March 2023 (28 days from the 1<sup>st</sup> day this notice appears in the Provincial Gazette and in Citizen Newspaper).

Closing date for any objections and/or comments: 22 March 2023

Address of applicant: No. 52 Buxton Street, Doornfontein 2094

Telephone no: 0745753318

Email: [andisamufungizi@gmail.com](mailto:andisamufungizi@gmail.com)

Date on which notice will be published: 22 February 2023

**ANNEXURE**

The rezoning is on Erven 7695 and 7696 Kensington, located at 36 Roberts Avenue, Kensington. The purpose of the application is to rezone the subject property from “Residential 1” to “Residential 4” to allow an increase in density so as to develop the property with 8 units which include the existing main house

**GENERAL NOTICE 238 OF 2023****NEWSPAPER ADVERTISEMENT FOR AMENDMENT TO THE LAND USE SCHEME (REZONING) & REMOVAL OF RESTRICTIONS.****APPLICABLE SCHEME:****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

**SITE DESCRIPTION:**

Erf/Erven (Stand) No(s): Portion 5 of Erf 85

Township (Suburb) Name: Buccleuch

Street Address: 4 Martin Close

**APPLICATION TYPE:**

Amendment of Land Use Scheme/ Rezoning and removal of restrictive conditions.

**APPLICATION PURPOSES:**

The intention is to rezone the property from "Residential 1" to "Residential 3" to allow a maximum of 4 dwelling units on the site and to remove restrictive conditions of the title deed, subject to conditions.

The above application will be open for inspection from 08:00 to 5:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A- Block Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the registration Section of the Department of Development Planning at the above address, or posted to P.O Box30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than 22 March 2023.

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. Authorized Agent: MLP Development Consultants Pty Ltd, 18 Tenth Avenue, Edenburg, 0664104199, [info.mlpconsultants@gmail.com](mailto:info.mlpconsultants@gmail.com).

Date: 22 February 2023.

**GENERAL NOTICE 239 OF 2023****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: EQUESTRIA EXTENSION 279**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorized applicant of the owner of Portion 284 of the farm The Willows 340-JR and Holdings 222 and 226 of Willowglen Agricultural Holdings X 1, hereby gives notice in terms of Section 16(1)(f), and Schedule 13 of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 February 2023 until 22 March 2023. Full particulars and plans may be inspected electronically during normal office hours at the 1<sup>st</sup> Floor, Middestad Building, no. 252 Thabo Sehume Street, Pretoria or Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices, by any interested and affected party for a period of 28 days from the first date of publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, at: newlanduseapplications@tshwane.gov.za, alternatively by requesting such a copy through the contact details of the applicant provided below. The cost of any hard copies of the application will be for the account of the party requesting the copies. The applicant may upon submission of the application either forward a copy electronically or publish the application accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality on the E-Tshwane portal. For purposes of obtaining a copy of the application, the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Closing date for any objections and/or comments: 22 March 2023

Dates on which notice will be published: 22 February 2023 and 1 March 2023

Address of applicant: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen, P O Box 72729, Lynnwood Ridge, 0040,  
Tel: (012) 993 5848, E-mail: anna-marie.potgieter@plankonsult.co.za

**ANNEXURE**

Name of township:	EQUESTRIA X 279
Full name of applicant:	Plankonsult Incorporated Town and Regional Planners
Number of erven:	2 erven
Zoning and development control measures:	Erven 1 & 2 – “Business 1”;
Density:	(1) Mixed use development: not applicable (2) Residential: 110 dwelling units per hectare, provided that the total number of dwelling units on Erf 1 shall be limited to 231 units and on Erf 2 to 364 units
Coverage:	(1) Mixed use development: 60% (2) Residential: 60%
Height:	(1) Mixed use development: 4 storeys (2) Residential: 4 storeys
FAR:	(1) Mixed use development: 0,6 (2) Residential: not applicable
The intension of the applicant in this matter:	The rest of the development control measures can be viewed in the application. To provide a mixed use- and/or residential development, on the property under a “Business 1” zoning, as applied for and set out under the draft Annexure for Erven 1 & 2, included with the application.
Property description and locality:	The proposed Township to be established on Portion 284 of the farm The Willows 340-JR and Holdings 222 and 226 of Willowglen Agricultural Holdings X 1 is located at no's 844, 830 and 890 Lynnwood Road respectively and between Cura Avenue and Meerlust Road, Equestria.

Reference: Item No. 37004

**ALGEMENE KENNISGEWING 239 VAN 2023****KENNISGEWING VAN 'N AANSOEK OM DORPSTIGTING INGEVOLGE ARTIKEL 16(4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016: EQUESTRIA UITBREIDING 279**

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde applikant van die eienaar van Gedeelte 284 van die plaas The Willows 340-JR en Hoewes 222 en 226 Willowglen Landbouhoewes X 1, gee hiermee kennis in terme van Artikel 16(1)(f), en Skedule 13 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir Dorpstigting in terme van Artikel 16(4) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, soos na verwys in die Bylae hieronder. Besware teen of vertoë, insluitend die redes vir die besware en/of vertoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of vertoë ingedien het nie moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za gerig en ingedien word vanaf 22 Februarie 2023 tot 22 Maart 2023. Volledige besonderhede en planne van die aansoek kan elektronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure op die 1<sup>ste</sup> Vloer, Middestadgebou te Thabo Sehumestraat nr. 252, Pretoria of by Kamer E10, h/v Basden- en Rabiestraat, Centurion Munisipale Kantore, vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word vanaf: newlanduseapplications@tshwane.gov.za, of alternatiewelik deur sodanige afskrif aan te vra vanaf die applikant by die kontakbesonderhede hieronder verskaf. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek. Die aanseker kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, vergesel van die elektroniese afskrif op hul webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende of geaffekteerde party gestuur word, die afskrif is wat op die E-Tshwane portaal ingedien is. Ten einde die afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur die belanghebbende of geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie,

Sluitingsdatum vir enige besware en/of vertoë: 22 Maart 2023

Datums waarop kennisgewing geplaas sal word: 22 Februarie 2023 en 1 Maart 2023

Adres van agent: Plankonsult Ingelyf, Lois Laan 389, Waterkloof Glen, Posbus 72729, Lynnwood Rif, 0040

Tel: (012) 993 5848, E-pos: anna-marie.potgieter@plankonsult.co.za

**BYLAE**

Naam van dorp:	EQUESTRIA X 279
Volle naam van applikant:	Plankonsult Ingelyf Stads- en Streekbeplanners
Aantal erwe:	2 erwe
Sonering en ontwikkelingsbeheermaatreëls:	Erwe 1 & 2 – "Besigheid 1";
Digtheid:	(1) Gemengde gebruike ontwikkeling: nie van toepassing (2) R sidensieel: 110 wooneenhede per hektaar, met die voorbehoud dat die totale aantal wooneenhede op Erf 1 beperk sal word tot 231 eenhede en op Erf 2 tot 364 eenhede
Dekking:	(1) Gemengde gebruike ontwikkeling: 60% (2) R sidensieel: 60%
Hoogte:	(1) Gemengde gebruike ontwikkeling: 4 verdiepings (2) R sidensieel: 4 verdiepings
VRV:	(1) Gemengde gebruike ontwikkeling: 0,6 (2) Residensieel: nie van toepassing
Intensie van die applikant in hierdie geval:	Die res van die ontwikkelingbeheermaatreëls kan besigtig word in die aansoek. Om 'n gemengde gebruik ontwikkeling en/of residensieel ontwikkeling op die eiendom te voorsien onder 'n "Besigheid 1" sonering, soos voor aansoek gedoen en uiteengesit in die konsep Bylae vir Erwe 1 & 2, ingesluit by die aansoek.
Eiendomsbeskrywing en ligging:	Die voorgestelde Dorp wat gestig staan te word op Gedeelte 284 van die plaas The Willows 340-JR en Hoewes 222 en 226 Willowglen Landbouhoewes X 1 is onderskeidelik geleë te Lynnwoodweg nr's 844, 830 en 890, tussen Curalaan en Meerlust Straat, Equestria.

Verwysing: Item No. 37004

**GENERAL NOTICE 240 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF CLAUSE 16(2) OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014) OF AN APPLICATION FOR CONSENT USE**

I Matthys Johannes Loubser being the applicant of Portion 21 (a portion of Portion 2) of the farm Tyger Valley 334 JR hereby gives notice that I have applied for consent use in terms of clause 16 of the Tshwane Town Planning Scheme, 2008 (revised 2014) on the property described above, to the City of Tshwane Metropolitan Municipality.

The property is situated at 21 Graham Road in Tyger Valley. The current zoning of the property is "Undetermined".

The intention of the applicant in this matter is to use the property for a lodge with 11 rooms (22 guests).

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 advertisement in the Provincial Gazette. Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or alternatively by requesting such copy from the applicant. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 22 February until 22 March 2023. Address of Municipal offices: Registration Office, 6<sup>th</sup> Floor Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for objection(s) and/or comment(s): 22 March 2023.

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

e-mail: [citiplan@vodamail.co.za](mailto:citiplan@vodamail.co.za)

Cell phone number: 0824145321.

Date on which notice will be published: 22 February 2023.

**Reference:** Item No. 36633

**ALGEMENE KENNISGEWING 240 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING IN TERME VAN KLOUSULE 16(2) VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) VAN 'n TOESTEMMINGSGEBRUIK AANSOEK**

Ek, Matthys Johannes Loubser, synde die applikant van Gedeelte 21 (gedeelte van gedeelte 2) van die plaas Tyger Valley 334 JR, gee hiermee kennis dat ek aansoek gedoen het vir toestemmingsgebruik ingevolge klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersen 2014) op die eiendom hierbo beskryf by die Stad van Tshwane Metropolitaanse Munisipaliteit.

Die eiendom is geleë te 21 Grahamstraat in Tyger Valley.

Die huidige sonering van die eiendom is "Onbepaald".

Die bedoeling van die applikant in hierdie saak is om die eiendom hierbo beskryf te gebruik vir 'n herberg ("lodge") met 11 kamers (22 gaste).

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf publikasie van die advertensie in die Provinsiale Koerant besigtig word. Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik deur sodanige afskrif van die applikant te versoek. Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar indien nie, moet ingedien word en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 22 Februarie tot en met 22 Maart 2023.

Adres van Munisipale kantore: Registrasiekantoor, 6de Vloer Middestad Gebou, Thabo Sehumestraat 252, Pretoria. Sluitingsdatum vir beswaar (e) en / of kommentaar (e): 22 Maart 2023.

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

e-pos: [citiplan@vodamail.co.za](mailto:citiplan@vodamail.co.za). Selfoonnommer: 0824145321.

Datum waarop kennisgewing gepubliseer sal word: 22 Februarie 2023.

**Verwysing:** Item No. 36633

**GENERAL NOTICE 241 OF 2023****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

**SITE DESCRIPTION**

**Erven No's** : 369  
**Township** : KYA SAND EXTENSION 37  
**Street Address** : 1269 MALIBONGWE ROAD CORNER ELSECAR PLACE  
**Council Reference** : 20-04-4626 Rezoning

**APPLICATION TYPE: REZONING**

From **"Industrial 1"**, subject to conditions on site to **"Special"** permitting **Filling Station, Convenient Store and Car Wash** on site, subject to conditions.

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

Any objection or representation with regard to the application must be submitted to both ZCABC and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **22 March 2023**.

**AUTHORISED AGENT**

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)

Postal Address: PO Box 2910 Houghton Code: 2041

Physical Address: 11 9<sup>th</sup> Avenue, Highlands North Extension, 2192

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

**DATE: 22 February 2023**

**GENERAL NOTICE 242 OF 2023****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, Lorenzo Massimo Giovannoni, of the firm EVS Planning, being the authorised agent/applicant of the owner of Portion 2 of Erf 1457 Pretoria North, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at number 112 Impalalelie Road, Pretoria North. The rezoning is from "Residential 1" for one dwelling house subject to certain conditions as set out in Annexure T7948 to "Residential 2" with a density of 25 dwelling units per hectare for a maximum of 2 dwelling units. The intention of the applicant in this matter is to enable the development two dwelling houses. All further conditions and restrictions are indicated in the Annexure T submitted with the application. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001; or to [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) from 22 February 2023 until 22 March 2023. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. 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, Pretoria News Newspaper and Beeld Newspaper. Address of Municipal offices: Akasia Municipal Complex, 485 Heinrich Avenue, (Entrance Dale Street), 1<sup>st</sup> Floor, Room F12, Karenpark, Akasia. **Closing date for objections and/or comments: 22 March 2023.** Address of applicant: EVS Planning, P.O. Box 65093, Erasmusrand, 0165 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: [info@evsplanning.co.za](mailto:info@evsplanning.co.za). Fax: 086 672 9548. **Ref: E5109. Dates on which notice will be published: 22 February 2023 and 1 March 2023. Item no: 35682**

22-1

**ALGEMENE KENNISGEWING 242 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR HERSONERING AANSOEK IN TERME VAN KLOUSULE 16(1) VAN DIE STAD VAN  
TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016**

Ek/ons, Lorenzo Massimo Giovannoni, van die firma EVS Planning, die gemagtigde agent/aansoeker van die eienaar van Gedeelte 2 van Erf 1457 Pretoria Noord, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek/ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) deur die hersonering in terme van Klousule 16(1) van die Stad van Tshwane Verordening op Grondgebruik Bestuur, 2016, ten opsigte van die bogenoemde eiendom. Die eiendom is geleë by nommer 112 Impalalelie Straat, Pretoria Noord. Die hersonering is van "Residensieël 1" vir een woonhuis onderhewig aan seker voorwaardes vervat in Bylae T7948 na "Residensieël 2" met 'n digtheid van 25 eenhede per hektaar vir 'n maksimum van 2 wooneenhede. Die doel van die aansoeker in die verband is om dit moontlik te maak om 2 wooneenhede of the erf te ontwikkel. Alle verdere voorwaardes en beperkings word aangedui in die Bylae T wat saam met die aansoek ingedien is. Enige beswaar(e) 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 ingedien of gerig word, vanaf 22 Februarie 2023 tot 22 Maart 2023. Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Daarbenewens kan die aansoeker met indiening van die aansoek óf 'n kopie elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die applikant se intellektuele eiendomsreg benadeel nie. Indien enige belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, kan dit nie beskou word as redes om die verwerking en oorweging van die aansoek te verbied nie. Volledige besonderhede en planne (as daar is) lê ter insae gedurende gewone kantoorure by die Munisipale kantore vir 'n periode van 28 dae vanaf die eerste publiskasie van hierdie kennisgewing in die Provinsiale Koerant, Pretoria News en Beeld Koerant. Adres van Munisipale kantoor: Akasia Munisipale Kompleks, Heinrich Straat 485 (Ingang Dale Straat), 1ste Vloer, Kamer F12, Karenpark, Akasia. **Sluitingsdatum vir besware: 22 Maart 2023.** Adres van gemagtigde agent: EVS Planning, Posbus 65093, Erasmusrand, Pretoria, 0165 of Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: [info@evsplanning.co.za](mailto:info@evsplanning.co.za) Faks: 086 672 9548 **Verw: E5109. Datums waarop kennisgewing gepubliseer word: 22 Februarie 2023 en 1 Maart 2023. Item no: 35682**

22-1

**GENERAL NOTICE 243 OF 2023*****The Midvaal Local Municipality Spatial Planning and Land Use Management By-Law*****NOTICE IN TERMS OF SECTION 38(2) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2017 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg, being the agent of the owner of Erf 825, Henley on Klip township hereby give notice in terms of section 38(2) of the Midvaal Local Municipality Land Use Management by-Law, 2017 that I have submitted an application in terms of section 38 of the mentioned by law on 10 January 2023 to the Midvaal Local Municipality for the change of land use rights also known as re-zoning of the property(ies) described above, situated at 31, Cleeve Road, Henley-on-Klip township from "Residential 1" to "Residential 2" in terms of the Midvaal Land Use Scheme, 2017. The owner intends to erect 4 dwelling units on the property.

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

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Citizen newspaper. Closing date for any objections: 22 March 2023

Address of applicant: Vaalplan Town & Regional Planners, H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-mail: [vaalplan3@telkomsa.net](mailto:vaalplan3@telkomsa.net), website: [www.vaalplan.co.za](http://www.vaalplan.co.za)

Date on which notice is published: 22 February 2023

**GENERAL NOTICE 244 OF 2023****NOTICE OF A SIMULTANEOUS REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS- AND A REZONING- AND APPLICATION IN TERMS OF SECTIONS 16(2) AND 16(1) RESPECTIVELY OF THE CITY OF TSHWANE'S LAND USE MANAGEMENT BY-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-laws, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the Removal of Restrictive Title Deed Conditions 3 on Page 2, 7(i), 7(ii), 7(iii), 7(iv), 8 and 9 on Page 3 and Condition 11 on Page 4 of Title Deed Number T11790/2020 in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management By-Laws, 2016, and for the amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014), by the simultaneous Rezoning of Erf 375, Waterkloof Ridge, located at 349 Aries Street, Waterkloof Ridge, from "Residential 1" to "Residential 2" at a density of 20 units per hectare, limited to Five (5) Dwelling Units, which will be Five (5) Sectional Title Units, in terms of Section 16(1) of the City of Tshwane's Land Use Management By-laws, 2016. The purpose of the said Rezoning- and Removal applications is to obtain the Land Use Rights as applied for. 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 22 February 2023 to 22 March 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette/Beeld/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 applications, the failure by an interested and affected party to obtain a copy of the applications shall not be regarded as grounds to prohibit the processing and consideration of the applications. Address of applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 0745828820: E-mail: bertus@bvtplan.co.za. COT Ref.: Item no. 36691 (Removal) & Item no. 36692 (Rezoning).

22-1

**ALGEMENE KENNISGEWING 244 VAN 2023****KENNISGEWING VAN 'N GESAMENTLIKE OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES- EN 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKELS 16(2) EN 16(1) ONDERSKEIDELIK VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURSBYWETTE, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuursbywette, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die verwydering van Beperkende Titel Akte Voorwaardes 3 op Bladsy 2, 7(i), 7(ii), 7(iii), 7(iv), 8 en 9 op Bladsy 3 en Voorwaarde 11 op Bladsy 4 van Titel Akte Nommer T11790/2020, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywette, 2016, en soos benodig in terme van Skedule 4 van die Stad Tshwane se Grondgebruiksbestuursbywette, 2016, en vir die gelyktydige wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van Erf 375, Waterkloof Rif, geleë te 349 Aries Straat, Waterkloof Rif, vanaf "Residensieël 1" na "Residensieël 2" teen 'n digtheid van 20 Eenhede per hektaar, beperk tot Vyf (5) Woon Eenhede wat Vyf (5) Deeltitel Eenhede sal wees, ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuursbywette, 2016. Die doel van die genoemde Hersonerings- en Opheffing van Beperkende Titelakte Voorwaardes aansoek is om die regte soos voor aansoek doen te kan verkry. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 22 Februarie 2023 tot 22 Maart 2023. 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 Gazette/Beeld/Citizen koerante. 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 aansoeker: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: COT Ref.: Item no. 36691 (Opheffing) & Item no. 36692 (Hersonering).

22-1

**GENERAL NOTICE 245 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16 (1) LAND USE MANAGEMENT BY-LAW, 2016**

I, DIMITAR BORISOV PEKKOV in my capacity as duly authorized person of MIT-MAC MOTORS CC, Registration Number 2005/028211/23, being the owner of property, namely: **Portion 1 of ERF 762 PRETORIA NORTH** hereby give notice in terms of Section 16(1) (f) of the City of Tshwane land Use Management By-Law, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), for the rezoning in terms of Section 16 (1) of the City of Tshwane land use Management By-law, 2016 of the property described above. The property is situated at 286 West Street, Pretoria North.

**The Rezoning is from “Residential 1” to “Special” Motor Vehicle showroom for sales of motor vehicles and ancillary and subservient to the primary use, a Workshop and Carwash**

**The intention of the owner of the property in this matter is to have a vehicle showroom for sales of motor vehicles and ancillary and subservient to the primary use, workshop and a Carwash.**

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details and e mail address, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, at PRETORIA: REGISTRATION OFFICE, ROOM LG004, Basement, Isivunu House, 143 Lilian Ngoyi Street (Van der Walt) , PRETORIA, PO BOX 3242, PRETORIA 0001. From **22 FEBRUARY 2023 Until 22 MARCH 2023**

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. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). **Address of Municipality:** PTA: REGISTRATION OFFICE, ROOM LG004, Basement, Isivunu House, 143 Lilian Ngoyi Street (Van der Walt) , PRETORIA, PO BOX 3242, PRETORIA 0001.

Closing date for any objections and/or comments: 22 MARCH 2023

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

Dates on which Notice will be published: 22 FEBRUARY 2023 AND 1 MARCH 2023

REF: CPD 9/2/4/2-5316T

ITEM NR:30629

22-1

**ALGEMENE KENNISGEWING 245 VAN 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****KENNISGEWING VIR 'N AANSOEK VIR HERSONERING KRAGTENS ARTIKEL 16 (1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ek, DIMITAR BORISOV PEKKOV, in my hoedanigheid as gevolmagtigde persoon van MIT-MAC MOTORS CC, Registrasie Nommer 2005/028211/23, synde die eienaar van die eiendom synde: **Gedeelte 1 van ERF 762 PRETORIA NORTH** gee hiermee kennis kragtens Artikel 16(1) (f) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016 dat ek aansoek gedoen het by die City of Tshwane Metropolitan Municipality vir die wysiging van die Tshwane Stadsbeplanningsskema, 2008 (Hersien 2014), vir die hersonering kragtens Artikel 16 (1) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016 van die bogemelde eiendom gelee te Wesstraat 286, Pretoria Noord.

Die hersonering is van "Residentieel 1" na "Spesiaal" Motorvoertuig vertoonkamer vir verkoop van motorvoertuie en aanvullend tot die primere gebruik, 'n werkswinkel en Karwas

Die bedoeling van die eienaar van die eiendom in hierdie saak is om 'n motorvoertuig vertoonkamer vir die verkoop van motorvoertuie en aanvullende gebruike tot die primere gebruik, werkswinkel en karwas

Enige beswaar en/of kommentaar, asook die gronde vir sodanige beswaar en/of kommentaar, met volledige besonderhede, asook e mail adres, waarsonder die munisipaliteit nie met die persoon of instansie wat beswaar maak kan korrespondeer nie, moet skriftelik ingedien word vir aandag aan: Die Strategiese Uitvoerende Direketur: Stadsbeplanning en Ontwikkeling, te PRETORIA: REGISTRASIEKANTOOR, KAMER LG004, Onder grondvlak, Isivunou HUIS, 143 Lilian Ngoyi Straat (Van der Walt), PRETORIA, POSBUS 3242, PRETORIA 0001. Enige iemand of geaffekteerde persoon wat verlang om 'n afskrif van die aansoek te bekom, mag sodanige afskrif aanvra via [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vanaf **22 FEBRUARIE 2023 tot 22 MAART 2023**.

Volle besonderhede en planne (indien van toepassing) mag ingesien word gedurende gewone kantoorure te die bogemelde adres, vir 'n periode van 28 dae na die eerste publikasie van die advertensie in die Provinsiale Koerant verskyn het. **Adres van Munisipaliteit:** PTA: REGISTRASIE KANTOOR, KAMER LG004, Onder Grondvloer, Isivunou Huis, 143 Lilian Ngoyi Straat (Van der Walt), PRETORIA, POSBUS 3242, PRETORIA 0001. Sluitingsdatum vir besware en of kommentare: 22 MAART 2023

Adres van Applikant: HELLERLE DESIGNS, 116 BRAAM PRETORIUS STREET, WONDERBOOM, PRETORIA, Tel: 083 304 0840 e mail: [rolanda@hellerledesigns.co.za](mailto:rolanda@hellerledesigns.co.za) Datums waarop die Kennisgewing gepubliseer word: 22 FEBRUARIE 2023 EN 1 MAART 2023

**CPD9/2/4/2-5316T****ITEM NO: 30629**

22-1

## GENERAL NOTICE 246 OF 2023

## 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:**

**Portion 1 of Erf 77 Atholl Extension 11 (located at 121 Forest Road, Atholl Extension 11)**

**Application type:**

Removal of restrictive conditions.

**Application purpose:**

The purpose of this application is the removal of redundant title conditions and the street building line condition.

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 on the e-platform of the City of Johannesburg: [www.joburg.org.za](http://www.joburg.org.za), (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The application reference number is 20/13/0130/2022. 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 **22 FEBRUARY 2023**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), which must be emailed by not later than **22 MARCH 2023**.

## Authorised Agent:

Breda Lombard Town Planners.

## Postal Address:

P O Box 413710, Craighall, 2024.

## Street Address:

38 Bompas Road, Dunkeld, 2196.

## Tel No. :

(011) 327 3310

## E-mail address:

[breda@bredalombard.co.za](mailto:breda@bredalombard.co.za)

**GENERAL NOTICE 247 OF 2023****NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

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

Notice is hereby given, in terms of Sections 21 and 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 City of Johannesburg Land Use Scheme, (2018) and the removal of restrictive conditions.

**Site description:**

**REMAINDER OF ERF 316 PARKTOWN (located at 4 Loch Avenue, PARKTOWN).**

**Application type:**

Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" to "Business 4" (including medical suites) subject to conditions and the removal of restrictive conditions.

**Application purpose:** The purpose of the applications is to permit medical suites and the removal of redundant and restrictive title conditions prohibiting a non-residential land use.

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 on the e-platform of the City of Johannesburg: [www.joburg.org.za](http://www.joburg.org.za), (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The applications reference numbers are rezoning 20-01-4606 and removal of restrictive conditions 20/13/0218/2022 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 **22 FEBRUARY 2023**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), which must be emailed no later than **22 MARCH 2023**.

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:	<a href="mailto:breda@bredalombard.co.za">breda@bredalombard.co.za</a>

**GENERAL NOTICE 248 OF 2023****NOTICE OF APPLICATION IN TERMS OF SECTION 38(2)(a) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016 FOR CHANGE OF LAND USE RIGHTS**

We, Welwyn Town and Regional Planning No 1 CC, being the applicant of the owner of Portion 3 of Erf 44, Riversdale Township, Registration Division IR, Gauteng Province, hereby give notice in terms of section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that we have applied to the Midvaal Local Municipality for the subdivision of the property described above, situated on the corner of Jan Neethling & Bloedrivier Streets, into 5 portions as well as rezoning of the portions from "Residential 1" as follows: one portion to "Residential 2" (one dwelling per 420m<sup>2</sup>), three portions to "Residential 1" (one dwelling per erf) and one portion to "Transport".

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to the Municipality at the office of the Executive Director: Development & Planning, Ground floor, Municipal Offices, Mitchell Street, Meyerton.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette and Citizen newspaper. Closing date for any objections: 23 March 2023. Address of applicant: Welwyn Town and Regional Planners, 1 Mumford Street, Vanderbijlpark CW1, 1911 or P.O. Box 6436, Vanderbijlpark, 1900. Telephone No: 016 933 9293. Date on which notice will be published: 22 February 2023.

**GENERAL NOTICE 249 OF 2023****NOTICE OF AN APPLICATION IN TERMS SECTION 33 AND SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, AS READ TOGETHER WITH THE PROVISIONS OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

I, François du Plooy, being the authorised agent of the owner of Erf 3414 Kensington Township, give notice in terms of Section 33 and Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, as read together with the provisions of the City of Johannesburg Land Use Scheme, 2018, for subdivision into two (2) portions and to remove certain Restrictive Title Conditions in respect of the subject property situated at 84 Eleventh Avenue, Kensington Township.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 / 45 of Act 16 of 2013 (SPLUMA), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/ her full objection/ interest in the application and also provide clear contact details to the office of the Executive Director: Department of Development Planning at 158 Loveday Street, Braamfontein, Room 8100, 8<sup>th</sup> Floor, block A, Metropolitan Centre, for a period of 28 (twenty eight) days from **22 February 2023**.

Objections, comments or representations in respect of the relevant application must be lodged with or made in writing to the City of Johannesburg, Executive Director: Department of Development Planning either by hand at the above address or by registered mail to P.O. Box 30733, Braamfontein, 2017; or a facsimile sent to (011) 339 4000; or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), and with the applicant at address below from **22 February 2023** up to **22 March 2023**.

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

**GENERAL NOTICE 250 OF 2023****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, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorized applicant of Erf 225, Brooklyn, hereby give notice in terms of Section 16(1)(f), Schedule 13 of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning of the mentioned property in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016. The property is situated at no. 239 Brooks Street, Brooklyn.

The application for rezoning is from "Residential 2" (restricted to 5 dwelling units) to "Residential 4" at a density of 200 dwelling units per Hectare for a total of 38 proposed dwelling units at an FAR of 1.3. The intention of the applicant is to Rezone the property to develop 38 proposed dwelling units with an FAR of 1.3 on the subject property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 February 2023, until 22 March 2023.

Full particulars and plans of the applications may be perused electronically during normal office hours at Akasia Offices Room F12, First Floor, Akasia Municipal Complex, 485 Heinrich Avenue Karenpark or Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices by any interested and affected party for a period of 28 days from the date of publication of the notice in the Provincial Gazette, until such time as the Pretoria Office will occupy the new offices, which will be located at 252 Thabo Sehume, Pretoria. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the contact details of the applicant provided below. The costs of any hard copies of the application will be for the account of the party requesting the copies. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application with confirmation of completeness by the Municipality accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality on E-Tshwane. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Closing date for any objections and/or comments: 22 March 2023

Dates on which notice will be published: 22 February 2023 and 1 March 2023

Address of agent: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen  
P.O Box 72729, Lynnwood Ridge, 0040  
Tel: (012) 993 5848, E-Mail: Louis@plankonsult.co.za  
Ref. no. Rezoning: ITEM: 37077

22-1

**ALGEMENE KENNISGEWING 250 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N HERSONERINGSAAVSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE  
GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde applikant van Erf 225, Brooklyn gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die gemelde eiendom in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016. Die eiendom is geleë te nr. 239 Brooksstraat, Brooklyn.

Die aansoek om hersonering is van "Residensieel 2" (beperk tot 5 wooneenhede) na "Residensieel 4" met n digtheid van 200 wooneenhede per hektaar vir 38 voorgestelde wooneenhede teen 'n VRV van 1.3. Die voorneme van die applikant is om die eiendom te hersoneer ten einde 38 voorgestelde wooneenhede op die eiendom te vestig teen n VRV van 1.3.

Besware teen of vertoë, insluitend die redes vir die besware en/of vertoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of vertoë ingedien het moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za gerig en ingedien word vanaf 22 Februarie 2023 tot 22 Maart 2023.

Volledige besonderhede en planne van die aansoeke kan elektronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant by Akasia Kantore Kamer F12, Eerste Vloer, Akasia Munisipale Kompleks, Heinrichlaan no. 485 Karenpark of by Kamer E10, h/v Basden- en Rabiestraat, Centurion Munisipale Kantore, tot tyd en wyl die Pretoria-kantoor die nuwe kantore, wat geleë sal wees te Thabo Sehumestraat 252, Pretoria, beset het. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za, of alternatiewelik deur sodanige afskrif aan te vra vanaf die applikant by die kontakbesonderhede hieronder verskaf. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek. Die applikant kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit op E-Tshwane ingedien is. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Sluitingsdatum vir enige besware en/of vertoë: 22 Maart 2023

Datums waarop kennisgewing geplaas sal word: 22 Februarie 2023 & 1 Maart 2023

Adres van agent: Plankonsult Ingelyf, Lois Laan 389, Waterkloof Glen  
Posbus 72729, Lynnwood Rif, 0040  
Tel: (012) 993 5848, E-pos: Louis@plankonsult.co.za  
Verw.nr. Hersonering: ITEM: 37077

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 153 OF 2023****NOTICE OF APPLICATIONS FOR REZONING AND SUBDIVISION IN TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Werner Mostert of the firm GAP Development Planners being the authorized agent of the owner of Erf 1731 Strubenvale Extension 2 Township, situated at 2 Anglo Gold Avenue, 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: City Planning Department, Springs Customer Care Centre for the following:

- (i) the rezoning of the above-mentioned property from “Residential 3” for a Retirement Village with a density of 80 Units/Ha to “Residential 3” for Dwelling Units with a density of 21 Units/Ha.
- (ii) subdivision of the property into 27 (twenty-seven) portions.
- (iii) the rezoning of the proposed portion 27 of Erf 1731 Strubenvale Extension 2 Township from “Residential 3” for Dwelling Units with a density of 21 Units/Ha to “Roads” for a private access road.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Springs Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, Cnr Plantation and South Main Reef Roads, Springs, for a period of 28 days from 27 January 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Springs, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, Cnr Plantation and South Main Reef Roads, Springs), or P.O. Box 45, Springs, 1560, within a period of 28 days from 27 January 2023.

Address of the authorised agent: GAP Development Planners, P O Box 7815, Nelspruit, Sonpark, 1206. Jatra Building (Ground Floor), 71 Van Wijk Street, Mbombela, 1201. Tel (013) 752 7513, Fax: (086) 239 1922, Email: [Admin@Gapdevelopments.co.za](mailto:Admin@Gapdevelopments.co.za)

15–22

**PROVINCIAL NOTICE 163 OF 2023****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 40945/08 of the Remainder of Erf 40 Bedfordview Extension 4 which property is situated on the Corner of Nicol and Angus Road Bedfordview, (14a Angus Road, Bedfordview) and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021 (CELUS), by the rezoning of Portion 1 and the Remainder of Erf 40 Bedfordview Extension 4, from "Residential 1" to "Residential 1" for a guesthouse with 16 rooms excluding staff quarters.

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 15 February 2023 (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 15 February 2023. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. Cell Number: 083 255 6583. Email: [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za).

15-22

**PROVINCIAL NOTICE 165 OF 2023****CITY OF TSHWANE LAND METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME 2008 (REVISED 2014), READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Ludwig Greyvensteyn from Land Development Planning, being the applicant of Erf 162 Wapadrand x1, hereby give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (revised 2014), that I have applied to the Municipality for a Consent Use for: a Guest House The property is situated at 17 Touleier Place, Wapadrand x1. The current zoning of the property is USE Zone 1 Residential 1. The intention of the applicant is to obtain a Consent Use for a Guest House.

Any objections and/or comments, including the grounds for such objections with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection, shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, P.O. Box 3242 PRETORIA 0001 or to [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) from **15 FEBRUARY 2023** (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town Planning Scheme 2008 (revised 2014), until **15 MARCH 2023** (not less than 28 days after the date of first publication of the notice **15 FEBRUARY 2023** ). Full particulars and plans (if any) may be inspected during 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 Should the person or body wish to view or obtain a copy of the application, it can be obtained from the Municipality via e-mail, to: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or from the applicant below.

Closing date for any objections: **15 MARCH 2023**

Address of Applicant: P.O. Box 902, Wierda Park, 0149; 151 Umkomaas Road, Alphen Park, Tel: 082 821 2851

***Date on which notice will be published: 15 FEBRUARY 2023***

Item: 36732

15-22

**PROVINSIALE KENNISGEWING 165 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE STAD VAN TSHWANE DORPSBEPLANNING SKEMA 2008 (HERSIEN 2014), LEES MET SEKSIE 16(3) VAN DIE STAD VAN TSHWANE LAND USE MANAGEMENT BY-LAW 2016**

Ek, Ludwig Greyvensteyn van Land Development Planning, synde die applikant van Erf 162 Wapadrand x1, gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), dat ek by die Stad van Tshwane aansoek gedoen het vir: Toestemmingsgebruik vir 'n Gastehuis. Die eiendom is geleë te 17 Touleier Place, Wapadrand x1. Die huidige sonering van die eiendom is Gebruiksone 1 Residentieël 1.

Die intensie van die aansoeker is om aansoek te doen vir 'n toestemmingsgebruik vir 'n Gastehuis.

Enige besware en gronde vir besware, met volledige kontakbesonderhede van beswaarmaker waarsonder die Munisipaliteit nie kan korrespondeer nie, moet ingedien word en skriftelik gerig word aan: Groepshoof:

Ekonomiese Ontwikkeling en Ruimtelike Beplanning, POSBUS 3242, PRETORIA, 0001 of aan

[cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) vanaf **15 FEBRUARIE 2023** (die datum van publikasie soos uiteengesit in Klousule 16 van die Tshwane Dorpsbeplanningskema 2008 (hersien 2014) tot **15 MAART 2023** (nie minder as 28 dae na datum van eerste publikasie van kennisgewing op **15 FEBRUARIE 2023**).

Volledige besonderhede van die aansoek kan besigtig word by die Munisipale kantore gedurende kantoorure vir 'n tydperk van 28 dae vanaf datum van eerste publikasie van kennisgewing.

Indien 'n persoon afskrif van aansoek wil bekom of besigtig, kan dit aangevra word by die munisipaliteit via e-pos: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of die applicant soos hieronder.

Sluitingsdatum vir enige beswaar: **15 MAART 2023**

Adres van Applikant:, Posbus 902 Wierdapark, 0149, Umkomaas Straat 151, Alphen Park Pretoria.

Tel: 082 821 2851

***Datum van eerste publikasie van kennisgewing: 15 FEBRUARIE 2023***

Item: 36732

15-22

**PROVINCIAL NOTICE 169 OF 2023****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 23773/2018 of Erf 713 Hurlyvale Extension 1 which property is situated at 48 Saint Anne Road Hurlyvale and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021 (CELUS), by the rezoning of the property, from "Business 3" to "Business 2" for a plant nursery and ancillary place of refreshment, hotel and medical suites.

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 15 February 2023 (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 15 February 2023. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. Cell Number: 083 255 6583. Email: [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za).

15–22

**PROVINCIAL NOTICE 171 OF 2023****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF EKURHULENI LAND USE SCHEME, 2021, IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.**

I, Hlaluko Maswanganye of Kamohelo Land Management Consultants being authorized agent of the owner of Erf 1998 Tshongweni Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 1998 Masaskhane Street from "Residential 2" to "Business 1" in order to establish a Restaurant.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, Golden Heights Building, Floor 5, 18 Joubert St, Georgetown, Germiston, 1401, for a period of 28 days from 15 February 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, Golden Heights Building, Floor 5, 18 Joubert St, Georgetown, Germiston, 1401 or Manager: Town Planning Germiston Sub Section City of Ekurhuleni Metropolitan Municipality P.O. Box 145 GERMISTON 1400 or by email to [Itumeleng.Nkoane@ekurhuleni.gov.za](mailto:Itumeleng.Nkoane@ekurhuleni.gov.za), within a period of 28 days from 15 February 2023.

Address of the authorised agent: 8 Hillside Road, Parktown Johannesburg, 2984

Contact details: 068 259 5472/073 865 7390

Email Address: [hlaluko@klmc.co.za](mailto:hlaluko@klmc.co.za)/[info@klmc.co.za](mailto:info@klmc.co.za)

15–22

**PROVINSIALE KENNISGEWING 171 VAN 2023****KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN DIE STAD EKURHULENI-GRONDGEBRUIKSKEMA, 2021, INGEVOLGE ARTIKEL 48 VAN DIE STAD EKURHULENI METROPOLITAN MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, DEUR 2019.**

Ek, Hlaluko Maswanganye van Kamohelo Grondbestuurskonsultante synde gemagtigde agent van die eienaar van Erf 1998 Tshongweni Township gee hiermee kennis ingevolge Artikel 10 van die Stad Ekurhuleni Metropolitaanse Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2019, dat ek het aansoek gedoen by die Stad Ekurhuleni Metropolitaanse Munisipaliteit vir die wysiging van die Stad Ekurhuleni Grondgebruikskema, 2021, deur die hersonering van die eiendom hierbo beskryf, geleë te Masaskhanestraat 1998 vanaf "Residensieel 2" na "Besigheid 1" ten einde te vestig n restaurant .

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Bestuurder: Stadsbeplanning, Germiston Onderafdeling van die Stad Ekurhuleni Metropolitaanse Munisipaliteit, Golden Heights-gebou, Vloer 5, Joubertstraat 18, Georgetown, Germiston, 1401, vir 'n tydperk van 28 dae vanaf 15 Februarie 2023.

Besware teen of vertoe ten opsigte van die aansoek moet skriftelik by die Bestuurder: Stadsbeplanning, Germiston Onderafdeling van die Stad Ekurhuleni Metropolitaanse Munisipaliteit, Golden Heights Gebou, Vloer 5, Joubertstraat 18, Georgetown, Germiston, 1401 of Bestuurder: Stadsbeplanning Germiston Onderafdeling Stad Ekurhuleni Metropolitaanse Munisipaliteit P.O. Box 145 GERMISTON 1400 of per e-pos aan [Itumeleng.Nkoane@ekurhuleni.gov.za](mailto:Itumeleng.Nkoane@ekurhuleni.gov.za) , binne 'n tydperk van 28 dae vanaf 15 Februarie 2023.

Adres van die gemagtigde agent: Hillsideweg 8, Parktown Johannesburg, 2984

Kontakbesonderhede: 068 259 5472/073 865 7390

E-posadres: [hlaluko@klmc.co.za](mailto:hlaluko@klmc.co.za)/[info@klmc.co.za](mailto:info@klmc.co.za)

15–22

**PROVINCIAL NOTICE 173 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, TN General Services Pty Ltd, being the applicant of Erf 6225 Mahube Valley Extension 24, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at Number 2509 Monhla Crescent, Mahube Valley Extension 24. The rezoning is from "Residential 1" in terms of Annexure T(9574) to "Residential 1" permitting a boarding house. The intention of the applicant in this case is to develop a boarding house on the relevant property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 February 2023 until 16 March 2023. Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette and newspapers. Address of Municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted to the City of Tshwane Metropolitan Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comment 16 March 2023. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 0872658213, Email: [info@tnservices.co.za](mailto:info@tnservices.co.za). Dates of notice publication: 15 February 2023 and 22 February 2023. Item no: 37030.

15–22

**PROVINSIALE KENNISGEWING 173 VAN 2023****METROPOLITAANSE MUNISIPALITEIT STAD VAN TSHWANE****KENNISGEWING VAN 'N HERSONERINGSAAVSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ons, TN General Services Pty Ltd, synde die applikant van Erf 6225 Mahube Valley Uitbreiding 24 gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek/ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek geloods het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde eiendomme ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016. Die eiendomme is geleë te Nommer 2509 Monhla Crescent, Mahube Valley Uitbreiding 24. Die hersoneringsaansoek is vanaf "Residensiële 1" ingevolge Bylae T(9574) na "Residensiële 1" wat 'n losieshuis toelaat. Die bedoeling van die applikant in hierdie geval is om 'n losieshuis op die betrokke eiendom te ontwikkel. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za vanaf 15 Februarie 2023 tot 16 Maart 2023. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geinspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette and koerante. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252. Souenige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geaffekteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosesering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 16 Maart 2023. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 0872658213, E-pos: info@tnservices.co.za. Datum van publikasie van kennisgewing: 15 Februarie 2023 and 22 Februarie 2023. Item no: 37030.

15-22

**PROVINCIAL NOTICE 177 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Multiprof Property Intelligence (Pty) Ltd, being the applicant of property for Erf 546, Wierdapark hereby give notice in terms of Section 16(1)(F) of the City of Tshwane Land use management by-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the title deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 the property is situated at no. 204 Elizabeth Street.

The application is for the removal of the following conditions: (f), (h), (j)(i)(ii) and (k) for the Title deed T 58429 / 1988.

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

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 February 2023, until 15 of March 2023.

Full particulars and plans (if any) may be inspected during normal office hours at the municipal offices as set out below, for a period of 28 days from the date of first publication of this notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such copy through the following contact details: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

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

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

**Address of municipal offices:** Registry Office, No. 252 Thabo Sehume Street, Pretoria.

**Closing date for any objections and/or comments:** 15 March 2023.

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

**Dates on which notice will be published:** 15 February 2023 & 22 February 2023.

**Item no: 37017**

15–22

**PROVINSIALE KENNISGEWING 177 VAN 2023****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS BY-WET, 2016**

Ons, Multiprof Property Intelligence (PTY) LTD, synde die aansoeker namens die eienaar van Erf 546 Wierdapark, gee hiermee kennis ingevolge Artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die titelakte ingevolge Artikel 16 (2) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016 van die bogenoemde eiendom. Die eiendom is geleë op Elizabeth Straat 204, Wierdapark.

Die doel vir die opheffing van beperkende titelaktevoorwaardes is vir die verwyderingsvoorwaardes van toepassing op die titelakte van Erf 204, Wierdapark naamlik voorwaardes: (f), (h), (j)(i)(ii) and (k) in Titelakte T 58429 / 1988.

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

Enige beswaar(e) en/of kommentaar(e), met gronde vir die beswaar(e) en/of kommentaar(e) asook volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of te e-pos na [Cityp\\_registration@tshwane.gov.za](mailto:Cityp_registration@tshwane.gov.za) vanaf 15 Februarie 2023 tot en met 15 Maart 2023.

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

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

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

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

**Adres van munisipalekantore:** Registrasie Kantoor, 252 Thabo Sehume Straat, Pretoria.

**Sluitingsdatum vir enige kommentaar(e) en/of beswaar(e): 15 Maart 2023.**

**Adres van gemagtigde agent:** Multiprof Property Intelligence (PTY) LTD, Eenheid 25, Garsfontein kantoorpark, Jacqueline Rylaan 645, Garsfontein / Posbus 1285, Garsfontein, 0042 / Tel: (012) 361 5095 / Sel: 082 556 0944 / E-Pos: [info@mpdp.co.za](mailto:info@mpdp.co.za)

**Datum van publikasie van die kennisgewing: 15 Februarie 2023 & 22 Februarie 2023.**

**Itemnommer: 37017**

15–22

**PROVINCIAL NOTICE 181 OF 2023****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee being authorized agent of the owner of the Remainder of Erf 718 Bedfordview Ext 144 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme (CELUS), 2021, by the rezoning of the property described above, situated at 15a Riley Road, Bedfordview 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 15 February 2023 (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 15 February 2023. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za) 083 255 6583

15–22

## PROVINCIAL NOTICE 186 OF 2023

## 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 **the remainder of erf 381, Erf 436, Erf 442, Erf 441 and portion 1 of erf 440, Muckleneuk** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) and for the removal of certain conditions contained in the Title Deeds in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The properties are situated at: 325 Mentz Street, 333 Mentz Street, 346 Berea Street, 344, Berea Street, and 320 Berea Street, Muckleneuk. The rezoning is from "Residential 1" to "Special" for **Clinic and Medical Consulting Rooms**, subject to certain conditions. An application is also lodged for the removal of the following conditions: **portion 1 of Erf 440: conditions 1 in the title deed T76601/2022, remainder of Erf 381: condition (a) in title deed T73414/2019, Erf 441: condition A in title deed T17567/2020, Erf 442: condition 2(a) in title deed T85462/2021 and Erf 436: condition (a) in title deed T73414/2019**. 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](mailto:CityP_Registration@tshwane.gov.za) from 22 February 2023 (the first date of the publication of the notice set out in Section 16(1)(f) of the By-law referred to above), until 22 March 2023 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of New Town Town Planners as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – new Municipal Offices. **Closing date for any objections and/or comments:** 22 March 2023. **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](mailto:andre@ntas.co.za); Reference: A1400. **Dates on which notice will be published:** 22 February and 1 March 2023 **Reference (Council): Rezoning application:** Rezoning: Item no.: 36862; **Removal application:** Item no.: 36880

22-1

## PROVINSIALE KENNISGEWING 186 VAN 2023

## STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

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

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van **die Restant van Erf 381, Erf 436, Erf 442, Erf 441 en gedeelte 1 van Erf 440, Muckleneuk**, 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: 325 Mentz Straat, 333 Mentz straat, 346 Berea Straat, 344, Berea Straat, en 320 Berea Straat, Muckleneuk. Die hersonering van die bogenoemde erwe is vanaf "Residensiel 1" na "**Spesiaal**" vir **Kliniek en Mediese spreekkamers**, onderhewig aan sekere voorwaardes. Verder word aansoek gedoen vir die opheffing van die volgende voorwaardes: **Gedeelte 1 van Erf 440: voorwaarde 1 in die titelakte T76601/2022, restant van erf 381:voorwaarde (a) in titelakte T73414/2019, Erf 441:voorwaarde A in titelakte T17567/2020, Erf 442:voorwaarde 2(a) in titelakte T85462/2021 en Erf 436:voorwaarde (a) in titelakte T73414/2019**. 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 22 Februarie 2023 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) tot 22 Maart 2023 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore** Stad van Tshwane Metropolitaanse Munisipaliteit; Pretoria Kantore, Middestad gebou geleë 252 Thabosehume straat - nuwe Pta Munisipaliteit Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 22 Maart 2023. **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](mailto:andre@ntas.co.za); Verwysing: A1438. **Datums waarop die advertensie geplaas word:** 22 Februarie en 1 Maart 2023. **Verwysing (Stadsraad): Hersoneringsaansoek:** Item nr.: 36862; **Titel Opheffingsaansoek :** Item nr.: 36880

## PROVINCIAL NOTICE 187 OF 2023

## 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 469, Muckleneuk hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) and for the removal of certain conditions contained in the Title Deeds in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: 305 Mentz Street, Muckleneuk. The rezoning is from "Residential 1" to "Special" for Clinic and Medical Consulting Rooms, subject to certain conditions. An application is also lodged for the removal of the following conditions: **A(a) in the title deed T57864/2022**. 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 22 February 2023 (*the first date of the publication of the notice set out in Section 16(1)(f) of the By-law referred to above*), until 22 March 2023 (*not less than 28 days after the date of first publication of the notice*). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of New Town Town Planners as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – new Municipal Offices. **Closing date for any objections and/or comments:** 22 March 2023. **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](mailto:andre@ntas.co.za); Reference: A1400. **Dates on which notice will be published:** 22 February and 1 March 2023 **Reference (Council): Rezoning application:**

Rezoning: Item no.: 36864; Removal application: Item no.: 36878

22-1

## PROVINSIALE KENNISGEWING 187 VAN 2023

## 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 **Erf 469 Muckleneuk**, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, asook 'n aansoek om die opheffing van sekere voorwaardes vervat in die Titelakte in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te: 305 Mentz Straat, Muckleneuk. Die hersonering van die bogenoemde erwe is vanaf "Residensiel 1" na "**Spesiaal**" vir **Kliniek en Mediese spreekkamers**, onderhewig aan sekere voorwaardes. Verder word aansoek gedoen vir die opheffing van die volgende voorwaarde: **A(a) in titelakte T57864/2022**. Die voorneme van die eienaar van die eiendom is om regte te kry vir die bogenoemde grondgebruik 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 22 Februarie 2023 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) tot 22 Maart 2023 (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 van die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te proses of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore** Stad van Tshwane Metropolitaanse Munisipaliteit; Pretoria Kantore, Middestad gebou geleë 252 Thabosehume straat - nuwe Pta Munisipaliteit Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 22 Maart 2023. **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](mailto:andre@ntas.co.za); Verwysing: A1438. **Datums waarop die advertensie geplaas word:** 22 Februarie en 1 Maart 2023. **Verwysing (Stadsraad): Hersoneringsaansoek:** Item nr 36864.; **Titel Opheffingsaansoek :** Item nr.: 36878

22-1

**PROVINCIAL NOTICE 188 OF 2023****MERAFONG CITY LOCAL MUNICIPALITY****NOTICE IN TERMS OF SECTIONS 37 RESPECTIVELY OF THE MERAFONG CITY LOCAL MUNICIPALITY  
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2020**

We, **MK & Associates Development Consultants**, being the authorized agent of the owner of Erf 6241 Khutsong Extension 2, hereby give notice in terms of section 37(2)(a) of the Merafong City Local Municipality Spatial Planning and Land Use Management By-law 2020, that we have applied to the Merafong City Local Municipality for the simultaneous rezoning and closer of public place in terms of Section 37 of the Merafong City Local Municipality Spatial Planning and Land Use Management By-law, 2020.

Any objection or comment including the grounds pertaining thereto must be lodged in writing or verbally if unable to write within a period of 28 days from the date of first publication, to the Municipal Manager at Room G21, Hallite Street, Carletonville or P.O. Box 3, Carletonville, 2500 or by email to [gaucamp@merafong.gov.za](mailto:gaucamp@merafong.gov.za) within the period of 28 days from 22 February 2023 until 22 March 2023.

Full particulars of the application can be assessed at Merafong City Local Municipality. Closing date for any objections or comments: 22 March 2023. Address of the applicant is No. 7 Gemsbok Street, Golfview, Mahikeng, 2574, Telephone No. (018) 011 0024/082 444 0966 or email: [mooketsi@mkdc.co.za](mailto:mooketsi@mkdc.co.za).

**PROVINCIAL NOTICE 189 OF 2023****GAUTENG GAMBLING ACT NO 4, OF 1995****APPLICATION FOR GAUTENG GAMING MACHINE (SITE) LICENCE**

Notice is hereby given that:

1. **Motlatsi Khaolo Khaolo (Pty) Ltd** trading as **Royal City Bar** situated at Erf 1212, Westonaria;
2. **Yogesh Chhita** trading as **J.C. Pub** situated at Remainder of Portion 41 of the farm Rietfontein 63 IR, Shop 2, no. 2 Amber Road, Corner Amber and Kraft Roads, Elandsfontein, Germiston;
3. **Global Sports Betting (Pty) Ltd (Pty) Ltd** trading as **Global Sports Betting - Jeppestown** situated at 305 and 307 Marshall Street, Jeppestown, Johannesburg;

Intend on submitting applications to the Gauteng Gambling Board for Site Operator Licences for Limited Pay-out Machines at the above-mentioned sites. These applications will be open for public inspection at the offices of the Board from the **15 March 2023**.

**GAUTENG GAMBLING ACT NO 4, OF 1995****APPLICATION FOR ADDITIONAL MACHINE GAMING LICENSE (TYPE B)**

1. **JII Company (Pty) Ltd** trading as **Supabets-Dobsonville** situated at Shop 3, Dobsonpoint Shopping Centre, 52 Mohajane Drive, Dobsonville, Johannesburg;
2. **Global Sports Betting (Pty) Ltd (Pty) Ltd** trading as **Global Sports Betting - Jeppestown** situated at 305 and 307 Marshall Street, Jeppestown, Johannesburg;

Intend on submitting applications to the Gauteng Gambling Board for additional Limited Pay-out Machines at the above-mentioned sites. These applications will be open for public inspection at the offices of the Board from the **15 March 2023**.

**GAUTENG GAMBLING ACT NO 4, OF 1995****APPLICATION FOR AN AMENDMENT OF LICENCE AS CONTEMPLATED IN SECTION 35 OF THE ACT**

Notice is hereby given that:

1. **Lawrence Ramsamy (Logan) Naidoo** trading as **Jakomely's** situated at Erf 165, Shop NO. 11 Sunrise Hendrick Potgieter Road, Edenvale intends submitting an application for transfer of the Gauteng Gaming Machine (Site) License from **Kelvin Jason Anthony Quarsingh** to **Lawrence Ramsamy (Logan) Naidoo**.
2. **Rocka Billy Pool Club (PTY) Ltd (CC)** trading as **Rocka Billy Pool Club** situated at Eden Terrace Shopping Centre and Van Tonder Street, Edenglen, Germiston intends submitting an application for transfer of the Gauteng Gaming Machine (Site) License from **Gary Mark Erasmus** to **Rocka Billy Pool Club (PTY) Ltd (CC)**

These applications will be open for public inspection at the offices of the Board from the **15 March 2023**.

**GAUTENG GAMBLING ACT NO 4, OF 1995****APPLICATION FOR CHANGE IN FINANCIAL INTEREST AS CONTEMPLATED IN SECTION 38 OF THE ACT**

Notice is hereby given that:

1. **Ruben Maritz** situated at Erf: 1616, No 450 Myburgh, Capital Park, Pretoria, Tshwane intends submitting an application for Change in Financial Interest at **Vellies Bar & Grill (Pty) Ltd.**
2. **Jeevan Amit** situated at 210 Rietfontein Road, Primrose, Germiston intends submitting an application for Change in Financial Interest at **Prima Diva Restaurant and Sports Bar CC**

These applications will be open for public inspection at the offices of the Board from **15 March 2023**.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 as amended, which makes provision for the

lodging of written representations in respect of the applications.

Such representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from **15 March 2023**.

Such representations shall contain at least the following information:

- (a) the name of the applicant to which representations relate;
- (b) the ground or grounds on which representations are made;
- (c) the name, address, telephone and fax number of the person submitting the representations
- (d) whether the person submitting the representations requests the board to determine that such person's identity may not be divulged and the grounds for such request; and
- (e) whether or not they wish to make oral representations at the hearing of the application.

**PROVINCIAL NOTICE 190 OF 2023**  
**GAUTENG GAMBLING ACT NO 4, OF 1995 (as amended)**  
**APPLICATION FOR A NEW TAB AGENCY LICENSE**

Notice is hereby given that 4 Racing (Pty) Ltd of No 14 Turf Club Street, Turffontein, 2190 intend submitting an application to the Gauteng Gambling Board to apply for a new TAB Agency license for the following site:

**1. Elsburg Tab 13 Voortrekker Street Elsburg 1428**

The purpose of this application is to obtain the license and operate a Totalisator Agency at the abovementioned premises in Gauteng Province. The Applicant is David Freitas Da Silva who owns Cruz Bar (Pty) Ltd.

Application will be open to public inspection at the offices of the Board from 3 March 2023. Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act No 4 of 1995 (as amended) which makes provision for the lodging of written representations in respect of the application.

Written representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018 or 125 Corlett Drive, Bramley, Johannesburg within one month from 3 March 2023.

Such representations shall contain at least the following information:

- (a) The name of the applicant to which representations relate
- (b) The ground or grounds on which representations are made
- (c) The name, address, telephone, email or fax number of the person submitting the representations.
- (d) Whether the person submitting the representations requests the board to determine that such person's identity may not be divulged and the grounds for such request; and
- (e) Whether or not they wish to make oral representations at the hearing of the application.

## PROVINCIAL NOTICE 191 OF 2023

**9CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE CITY OF TSHWANE TOWN-  
PLANNING SCHEME, 2008 (REVISED 2014)**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner **Portion 1 of Erf 645, Sunnyside Township** hereby give notice in terms of Clause 16(2) and 16(3) of the Tshwane Town-planning Scheme, 2008 (Revised 2014) 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 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 to obtain **consent for a boarding house** on the property. The property is currently zoned "Residential 1". The property is situated on 148 Melville Street, Sunnyside Township.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 22 February 2023 (*the date of the publication of the notice*), until 22 March 2023 (*not less than 28 days after the date of the publication of the notice*).

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

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

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

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

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

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal offices:** City of Tshwane, Economic Development and Spatial Planning Department, Middestad Building, 7<sup>th</sup> Floor, 252 Thabo Sehume Street, Pretoria, 0001.

**Address of applicant:** SFP Townplanning (Pty) Ltd  
371 Melk Street, Nieuw Muckleneuk or P. O. Box 908, Groenkloof, 0027  
Telephone No: (012) 346 2340 Fax No: (012) 346 0638 E-mail: [admin@sfplan.co.za](mailto:admin@sfplan.co.za)  
Date on which notice will be published: 22 February 2023  
Closing date for any objections and/or comments: 22 March 2023  
**Reference:** CPD/0660/00645/1 (Item No. 36867) **Our reference:** F4328

## PROVINSIALE KENNISGEWING 191 VAN 2023

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

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 1 van Erf 645, Dorp Sunnyside**, gee hiermee ingevolge Klousule 16(2) en 16(3) van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 om **toestemming te verkry vir losieshuis** op die eiendom. Die eiendom is tans soneer "Residensieel 1". Die eiendom is geleë te 148, Melvillestraat, Dorp Sunnyside.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir so 'n beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kommunikeer met die persoon of liggaam wat beswaar(e) en/of kommentaar(e), ingedien het, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 22 Februarie 2023 (die eerste datum van publikasie van die kennisgewing), tot 22 Maart 2023 (nie minder nie as 28 dae na die datum van die publikasie van die kennisgewing).

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

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

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

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

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

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Middestadgebou, 7de Vloer, Thabo Sehumestraat 252, Pretoria, 0001.

**Naam en adres van aansoeker:** SFP Stadsbeplanning (Edms) Bpk  
371 Melk Straat, Nieuw Muckleneuk of Posbus 908, Groenkloof, 0027  
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: [admin@sfplan.co.za](mailto:admin@sfplan.co.za)  
Datum waarop kennisgewing gepubliseer word: 22 Februarie 2023  
Sluitingsdatum vir besware en kommentaar: 22 Maart 2023  
**Verwysing:** CPD/0660/00645/1 (Item No. 36867) **Ons verwysing:** F4328

## PROVINCIAL NOTICE 192 OF 2023

**RAND WEST CITY LOCAL MUNICIPALITY  
NOTICE IN TERMS OF FOR THE SUBDIVISION OF PROPERTY(IES) NOT SITUATED ON LAND  
WITHIN A PROCLAIMED TOWNSHIP AS CONTEMPLATED IN TERMS OF [SECTION 50 \(1\)](#) OF  
THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE  
MANAGEMENT BY-LAW, 2017**

I/We, Divan Steyn Swanepoel being the applicant of the following property(ies), Holding 140 Middelvlei Agricultural Holding.

hereby give notice, in terms of [section 50\(3\)](#) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, that I/we have applied to the Rand West City Local Municipality for the subdivision of the property(ies) described below.

The intension of the applicant in this matter is to: Subdivided the property into 2 portions

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Executive Manager Economic Development and Planning, PO Box 218, Randfontein, 1760 or to [prudence.modikoe@randfontein.gov.za](mailto:prudence.modikoe@randfontein.gov.za) from 22 February 2023, until 22 March 2023 (28 days after the date of 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 publication of the notice in the Provincial Gazette / Citizen newspaper.

**Address of Municipal offices:**

Library Building, corner of Sutherland Avenue & Stubbs Street, Randfontein, office of the Executive Manager Economic Development and Planning, 1<sup>st</sup> Floor, Room No. 1,.

Closing date for any objections and/or comments: 22 March 2023 (28 days from date of publication of the notice).

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

Dssconsulting@mweb.co.za / 60<sup>th</sup> 22<sup>nd</sup> Street Menlo Park Pretoria 0081

**Description of property(ies):**

**Number and area of proposed portions:**

Proposed Portion 1 in extent approximately	9769m <sup>2</sup>
Proposed Remainder 1 in extent approximately	9599m <sup>2</sup>
TOTAL	19368.m <sup>2</sup>

Telephone No. of Applicant: 0825744061 Date of publication 22 February 2023

**PROVINCIAL NOTICE 193 OF 2023**

Notice is hereby given, in terms of Section 41 of the city of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned intend to apply to the city of Johannesburg for the amendment of the City of Joburg Land Use Scheme, 2018 and for the removal of restrictions.

**Site Description:** Portion 60 of Erf 1 Protea City, situated at the corner of the K15.02, Tau and Tshikudu Streets.

**Application Type: Rezoning and Removal of Restrictions**

**Application purpose:** Rezoning from "Residential 3" to "Business 1" As per scheme including Petrol station, shopping center, community clinic, car wash, and place of accommodation and to remove conditions from title deed T35146/2012, subject to conditions. Particulars of the above application will be available for inspection at the Metrolink building at 158 Civic Boulevard, Braamfontein and via an email request made to the applicant. Any objections to or representations with regards to the application must be submitted to both the owner/agent and sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) of the Registration Section of the Department of Development Planning, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 3394000 by no later than 22 March 2023. **Authorised Agent:** Kamlesh Bhana, (Cell) 084 4442424. [pegasustp@vodamail.co.za](mailto:pegasustp@vodamail.co.za). Date of Publication: 22 February 2023

**PROVINCIAL NOTICE 194 OF 2023**

**APPLICATION IN TERMS OF SECTIONS 51 & 62 OF THE MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018: FOR A SUBDIVISION AND REMOVAL OF RESTRICTIONS, ON ERF 193 MEYERTON TOWNSHIP**

I, Mirna Ann Mulder of MM Town Planning Services hereby give notice, in terms of Section 51 & 62 of the Midvaal Land Use Management By-law, 2016 that I have applied to the Midvaal Local Municipality for the Simultaneous Subdivision, and Removal of Restriction of Condition (e) from Deed of Transfer T118351 on the land described above.

Any objections of comments with the grounds thereof and contact details shall be lodged within a period of 28 days from the date of which the notice appeared, with or made in writing to the Municipality at: c/o TOWN PLANNING, at the Civic Centre Building, MITCHELL STREET, MEYERTON, 1961 and/or e-mail :[D&Padmin\\_objections@midvaal.gov.za](mailto:D&Padmin_objections@midvaal.gov.za)

Full particulars and plans may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from the date of first publication of the advert in the Provincial Gazette and the Citizen newspaper.

Closing date for any objections: 22 MARCH 2023 .

Address of applicant: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441 / PO Box 296, HEIDELBERG, 1438/ Tel No 016-349 2948/ 082 4000 909 [info@townplanningservices.co.za](mailto:info@townplanningservices.co.za). Date on which notice will

be published: 22 FEBRUARY 2023 .

**PROVINCIAL NOTICE 195 OF 2023****APPLICATION IN TERMS OF SECTIONS 51 & 62 OF THE MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018: FOR A SUBDIVISION AND REMOVAL OF RESTRICTIONS, ON ERF 193 MEYERTON TOWNSHIP**

We MM Town Planning Services hereby give notice, in terms of Section 51 & 62 of the Midvaal Land Use Management By-law, 2016 that we have applied to the Midvaal Local Municipality for the Simultaneous Subdivision, and Removal of Restrictions on the land described above.

Any objections or comments with the grounds thereof and contact details shall be lodged within a period of 28 days from the date of which the notice appeared, with or made in writing to the Municipality at: c/o TOWN PLANNING, at the Civic Centre Building, MITCHELL STREET, MEYERTON, 1961 and/or e-mail : [D&Padmin\\_objections@midvaal.gov.za](mailto:D&Padmin_objections@midvaal.gov.za). Full particulars and plans may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from the date of first publication of the advert in the Provincial Gazette and the Citizen newspaper.

Closing date for any objections: 22 MARCH 2023 .

Address of applicant: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441/ Tel No 016-349 2948, 082 4000 909 [info@townplanningservices.co.za](mailto:info@townplanningservices.co.za).

Date on which notice will be published: 22 FEBRUARY 2023 .

**PROVINCIAL NOTICE 196 OF 2023****NOTICE OF APPLICATION FOR THE SUBDIVISION OF FARM LAND IN TERMS OF SECTION 35 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW 2016, READ WITH THE SPLUMA 2013**

I, Danie Harmse, of the firm DH Project Planning, being the authorised agent of the owners of Portion 63 (a portion of portion 58) of the Farm Rietvlei 101-IR, of which the property is situated at the corner of Gazelle, Klipspringer and Swartkoppies Road, Ris Park Agricultural Holdings, intends making application in terms of Section 35 of the Johannesburg Municipal Planning By-laws 2016, read with The SPLUMA 2013, for the subdivision of the farm into two portions.

Particulars of the application will lie for inspection during normal office hours at the office of Executive Director, Development Planning, 158 Loveday Street, Braamfontein, 8th Floor, A Block, Metropolitan Centre and at the office of D H Project Planning CC, 17 Korund Avenue, Randhart, Alberton, for a period of 28 days from 14 February 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Executive Director, Development Planning, at above address or by registered mail to P O Box 30733, Braamfontein, 2017, by fax to 011 339 4000 or by email to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) within a period of 28 days from 14 February 2023 (by 14 March 2023).

Name and address of agent: DH Project Planning, P O Box 145027, Bracken Gardens, 1452. Tel 083 297 6761, email [danie@dhpp.co.za](mailto:danie@dhpp.co.za)

## PROVINCIAL NOTICE 197 OF 2023

**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 41(1) OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017****PROPOSED MOHLAKENG EXTENSION 17**

We, Dikgato Engineering Consultants (Pty) Ltd, being the applicant hereby give notice in terms of section 41(3)(a) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, that we have applied to the Rand West City Local Municipality for the establishment of the township to be known as Mohlakeng Extension 17, in terms of section 41(3) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017 as outlined here below. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Executive Manager Economic Development and Planning, PO Box 218, Randfontein, 1760 or to [Langa.Masoeu@randwestcity.gov.za](mailto:Langa.Masoeu@randwestcity.gov.za) from 22 February 2023, until 22 March 2023. 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 advertisement in the Provincial Gazette / The Star newspaper.

Address of Municipal offices: Library Building, corner of Sutherland Avenue & Stubbs Street, Randfontein, office of the Executive Manager Economic Development and Planning, 1st Floor, Room No. 1

Closing date for any objections and/or comments: 22 March 2023. Address of applicant No.3 Skurwerberg Noordwyk, Ext. 6 1760 or email: [admin@macropolis.co.za](mailto:admin@macropolis.co.za):

Mohlakeng Extension 17 to consist of:

ZONING	LAND USE	NO. OF UNITS	NO. OF STANDS	AREA OF STANDS	% OF AREA
Residential 1	Dwelling houses	844	844	263632	21
Residential 4 (150 units/ha)	Dwelling units, flats	2829	24	188595	15
Business 1	Shops, offices	0	2	7506	1
Special	LED and Taxi Rank	0	1	15500	1
Educational	Education, Place of worship	0	4	23374	2
Institution	Institution, Place of worship	0	5	19943	2
Agricultural	Agricultural buildings	13	13	221124	18
Public Open Space	Recreation	0	15	116676	9
Rail			1	7935	1
Roads	Includes future roads (PWV 6 and K103)			368293	30
<b>TOTAL</b>		<b>3686</b>	<b>909</b>	<b>1232578</b>	<b>100</b>

Township to be established on a Portion of the Remainder of Portion 83 (A Portion of Portion 1) of the farm Middelvlei 255-I.Q., a Portion of the Remainder of Portion 136 (A Portion of Portion 6) of the farm Luipaardsvlei 243-IQ and a Portion of Portion 68 of the farm Luipaardsvlei 243-IQ situated east of Ralerata Street and south of the R559.

**PROVINCIAL NOTICE 198 OF 2023****KRUGERSDORP AMENDMENT SCHEME: 1864 AND 1963  
MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 46. (4) and Section 67. (4) of the Mogale City Local Municipality Spatial Planning and Land Use Management By-law, 2018, that Mogale City Local Municipality has approved the following:

1. Krugersdorp Amendment Scheme No. 1864 and Annexure No. 1557:
  - i. The amendment of the Krugersdorp Town Planning Scheme, 1980 (now Mogale City Local Municipality Land Use Scheme, 2022) by the rezoning of Erf 569 Monument Extension 1 from "Special" for a dwelling unit, a place of instruction, offices and related uses to "Special" for an educational support centre, consisting of a dwelling unit, a place of instruction, offices and medical consulting rooms;
  - ii. The simultaneous removal of Title Conditions a), c), d), e), f), g), h), i)(i)-(ii), j) and k) from the Title Deed No. T45908/2018.
2. Krugersdorp Amendment Scheme No. 1963 and Annexure No. 1651:

The amendment of the Krugersdorp Town Planning Scheme, 1980 (now Mogale City Local Municipality Land Use Scheme, 2022) by the rezoning of Portion 424 (a portion of Portion 161) of the Farm Nooitgedacht 534 JQ from "Agricultural" to "Agricultural" with an Annexure to allow for commercial uses with related and subservient light industrial uses (service industries), offices and a workshop.

Copies of the applications as approved are filed with the Executive Manager, Economic Services, Mogale City Local Municipality, first floor Furncity building, corner Human and Monument Streets, Krugersdorp and are open for inspection during normal office hours.

**Municipal Manager  
Mogale City Local Municipality**

**PROVINCIAL NOTICE 199 OF 2023**

**NOTICE OF APPLICATION IN TERMS OF SECTION 38, OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2016 FOR A CHANGE OF LAND USE RIGHTS ALSO KNOWN AS REZONING.**

We, MM Town Planning Services, being the authorized agent of the

owner of ERF 92 VAAL MARINA HOLIDAY TOWNSHIP, hereby give notice in terms of section 38 of the Midvaal Local Municipality Land Use Bylaws, 2016, that we have applied to the Midvaal LOCAL MUNICIPALITY, for the change of land use rights also known as REZONING from "Business 2" to "Business 2" to increase the development controls.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Municipal Manager, Development Planning, at the Civic Centre Building, Mitchell Street, Meyerton, for a period of 28 days from 22 February 2023.

Any person who wishes to object to the application or submit representations in respect thereof must lodge the same in writing to the Municipal Manager, PO Box 3, VANDERBIJLPARK, 1900, not later than 28 days from 22 February 2023, (being the first date of placement of the notice). Closing date for objections will be 22 March 2023.

MM TOWN PLANNING SERVICES: 59 HF VERWOERD STREET (c/o HF Verwoerd Str & Ueckerman Str), HEIDELBERG, 1441 / P O Box 296, HEIDELBERG, 1438/Tel No 016-349 2948/ 082 4000 909 [info@townplanningservices.co.za](mailto:info@townplanningservices.co.za)

## PROVINCIAL NOTICE 200 OF 2023

**MIDVAAL LOCAL MUNICIPALITY NOTICE IN TERMS OF SECTION 51(1)(e) IN TERMS OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017 FOR THE SUBDIVISION OF LAND IN TERMS OF SECTION 53 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017 NOTICE OF DIVISION OF LAND**

I, Christiaan Tiberius Bender Gibbens, being the applicant of Holding 130, Drumblade Agricultural Holdings hereby give notice, in terms of Section 51(1)(a) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2017, that we have applied to the Midvaal Local Municipality for the Subdivision of land described above, situated at 130 Hazel Street, Drumblade Agricultural Holdings.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to the Executive Director: Development and Planning at the following email address

**D&Padmin\_objections@midvaal.gov.za** or by post to PO Box 9, Meyerton, 1960 within a period of **28 days from 22 February 2023 up to 22 March 2023**.

Full particulars and plans of the subdivision application may be inspected during normal office hours at the Municipal offices located at 25 Mitchell Street, Meyerton, 1961, for a period of **28 days from 22 February 2023 up to 22 March 2023**).

Address of applicant: Address: 130 Hazel Street, DRUMBLADE, 1884 | Email: cmgibbens@gmail.com | Phone: +27 (0) 66 431 8847

**Date on which notice will be published in the Provincial Gazette and Local Newspaper: 22 February 2023.**

**Closing date for any objections: 22 March 2023.**

Description of land:

PROPOSED PORTIONS	PROPOSED EXTENT OF PORTION
Portion 1 of Holding 130 Drumblade Agricultural Holdings	1.0000ha
Remainder of Holding 130 Drumblade Agricultural Holdings	1.7109ha
<b>TOTAL AREA</b>	<b>Approximately 2,7 ha</b>

**PROVINCIAL NOTICE 201 OF 2023****GAUTENG GAMBLING ACT, 1995****APPLICATION FOR A CONSENT TO ACQUIRE FINANCIAL INTEREST IN A LICENSEE**

Notice is hereby given that GMB LIQUIDITY CORPORATION (PTY) LTD of 19 CLIFTON ROAD, CLIFTON, CAPE TOWN, 8005 intends submitting an application to the Gauteng Gambling Board in terms of section 38 of the Gauteng Gambling Act, for a Consent to hold Financial Interest in a Licensee 1) Grand Gaming Hot Slots (PTY) LTD and 2) Grand Gaming Gauteng (PTY) LTD. This application will be open for public inspection at the offices of the Board from 6 March 2023.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 which makes provision for the lodging of written representations in respect of the application.

Written representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from 6 March 2023.

Such representations shall contain at least the following information:

- (a) the name of the applicant to which representations relate;
- (b) the ground or grounds on which representations are made;
- (c) the name, address, telephone and fax number of the person submitting the representations
- (d) whether the person submitting the representations requests the board to determine that such person's identity may not be divulged and the grounds for such request; and
- (e) whether or not they wish to make oral representations at the hearing of the application.

**PROVINCIAL NOTICE 202 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE CANCELLATION AND REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE REGISTERED AGAINST PORTION 11, FARM SWARTKOP 383-JR IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

I, J Paul van Wyk (Pr Pln) (or nominee) of the firm J Paul van Wyk Urban Economists & Planners cc, being the authorized agent of the owner / applicant of Portion 11, farm Swartkop 383-JR, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management Bylaw 2016 that I have, in terms of Section 16(2) read with Schedule 4 of the City of Tshwane Land Use Management By-Law 2016, read with the provisions of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996), and Section 47 (and other relevant sections) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) applied to the City of Tshwane Metropolitan Municipality for the cancellation of certain restrictive conditions registered against the mentioned property and the removal of same from the title deed. The property is situated at 235 Voortrekker Road (R55 / Provincial Road P66-1 / future K71-route), adjacent and northeast of same, 1,44km northwest of Ruimte Road (R114-route) and 3,3km north of the intersection of Voortrekker Road with National Road N14 (Krugersdorp Highway). The approximate coordinates of the centre point of the property are 25° 51' 49" South and 28° 06' 38" East. The application is for the cancellation of the following conditions and removal of same from the registered title deed (T 24274/2022) of the property: Conditions (i), (ii) and (iii) imposed by virtue of Section 11(6) of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940). The intention of the application is to remove these conditions of title that inhibit the future development of the property to its full potential and intended purposes according to the forward planning for the area and furthermore as a result of these conditions being obsolete and / or a duplication of other methods of development control more suitable in line with contemporary townplanning. 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), must be lodged with, or made in writing to the Strategic Executive Director: Economic Development and Spatial Planning, P O Box 14013, Lyttelton, 0140 or to CityP\_Registration@tshwane.gov.za from 22 February until 22 March 2023. Should any interested or affected party who cannot write be desirous of lodging any objection(s) and/or comment(s) against this application, he / she may, during normal office hours, attend the Municipal offices at its address set out below, where a staff member of the Municipality will assist such interested and affected party in formulating and recording his / her objection(s) / comment(s) / representation(s). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers, namely 22 February 2023. Address of the Municipal offices: Office of the Strategic Executive Director: Economic Development & Spatial Planning, City of Tshwane Metropolitan Municipality: Registry (Centurion office), Room E10, cnr Basden & Rabie Streets, Centurion Municipal Offices. Should the Municipal offices, during the inspection period, be inaccessible due to Covid-19 related reasons, any interested or affected party who wishes to view or obtain a copy of the land development application, can request it from the Municipality through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon request by an interested or affected party, forward a copy of the application to him / her electronically with confirmation of completeness by the Municipality accompanying the electronic copy, if any. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested or affected party must provide the Municipality and the applicant with an email address or other means to enable the applicant to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on the intellectual property rights of the applicant or the authors of reports incorporated in such application. Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 22 March 2023. Address of applicant: Email: airtaxi@mweb.co.za Fax: (086) 684-1263 Postal: PO Box 11522, Hatfield, 0028. Physical: 50 Tshilonde Street, Pretorius Park Extension 13, Tshwane. Office: (012) 996-0097. Dates on which notices will be published: 22 February and 01 March 2023. Item number: 36906.

22-1

**PROVINSIALE KENNISGEWING 202 VAN 2023****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DIE KANSELLASIE EN VERWYDERING VAN BEPERKENDE  
VOORWAARDES GEREĞISTREER TEEN GEDEELTE 11, PLAAS SWARTKOP 383-JR INGEVOLGE ARTIKEL 16(2)  
VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BYWET, 2016.**

Ek, J Paul van Wyk (Pr Pln) (of genomineerde) van die firma J Paul van Wyk Stedelike Ekonomie & Beplanners BK., as gemagtigde agent van die eienaar / aansoeker van Gedeelte 11, plaas Swartkop 383-JR, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet 2016 dat ek, in terme van Artikel 16(2) saamgelees met Skedule 4 van die Stad van Tshwane Grondgebruiksbestuur Bywet 2016, saamgelees met die bepalings van die Gauteng Opheffing van Beperkings Wet, 1996 (Wet 3 of 1996), Artikel 47 (en ander tersaaklike artikels) van die Ruimtelike Beplanning en Grondgebruiksbestuur Wet, 2013 (Wet 16 van 2013) by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die kansellasië van sekere beperkende titelvoorwaardes geregistreer teen die genoemde eiendom en die verwydering daarvan uit die titelakte. Die eiendom is geleë te Voortrekkerweg 235 (R55 / Provinsiale Pad P66-1 / toekomstige K71-roete), aangrensend en noordoos daarvan, 1,44km noordwes van Ruimtelike (R114-roete) en 3,3km noord van die interseksie van Voortrekkerweg met Nasionale Pad N14 (Krugersdorp hoofweg). Die benaderde GPS koördinate van die middelpunt van eiendom is 25° 51' 49" Suid en 28° 06' 38" Oos. Die aansoek is vir die kansellasië van die volgende voorwaardes en verwydering daarvan uit die geregistreerde titelakte (T 24274/2022) van die eiendom: Voorwaarde (i), (ii) en (iii) opgelê kragtens Artikel 11(6) van die Wet op Adverteer Langs en Toebou van Paaie, 1940 (Wet 21 van 1940). Die bedoeling van die aansoek is om hierdie titelvoorwaardes op te hef wat die toekomstige ontwikkeling van die eiendom tot sy volle potensiaal inhibeer volgens die vooruitbeplanning vir die gebied en verder as gevolg van hierdie voorwaardes wat verouderd is en / of duplisering is van ander metodes van ontwikkelingsbeheer wat meer geskik is in lyn met kontemporêre stadsbeplanning. Enige beswaar (-are) en/of kommentaar (-are), met inbegrip van die gronde vir sodanige beswaar (-are) en / of kommentaar (-are), met volledige kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar (-are) en/of kommentaar (-are) indien nie, moet aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 14013, Lyttelton, 0140 of aan CityP\_Registration@tshwane.gov.za gerig word, vanaf 22 Februarie tot 22 Maart 2023. Sou enige belanghebbende of geaffekteerde party wat nie oor die vermoë beskik om te kan skryf nie, van voorneme wees om enige beswaar (-are) en/of kommentaar (-are) te loods teen die aansoek, mag hy / sy, gedurende gewone kantoorure, die Munisipale kantore soos hieronder uiteengesit besoek, waar 'n werknemer van die Munisipaliteit hom / haar sal bystaan om sy / haar beswaar (-are) en/of kommentaar (-are) te formuleer en op rekord te plaas. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit, besigtig word vir 'n periode van 28 dae vanaf datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante, naamlik 22 Februarie 2023. Adres van Munisipale kantore: Kantoor van die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad van Tshwane Metropolitaanse Munisipaliteit, Registrasie (Centurionkantoor), Kamer E10, h/v Basden & Rabiestraat, Centurion Munisipale Kantore. Sou die Munisipale kantore ontoeganklik wees gedurende die besigtigingstydperk vanweë Covid-19 verwante redes, kan enige belanghebbende of geaffekteerde party wat 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, 'n afskrif van die Munisipaliteit versoek deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Verder kan die aansoeker op versoek van 'n belanghebbende of geaffekteerde party 'n afskrif van die aansoek elektronies deurstuur aan hom / haar met die bevestiging van die volledigheid daarvan deur die Munisipaliteit wat die elektroniese kopieë vergesel, indien enige. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit by newlanduseapplications@tshwane.gov.za ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende of geaffekteerde party die Munisipaliteit en die aansoeker van 'n eposadres of ander manier moet voorsien om die applikant toe te laat om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit aan die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele eiendom van die aansoeker of die outeurs van die betrokke verslae wat daarin vervat word nie. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word sodanige versuim nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir beswaar (-are) en/of kommentaar (-are): 22 Maart 2023. Adres van aansoeker: E-pos: airtaxi@mweb.co.za Faks: (086) 684-1263 Pos: Posbus 11522, Hatfield, 0028. Fisies: Tshilondestraat 50, Pretoriuspark Uitbreiding 13, Tshwane. Kantoor: (012) 996-0097. Datums waarop kennisgewings gepubliseer word: 15 Februarie en 01 Maart 2023. Itemnommer: 36906.

22-1

**PROVINCIAL NOTICE 203 OF 2023****NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 38 & 51 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW****MIDVAAL LAND USE SCHEME MLUS28**

We, Abakwa-Nyambi Town Planning, being the authorised agent of the owner of Portion 2 of Erf 450 Witkop Township hereby give notice in terms of Section 38 & 51 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, that we have applied to the Midvaal Local Municipality for the amendment of the town planning scheme known as the Midvaal Land Use Scheme, by the rezoning and subdivision of the property described above situated on Jangroentjie Street, from "Residential 1" to "Residential 1" with a density of 1 dwelling per 500m<sup>2</sup>.

Particulars of the application will lie for inspection during normal office hours at the offices of the Executive Director: Development Planning and Housing, Mitchell Street, Civic Centre, Meyerton, for a period of 28 days from **01<sup>st</sup> March 2023**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Executive Director: Development Planning and Housing, Midvaal Local Municipality, P O Box 9, Meyerton, 1960, within a period of 28 days calculated from **01<sup>st</sup> March 2023**.

Address of applicant: Abakwa-Nyambi Town Planning, Private Bag X1003, Postnet Suite 102, Meyerton, 1960. E-mail: bongani@abakwanyambi.co.za, Tel: 0711818576

## PROVINCIAL NOTICE 204 OF 2023

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

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Holding 213, Mnandi Agricultural Holdings Extension 1** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), for the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The rezoning will only be applicable on a part of the property depicted as Figure A-B-C-D-E-F-A measuring 1,3661 hectares. The rezoning is from "Undetermined" to "Special" for a Plastic Pipe Distribution Depot, with a coverage of 10%, F.A.R. of 0.1 and a height of 9m.. The property is situated on 41, Lochner Road, Mnandi in Ward 48.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 22 February 2023 (*the first date of the publication of the notice*), until 22 March 2023.

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

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

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

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

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal Offices:** City of Tshwane, Economic Development and Spatial Planning Department, Room E10, Centurion Municipal Offices, corner Basden and Rabie Streets, Centurion.

**Name and Address of applicant:** SFP Townplanning (Pty) Ltd  
371 Melk Street, Nieuw Muckleneuk or P. O. Box 908, Groenkloof, 0027  
Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: [admin@sfplan.co.za](mailto:admin@sfplan.co.za)  
Dates on which notice will be published: 22 February 2023 and 1 March 2023

Closing date for any objections and/or comments: 22 March 2023

**Reference:** CPD 9/2/4/2-6874T (Item No. 36833) **Our ref:** F4314

22-1

## PROVINSIALE KENNISGEWING 204 VAN 2023

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

*Ons, SFP Stadsbeplanning (Edms) Bpk, synde die gemagtigde agent van die eienaar van Hoewe 213, Mnandi Landbouhoewes Uitbreiding 1, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-Dorpbeplanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die hersonering sal slegs van toepassing wees op 'n deel van die eiendom uitgebeeld as Figuur A-B-C-D-E-F-A wat 1,3661 hektaar groot is. Die hersonering is van "Onbepaald" na "Spesiaal" vir 'n Plastiekpypverspreidingsdepot met 'n dekking van 10%, V.R.V. van 0.1 en 'n hoogte van 9m. Die eiendom is geleë te 41, Lochnerweg, Mnandi in Wyk 48.*

*Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 Februarie 2023 (die datum van eerste publikasie van die kennisgewing) tot 22 Maart 2023.*

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

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

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

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

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer E10, Centurion Munisipale Kantore, hoek van Basden en Rabiestraat, Centurion.

**Naam en adres van aansoeker:** SFP Stadsbeplanning (Edms) Bpk

371 Melk Straat, Nieuw Muckleneuk of Posbus 908, Groenkloof, 0027

Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: [admin@sfplan.co.za](mailto:admin@sfplan.co.za)

Datum waarop kennisgewing gepubliseer word: 22 Februarie 2023 en 1 Maart 2023

Sluitingsdatum vir enige besware en/of kommentaar: 22 Maart 2023

**Verwysing:** CPD 9/2/4/2-6874T (Item No. 36833)

**Ons verwysing:** F4314

22-1

**PROVINCIAL NOTICE 205 OF 2023****NOTICE****NOTICE OF APPLICATION FOR REZONING OF ERF 604 FINSBURY, RANDFONTEIN IN TERMS OF THE PROVISIONS OF SECTION 37 OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY – LAW, 2017**

We, Geospatial Planners Associates, being the authorized agent of the owner of **Erf 604 Finsbury, Randfontein**, hereby give notice terms of the provisions of Section 37 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 rezoning of the above – mentioned property, situated on 63 c/o Hexrivier Street and Tafelberg Road, from “Residential 1” to “Business 2” with annexure for a car wash.

Particulars of the application will lie for inspection during normal office at the Offices of Economic Development, Human Settlement and Planning – Town Planning Unit, 1<sup>st</sup> floor room no. 1, Library Building, c/o Sutherland Avenue and Pollock Street, Randfontein for 28 days of the public participation, from 22 February 2023 until 21 March 2023.

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 22 February 2023 until 21 March 2023.

Address of an Agent(s): Geospatial Planners Associates, Email: [info@geospa.co.za](mailto:info@geospa.co.za); Cell: 065 702 6662

**PROVINCIAL NOTICE 206 OF 2023****NOTICE OF AN APPLICATION FOR A TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

I, Magdalena Johanna Smit from Urban Devco cc, being the applicant for the township establishment on Portion 266 (a portion of Portion 66) of the Farm Zandspruit 191 IQ, hereby give notice in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the City of Johannesburg Metropolitan Municipality for the township establishment on Portion 266 (a portion of Portion 66) of the Farm Zandspruit 191 IQ (the township will be known as Mostyn Park Extension 25). The township will consist of two (2) erven zoned “Industrial 1”. The subject property is situated at the intersection of Short Road and Helen Road in Mostyn Park. Any objection(s) and /or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the applicant/municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to both the applicant and the Registration Section of the Department of Development Planning at the below address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to: [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), from 22 February 2023 until 22 March 2023. Full particulars and plans may be inspected at the City’s e-platform and at the City’s Metro Link, 158 Civic Boulevard, Braamfontein during normal office hours for a period of 28 days from the date of publication of the advertisement in the Provincial Gazette and the Citizen Newspaper. The applicant will be responsible to provide any interested party, on request, with a copy of such documents.

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

**Closing date of any objections and/or comments:** 22 March 2023.

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

**Date on which notice will be published:** 22 February 2023.

**Application submission date:** 14 December 2022.

**Municipal Reference Number:** 20-04-4573.

The following charges will be payable:

Fixed Charge (Rand/month)					
C.1. A fixed charge, whether electricity is consumed or not, per month, per point of supply:					
C.1.1. If the electricity is supplied at 230/400 V:			C.1.2 If the electricity is supplied at a voltage higher than 230/400 V but not exceeding 11 kV:		
R2 800.21			R3 974.25		
Demand Charge (Rand/kVA)					
C.2. A demand charge, per kVA registered, per month, per point of supply:					
C.2.1. High Demand Season (June, July and August)			C.2.2. Low Demand Season (September to May)		
	Voltage	Charge		Voltage	Charge
C.2.1.1.	230/400 V	R207.48	C.2.2.1.	230/400 V	R172.90
C.2.1.2. See note 2	230/400 V, direct from substation	R203.76	C.2.2.2. See note 2	230/400 V, direct from substation	R169.83
C.2.1.3.	>230/400V & < = 11kV	R200.04	C.2.2.3.	>230/400 V & < = 11kV	R166.71
Network Access Charge (NAC) (Rand/kVA)					
C.2.3 A network access charge, per kVA registered, based on the highest demand registered over a rolling 12 month period, during <u>peak and standard hours only</u> . (as per note 5 under Tariff D) * meter technology permitting			C.2.3.a. On a standby supply, in cases where the use of the supply may have an effect on Council's own demand payable, the <u>network access charge</u> will be levied at the full installed capacity of the connection.		
	Voltage	Charge			
C.2.3.1.	230/400 V	R60.16			
C.2.3.2. See note 2	230/400 V, direct from substation	R59.10			
C.2.3.3.	>230/400V & < = 11kV	R58.02			
A monthly minimum charge – based on 25kVA, will be levied for all customers registering less than that value.					
C.2.3.4. Reduction in NAC, where a customer requires a reduction in NAC, a rolling period of 12 months is normally required, however, if the customer can motivate a downgrade sooner, with written reasons, permission for a shorter notice period, with a minimum of 3 months, will not be unreasonably withheld. Exemptions for exceeding the NAC due to unforeseen demand overshoots (including faults) caused by a failure in normal operations and/or technical functioning of a customer's load, may be requested from the HOD: Energy, and may qualify for a period of less than the minimum of 3 months.					
Note: A reduction in NAC to a value that is below the rolling previous 12 months highest recorded demand in all time periods may be allowed by any of the following: change in operations, closure of plant, installation by the customer of load management equipment, the implementation of demand side management initiatives or where demand exemptions have been granted by the Head of Department: Energy.					
Demand Off-peak option (note time periods!)					
C.2.4. The off-peak option remains available for existing off-peak customers or new customers that choose this option from 22:00 to 06:00 on weekdays, and all hours on Saturdays and all hours on a Sunday.					
Demand registered during the listed hours will not be taken into account when calculating the demand and also ensuing NAC charges payable					
The network access charge will be levied on the highest demand registered over a rolling 12 month period, as per C.2.3. The appropriate levies for the fixed charge (C.1), demand charge (C.2) and energy charges(C3) will be applied.					
Energy Charge (R/kWh)					
C.3. An energy charge, per kWh consumed:					
C.3.1. High Demand Season (June, July and August)			C.3.2. Low Demand Season (September to May)		
	Voltage	Charge		Voltage	Charge
C.3.1.1.	230/400 V	R 2.77,30	C.3.2.1.	230/400 V	R 1.65,86

C.3.1.2. See note 2	230/400 V, direct from substation	R 2.72,14	C.3.2.2. See note 2	230/400 V, direct from substation	R 1.62,91
C.3.1.3.	>230/400 V & <= 11kV	R 2.66,99	C.3.2.3.	>230/400 V & <= 11kV	R 1.59,94

Tariff C - Embedded Generation charges and credit	
C.4 Customers that have Solar PV embedded generation and excess power is generated and exported to the City's grid, the City will compensate the customer with the following credit charge per kWh unit. The customer must be a net-consumer.	
Energy Credit (R/kWh)	
C.4.1 High Demand Season	C.4.2 Low Demand Season
R 1.18,50	R 0.81,83
<p>* C.4 Only customers registered and complying with the City's Embedded Generation Policy will qualify for this credit per kWh. A 4 quadrant Bi-directional Automated Meter Reading Meter will be the only means to measure the units generated and exported as excess units.</p> <p>The following charges will be applicable to customers who wish to participate in the exporting of units.</p> <p>C.1.1 or C.1.2 Fix Charge at related voltage level</p> <p>C.2.1 or C.2.2 Demand Charge at related voltage level at related Demand Season.</p> <p>C.2.3 Network Access Charge at related voltage level.</p> <p>C.3.1 or C.3.2 All import units from the City's grid at related voltage level at related Demand Season</p> <p>C.4.1 or C.4.2 Credit for exporting excess generated units at related Demand Season.</p>	

**Note 1: NAC Charge Concession to Non-profit Organisations**

When the user entity is a non-profit organization registered in terms of the provisions of the Nonprofit Organizations Act, Act 71 of 1997, for the following specific purposes:-

- the care of old people;
- the care of children;
- the care of the physically or mentally handicapped,

the **network access charges** will not be applied. To qualify for this concession, an application, with supportive documents, need to be made to the Head of Department: Energy for consideration.

**Note 2: 230/400 V direct from substation**

The "230/400 V direct from substation" tariff will only be applied to a low voltage customer who has:

- paid for the full transformer capacity, and
- take this supply within 10 meter from the transformer, i.e. the meter inside the transformer enclosure or within 10 meter from this enclosure.

**Note 3: Free Basic Electricity**

Free Basic Electricity will be dealt with as specified in the FBE Policy, as revised on an annual basis.

**Note 4: Announced Public Holidays**

All announced public holidays will be treated as the day of the week on which it falls.

**Note 5 NAC Charge Scale Down:**

NAC charges will be changed down to zero after 3 consecutive months of zero or very small consumption values following credit control action, or vacation of premises, or similar.

**Note 6: NAC Charge Concession to Sporting Bodies**

When the user entity is a sporting body the Network Access Charge (NAC) will not be applicable. To qualify for this concession, an application, with supportive documents, need to be made to the H.O.D Energy for consideration and approval.

**Note 7: Supply Voltage**

The HOD: Energy can designate a different supply voltage linked to the tariff, under certain unique circumstances.

## TARIFF D

- This tariff is available for bulk supplies at any voltage and with a capacity of at least 1 MVA and a network access charge of at least 1 MVA over the previous 12 months.
- This tariff will suit large business and industrial customers.
- **Existing customers on this tariff, with a previous 12 months rolling NAC of less than 1 MVA will be moved to Tariff E.**
- A change in tariff will be effective as from the first day of the next billing cycle.

*The following charges will be payable:*

The following charges will be payable:

Fixed Charge (Rand/month)					
D.1. A fixed charge, whether electricity is consumed or not, per month, per point of supply.:					
D.1.1 If the electricity is supplied at a voltage from 230/400 V but not exceeding 11 kV:			D.1.2. If the electricity is supplied at a voltage higher than 11 kV:		
R3 972.53			R5 969.64		
Demand Charge (Rand/kVA)					
D.2. A demand charge, per kVA registered, per month, per point of supply:					
D.2.1. High Demand Season (June, July and August)			D.2.2. Low Demand Season (September to May)		
Voltage		Charge	Voltage		Charge
D.2.1.1. See note 2	230/400 V, direct from substation	R98.07	D.2.2.1. See note 2	230/400 V, direct from substation	R98.07
D.2.1.2.	>230/400V & < = 11kV	R96.28	D.2.2.2.	>230/400 V & < = 11kV	R96.28
D.2.1.3.	>11kV	R89.17	D.2.2.3.	>11kV	R89.17
Network Access Charge (NAC) (Rand/kVA)					
D.2.3. A network access charge, per kVA registered, based on the highest demand registered over a rolling 12 month period, during <b>peak and standard hours only</b> .			D.2.3.a. On a standby supply, in cases where the use of the supply may have an effect on Council's own demand payable, the <b>network access charge</b> will be levied at the full installed capacity of the connection.		
Voltage		Charge			
D.2.3.1. See note 2	230/400 V, direct from substation	R58.84			
D.2.3.2.	>230/400V & < = 11kV	R57.78			
D.2.3.3.	>11kV	R53.47			
D.2.3.4. Excess NAC at an Eskom direct points the Eskom NAC charged rate (number of events x NMD exceeded @ R/kVA).					
<b>Note: At Eskom direct supply points where Eskom charges CoE on the Local Authority MegaFlex rates</b> <b>≥500V &amp; &lt;66kV, the customer will be charged on the CoE &gt;11kV applicable tariffs (Inclusive of customers with a NAC &gt; 40MVA at &gt;= 11kV)</b>					
D.2.3.5. Eskom NMD charges. Where a CoE customer requests an increase in notified maximum demand (NMD) at a direct Eskom point of delivery, the customer NAC shall be deemed equal to the NMD from the date that the additional capacity is made available by Eskom. Existing cases will be dealt with on an individual basis. CoE reserves the right to evaluate any requested increase in the NMD at any Eskom point of delivery. If the NMD is exceeded, NAC charges will prevail. Eskom penalty rates for exceeding NMD will be charged to the customer, as outlined in the Eskom document titled: <i>Notification of demand or changes to notified maximum demand rules, latest revision</i> , at the Eskom NAC charged rate (number of events x NMD exceeded @ R/kVA).					
A request for an increase or decrease in NMD by a customer will be made to CoE and CoE will, after consideration, agree or not agree to increase or decrease the NMD. <b>Note: Eskom, if in agreement, may still continue charging the higher NMD for a period of 12 months and this will be passed on to the customer.</b>					

Note: Where a CoE customer requests an increase in capacity affecting any Eskom point of delivery, monthly NMD costs incurred may be charged to the customer if the full capacity is not taken up immediately.

D.2.3.6. Reduction in NAC, where a customer requires a reduction in NAC, a rolling period of 12 months is normally required, however, if the customer can motivate a downgrade sooner, with written reasons, permission for a shorter notice period, with a minimum of 3 months, will not be unreasonably withheld. Exemptions for exceeding the NAC due to unforeseen demand overshoots (including faults) caused by a failure in normal operations and/or technical functioning of a customer's load, may be requested from the HOD: Energy, and may qualify for a period of less than the minimum of 3 months.

Note: A reduction in NAC to a value that is below the rolling previous 12 months highest recorded demand in all time periods may be allowed by any of the following: change in operations, closure of plant, installation by the customer of load management equipment, the implementation of demand side management initiatives or where demand exemptions have been granted by the Head of Department: Energy.

#### Energy Charge (R/kWh)

D.3. An energy charge, per kWh consumed:

D.3.1. High Demand Season (June, July and August)

		Peak	Standard	Off-Peak
Voltage		Charge	Charge	Charge
230/400 V, direct from substation	D.3.1.1. See note 2	R 5.97,60	D.3.1.4. R 2.09,66	D.3.1.7 R 1.26,44
>230/400V & ≤ 11kV	D.3.1.2.	R 5.86,51	D.3.1.5. R 2.06,34	D.3.1.8 R 1.24,16
>11kV	D.3.1.3.	R 5.43,60	D.3.1.6. R 1.90,81	D.3.1.9 R 1.15,00

D.3.2. Low Demand Season (September to May)

		Peak	Standard	Off-Peak
Voltage		Charge	Charge	Charge
230/400 V, direct from substation	D.3.2.1. See note 2	R 2.22,17	D.3.2.4. R 1.45,75	D.3.2.7 R 1.15,00
>230/400 V & ≤ 11kV	D.3.2.2.	R 2.18,19	D.3.2.5. R 1.43,10	D.3.2.8 R 1.12,84
>11kV	D.3.2.3.	R 2.02,01	D.3.2.6. R 1.32,63	D.3.2.9 R 1.04,46

#### Tariff D - Embedded Generation charges and credit

D.4 Customers that have Solar PV embedded generation and excess power is generated and exported to the City's grid, the City will compensate the customer with the following credit charge per kWh unit. The customer must be a net-consumer.

#### Energy Credit (R/kWh)

D.4.1 High Demand Season	D.4.2 Low Demand Season
R 1.18,50	R 0.81,83

\* D.4 Only customers registered and complying with the City's Embedded Generation Policy will qualify for this credit per kWh. A 4 quadrant Bi-directional Automated Meter Reading Meter will be the only means to measure the units generated and exported as excess units.

The following charges will be applicable to customers who wish to participate in the exporting of units.

D.1.1 or D.1.2 Fix Charge at related voltage level

D.2.1 or D.2.2 Demand Charge at related voltage level at related Demand Season.

D.2.3 Network Access Charge at related voltage level.

D.3.1 or D.3.2 All import units from the City's grid at related voltage level at related Demand Season

D.4.1 or D.4.2 Credit for exporting excess generated units at related Demand Season.

#### Note 1: Off-Peak Demand Registered

Demand registered during off-peak hours will not be taken into account when calculating the demand charge payable.

#### Note 2: 230/400 V direct from substation

The "230/400 V direct from substation" tariff will only be applied to a low voltage customer who has:

- paid for the full transformer capacity, and

- take this supply within 10 meter from the transformer, i.e. the meter inside the transformer enclosure or within 10 meter from this enclosure.

### **Note 3: Demand Exemption**

A newly established site may be exempted from demand charges for a limited period in order to conclude installation tests, upon prior application to the Head of Department: Energy. Conditions will be attached in the case of favourable consideration.

### **Note 4: NAC Charge Concession to Non-profit Organisations**

When the user entity is a non-profit organization registered in terms of the provisions of the Nonprofit Organizations Act, Act 71 of 1997, for the following specific purposes:-

- the care of old people;
- the care of children;
- the care of the physically or mentally handicapped,

the **network access charges** will not be applied. To qualify for this concession, an application, with supportive documents, need to be made to the Head of Department: Energy for consideration.

### **Note 5: Time of Use (TOU) time slots explained**

**5.1** For the purposes of this tariff during Winter months – June; July and August

**Peak Hours** will be from 06:00 to 09:00 and 17:00 to 19:00 on weekdays.

**Standard Hours** will be from 09:00 to 17:00 and 19:00 to 22:00 on weekdays and from 07:00 to 12:00 and 18:00 to 20:00 on Saturdays.

**Off-peak Hours** will be from 22:00 to 06:00 on weekdays; 12:00 to 18:00 and 20:00 to 07:00 on Saturdays and all hours Sundays.

A public holiday falling on a weekday will be treated as a Saturday. An unexpectedly announced public holiday will be treated as the day of the week on which it falls.

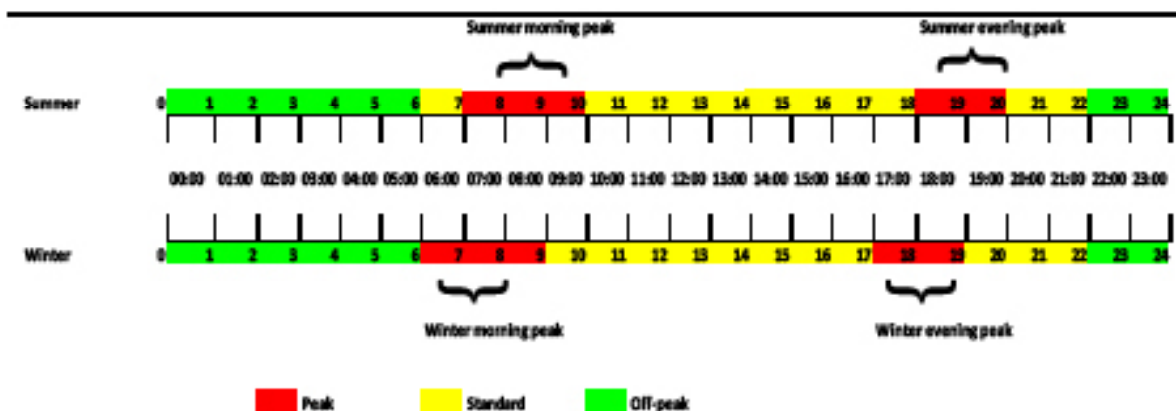
**5.2** For the purposes of this tariff during Summer months – September till May

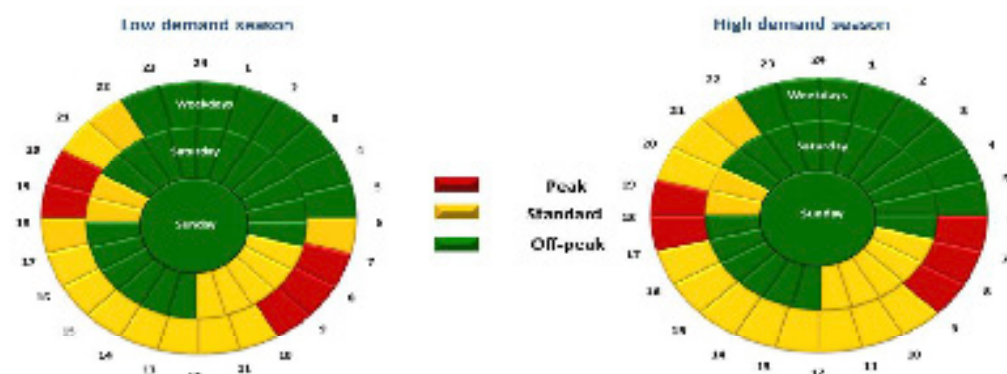
**Peak Hours** will be from 07:00 to 10:00 and 18:00 to 20:00 on weekdays.

**Standard Hours** will be from 06:00 to 07:00, 10:00 to 18:00 and 20:00 to 22:00 on weekdays and from 07:00 to 12:00 and 18:00 to 20:00 on Saturdays.

**Off-peak Hours** will be from 22:00 to 06:00 on weekdays; 12:00 to 18:00 and 20:00 to 07:00 on Saturdays and all hours Sundays.

A public holiday falling on a weekday will be treated as a Saturday. An unexpectedly announced public holiday will be treated as the day of the week on which it falls.



**Note 6: Free Basic Electricity**

Free Basic Electricity will be dealt with as specified in the FBE Policy, as revised on an annual basis.

**Note 7: NAC Charge Scale Down**

NAC charges will be changed down to zero after 3 consecutive months of zero or very small consumption values following credit control action, or vacation of premises, or similar.

**Note 8: NAC Charge Concession to Sporting Bodies**

When the user entity is a sporting body the Network Access Charge (NAC) will not be applicable. To qualify for this concession, an application, with supportive documents, need to be made to the H.O.D Energy for consideration and approval.

**Note 9: Supply Voltage**

The HOD: Energy can designate a different supply voltage linked to the tariff, under certain unique circumstances.

## TARIFF E

- This tariff will suit small to medium size business and industrial customers.
- This tariff is available for bulk supplies at any voltage and with a capacity of > 25kVA and a NAC of < 1 MVA.
- This tariff is available for new and existing customers.
- Existing customers on this tariff, with a previous 12 months rolling NAC of more than 1 MVA will be moved to Tariff D.
- A change in tariff will be effective as from the first day of the next billing cycle.

The following charges will be payable:

Fixed Charge (Rand/month)					
E.1. A <b>fixed charge</b> , whether electricity is consumed or not, per month, per point of supply:					
E.1.1. If the electricity is supplied at 230/400 V:			E.1.2 If the electricity is supplied at a voltage higher than 230/400 V:		
R2 518.33			R3 998.78		
Demand Charge (Rand/kVA)					
E.2. A <b>demand charge</b> , per kVA registered, per month, per point of supply:					
E.2.1. High Demand Season (June, July and August)			E.2.2. Low Demand Season (September to May)		
Voltage		Charges	Voltage		Charges
E.2.1.1.	230/400 V	R107.61	E.2.2.1.	230/400 V	R107.61
E.2.1.2.	230/400 V, direct from substation	R105.80	E.2.2.2.	230/400 V, direct from substation	R105.80
E.2.1.3.	>230/400V & <= 11kV	R103.75	E.2.2.3.	>230/400 V & <= 11kV	R103.75
E.2.1.4.	> 11kV	R96.10	E.2.2.4.	> 11kV	R96.10



<b>Tariff E - Embedded Generation charges and credit</b>	
E.4 Customers that have Solar PV embedded generation and excess power is generated and exported to the City's grid, the City will compensate the customer with the following credit charge per kWh unit. The customer must be a net-consumer.	
<b>Energy Credit (R/kWh)</b>	
<b>E.4.1 High Demand Season</b>	<b>E.4.2 Low Demand Season</b>
<b>R 1.18,50</b>	<b>R 0.81,83</b>
<p>* E.4 Only customers registered and complying with the City's Embedded Generation Policy will qualify for this credit per kWh. A 4 quadrant Bi-directional Automated Meter Reading Meter will be the only means to measure the units generated and exported as excess units.</p> <p>The following charges will be applicable to customers who wish to participate in the exporting of units.</p> <p>E.1.1 or E.1.2 Fix Charge at related voltage level</p> <p>E.2.1 or E.2.2 Demand Charge at related voltage level at related Demand Season.</p> <p>E.2.3 Network Access Charge at related voltage level.</p> <p>E.3.1 or E.3.2 All import units from the City's grid at related voltage level at related Demand Season</p> <p>E.4.1 or E.4.2 Credit for exporting excess generated units at related Demand Season.</p>	

**Note 1: Off-Peak Demand Registered**

Demand registered during off-peak hours will not be taken into account when calculating the demand charge payable.

**Note 2: 230/400 V direct from substation**

- The "230/400 V direct from substation" tariff will only be applied to a low voltage customer who has:
- paid for the full transformer capacity, and
- take this supply within 10 meter from the transformer, i.e. the meter inside the transformer enclosure or within 10 meter from this enclosure.

**Note 3: Demand Exemption**

A newly established site may be exempted from demand charges for a limited period in order to conclude installation tests, upon prior application to the Head of Department: Energy. Conditions will be attached in the case of favourable consideration.

**Note 4: NAC Charge Concession to Non-profit Organisations**

When the user entity is a non-profit organization registered in terms of the provisions of the Nonprofit Organizations Act, Act 71 of 1997, for the following specific purposes:-

- the care of old people;
  - the care of children;
  - the care of the physically or mentally handicapped,
- the network access charges will not be applied. To qualify for this concession, an application, with supportive documents, need to be made to the Head of Department: Energy for consideration.

**Note 5: Time of Use (TOU) time slots explained**

**5.1** For the purposes of this tariff during Winter months – June; July and August

**Peak Hours** will be from 06:00 to 09:00 and 17:00 to 19:00 on weekdays.

**Standard Hours** will be from 09:00 to 17:00 and 19:00 to 22:00 on weekdays and from 07:00 to 12:00 and 18:00 to 20:00 on Saturdays.

**Off-peak Hours** will be from 22:00 to 06:00 on weekdays; 12:00 to 18:00 and 20:00 to 07:00 on Saturdays and all hours of Sundays.

A public holiday falling on a weekday will be treated as a Saturday. An unexpectedly announced public holiday will be treated as the day of the week on which it falls.

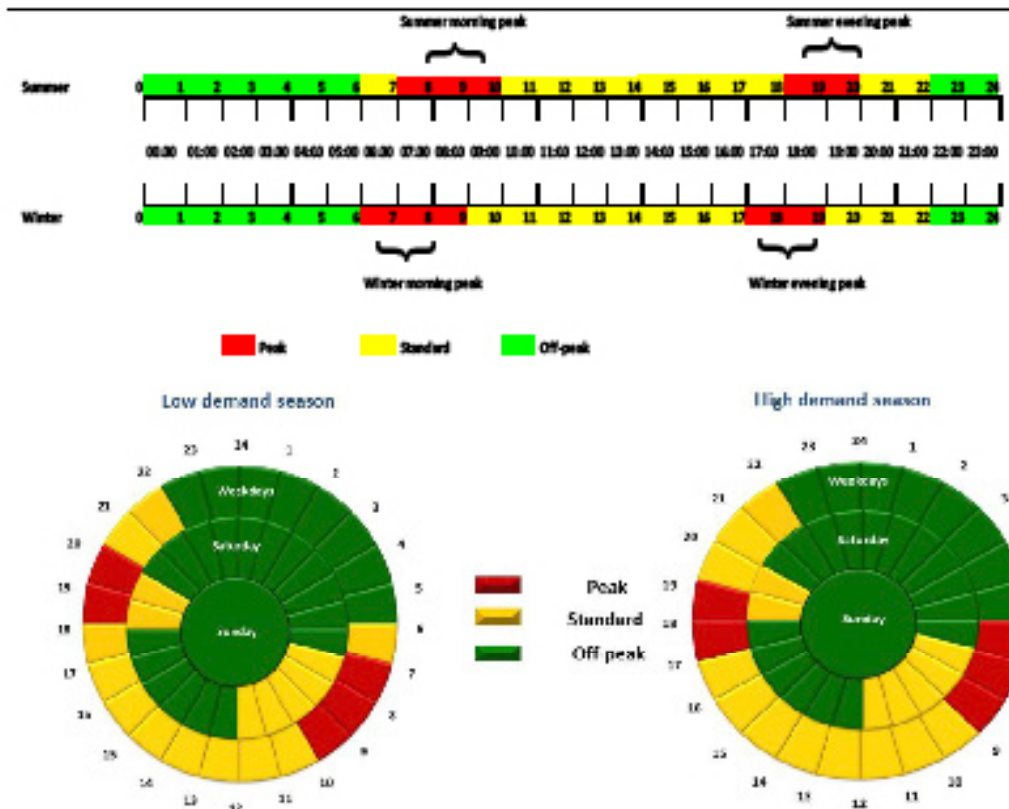
**5.2** For the purposes of this tariff during Summer months – September till May

**Peak Hours** will be from 07:00 to 10:00 and 18:00 to 20:00 on weekdays.

**Standard Hours** will be from 06:00 to 07:00, 10:00 to 18:00 and 20:00 to 22:00 on weekdays and from 07:00 to 12:00 and 18:00 to 20:00 on Saturdays.

**Off-peak Hours** will be from 22:00 to 06:00 on weekdays; 12:00 to 18:00 and 20:00 to 07:00 on Saturdays and all hours of Sundays.

A public holiday falling on a weekday will be treated as a Saturday. An unexpectedly announced public holiday will be treated as the day of the week on which it falls.



**Note 6: Free Basic Electricity**

Free Basic Electricity will be dealt with as specified in the FBE Policy, as revised on an annual basis.

**Note 7: NAC Charge Scale Down**

NAC charges will be changed down to zero after 3 consecutive months of zero or very small consumption values following credit control action, or vacation of premises, or similar.

**Note 8: NAC Charge Concession to Sporting Bodies**

When the user entity is a sporting body the Network Access Charge (NAC) will not be applicable. To qualify for this concession, an application, with supportive documents, need to be made to the H.O.D Energy for consideration and approval.

**Note 9: Supply Voltage**

The HOD: Energy can designate a different supply voltage linked to the tariff, under certain unique circumstances.

## TARIFF F

This tariff will be for CoE own use for street light and area lights (high masts to be treated as Street Lights) and traffic light consumption.

<b>Fixed Charge (Rand/month)</b>	
F.1. A fixed charge, per month, per point of supply:	
<b>R0.00</b>	
<b>Street light Energy Charge (R/kWh)</b>	
F.2. High Demand Season (June, July and August)	F.3. Low Demand Season (September to May)
<b>R 2.48,79</b>	<b>R 2.02,41</b>
<b>Traffic light Energy Charge (R/kWh)</b>	
F.4. High Demand Season (June, July and August)	F.5. Low Demand Season (September to May)
<b>R 2.29,82</b>	<b>R 1.70,79</b>

**Note 1: Un-metered street lights**

Un-metered street lights will be deemed to operate for 11 hours per night, 365 nights per annum, at its actual size in kilowatts plus 10% of this size to compensate for control gear losses, i.e. each 125 Watt mercury vapour lamp will be treated as a 150 Watt lamp, or 0, 15 kilowatt. Calculation: Street light consumption per month = number of street lights x (the actual kilowatt of one street light x 1, 1) x 11 hours per day x 365/12 days x summer / winter month rate detailed above.

**Note 2: Un-metered traffic lights**

Un-metered traffic lights will be deemed to operate for 24 hours a day, 365 days per annum, at its actual size in kilowatts. In the absence of detailed figures for a traffic light, the size will be assumed as 2.433 kilowatt-hours per day. Calculation: Traffic light consumption per month = 2.433kWh a day x 365/12 days x summer / winter month rate detailed above.

## TARIFF G WHEELING

### TARIFF APPLICABLE FOR THE RECONCILIATION OF ACCOUNTS FOR COE CUSTOMERS RECEIVING ENERGY FROM NON-ESKOM GENERATORS: -

Tariff G is a reconciliation electricity tariff for the CoE Tariff D or Tariff J customers connected at  $\geq 6.6$  kV with a Network Access Charge value (NAC) of  $\geq 1$  MVA that have entered into a wheeling transaction with a generator connected to Eskom transmission/distribution network or connected to the City's distribution network. It also covers Wheeling from generators connected to the City's grid and wish to wheel energy to customers outside the City's licenced distribution area.

**Qualifying Criteria:** Only consumers on the City Tariff D and Tariff J, connected at  $\geq 6.6$  kV with a notified maximum demand (NMD) of  $\geq 1$  MVA that have entered into a wheeling transaction with a generator or energy trader will qualify for wheeling.

For Tariff D consumer, the following shall apply:

Where a Tariff D consumer with an existing wheeling agreement commence with a network access charge (NAC) value  $\geq 1$  MVA, and thereafter consumes less than 1 MVA, the schedule of tariff rules for Tariff D shall apply i.e. the NAC value will continue to be levied at a minimum of 1 MVA and the consumer shall remain on Tariff D for 12 months. Thereafter the customer will be moved to tariff E. In order to continue to qualify for wheeling the NAC value will continue to be levied at a minimum of 1 MVA.

For Tariff J consumer, the following shall apply:

Where a consumer with an existing wheeling agreement commence with a network access charge (NAC) value  $\geq 1$  MVA, and thereafter consumes less than 1 MVA, the NAC value will continue to be levied at a minimum of 1 MVA and the consumer shall remain on Tariff J in order to continue to qualify for wheeling.

Should the customer commence with a NAC value  $\geq 1$  MVA and then consume less until the NAC drops below 1 MVA, the NAC value will remain levied at a minimum of 1 MVA in order to continue to qualify for wheeling.

The provisions of the City Policy on Wheeling will guide the method of implementation. The customer will first be charged the full usage on the customer's current usage tariff and then the credit charge in correlation to the measured wheeling credit shall be applied. Net-Billing shall apply.

#### G.1 Fixed charge

Fixed Charge means the administration charge payable per customer account to recover the CoE administration related costs such as automating the processing of manual received Eskom meter readings into the AMR system and billing system, Eskom additional admin fee, and also for reconciliation and crediting of accounts when generators connect to the City's grid and wheel to City customer/s. It is also applicable to all generators connected within the City's licenced distribution area.

**G.1.1 Fixed Charge = R7 292.73 VAT exclusive per month, per point of supply (CoE Grid generation or load):**

G.2 All generators connected and wheeling energy through Eskom's transmission networks and Eskom credit the City at a designated Eskom Point of Delivery the following active energy only charges will be **credited** per kWh generated and wheeled at the related Time of Use period to the designated off-taker once received from Eskom with the following charges:-

<b>G.2. Eskom WEPS rates excluding losses (for Municipalities)</b>		
WEPS rates (CoE)	High Season Jun - Aug	Low Season Sep - May
<b>G.2.1 Peak (R/kWh)</b>	<b>R 4.21,94</b>	<b>R 1.37,63</b>
<b>G.2.2 Standard (R/kWh)</b>	<b>R 1.27,82</b>	<b>R 0.94,73</b>
<b>G.2.3 Off Peak (R/kWh)</b>	<b>R 0.69,41</b>	<b>R 0.60,09</b>

G.3 All generators connected and wheeling energy within the City's distribution networks the following active energy charges only will be **credited** to the designated off-taker with the following charges:-

<b>City of Ekurhuleni's Megaflex cost</b>		
CoE Megaflex rates	High Season Jun - Aug	Low Season Sep - May
<b>G.2.1 Peak (R/kWh)</b>	<b>R 4.51,51</b>	<b>R 1.48,99</b>
<b>G.2.2 Standard (R/kWh)</b>	<b>R 1.39,41</b>	<b>R 1.03,46</b>
<b>G.2.3 Off Peak (R/kWh)</b>	<b>R 0.77,43</b>	<b>R 0.66,72</b>

G.4 All Generators or traders who wish to wheel energy generated from generators, connected to the City's licenced distribution network, to customers outside the distribution licence area of the City will pay the following Distribution Use of System (DUoS) charges in addition to the Fix Charge G.1.1.

<b>Based on Eskom DUoS rates at 4.35% CoE Technical loss</b>	
DUoS rates (CoE)	All Seasons
<b>G.2.1 Energy charge (R/kWh)</b>	<b>R 0.07,87</b>

**Note 1: Public Holidays**

The treatment of **public holidays** for the raising of the credit active energy charge shall be as specified in the Eskom Schedule of Standard Prices as amended from time to time or until such time they are amended by the City.

## TARIFF H (RESIDENTIAL TIME OF USE)

- This tariff is available for all residential customers single-phase 230 V or multi-phase 400/230 V connections with a capacity of up to 150 A per phase or 100 kVA.
- This tariff is not available for medium and high voltage customers.
- This tariff will suit medium to high consumption residential customers.
- The tariff allows residential customers, typically with a consumption greater than 1000kWh per month to benefit from lower energy costs should they be able to assist the national grid by shifting their loads away from peak periods and towards standard/off-peak periods.

**NOTE:** - The implementation of this tariff is dependent on the availability of advanced metering infrastructure and smart meters.

The following charges will be payable:

Fixed Charge (Rand/month)					
H.1. A <b>fixed charge</b> , whether electricity is consumed or not, per month, per point of supply, excluding prepayment metering customers.					
H.1.1. Single Phase connection up to 80 Ampere			H.1.2. Multi-phase connection up to 80 Ampere		
R204.22			R408.42		
H.1.3. Multi-phase connection > 80 Ampere					
R1 020.97					
Energy Charge (R/kWh)					
H.2. An energy charge, per kWh consumed:					
H.2.1. High Demand Season (June, July and August)					
		Peak	Standard		Off-Peak
Voltage		Charge		Charge	Charge
230/400 V	H.2.1.1.	R 7.12,73	H.2.1.2.	R 1.93,47	H.2.1.3 R 1.20,47
H.3.1. Low Demand Season (September to May)					
		Peak	Standard		Off-Peak
Voltage		Charge		Charge	Charge
230/400 V	H.3.1.1.	R 2.49,45	H.3.1.2.	R 1.78,20	H.3.1.3. R 1.06,90

Tariff H - Embedded Generation charges and credit	
H.4 Customers that have Solar PV embedded generation and excess power is generated and exported to the City's grid, the City will compensate the customer with the following credit charge per kWh unit. The customer must be a net-consumer.	
Energy Credit (R/kWh)	
H.4.1 High Demand Season	H.4.2 Low Demand Season
R 1.18,50	R 0.81,83
<p>* H.4 Only customers registered and complying with the City's Embedded Generation Policy will qualify for this credit per kWh. A 4 quadrant Bi-directional Automated Meter Reading Meter will be the only means to measure the units generated and exported as excess units.</p> <p>The following charges will be applicable to customers who wish to participate in the exporting of units.</p> <p>H.1.1 or H.1.2 or H.1.3 Fix Charge at related connection size level</p> <p>H.2.1 All import units from the City's grid at High Demand Season.</p> <p>H.3.1 All import units from the City's grid at Low Demand Season.</p> <p>H.4.1 or H.4.2 Credit for exporting excess generated units at related Demand Season.</p>	



A public holiday falling on a weekday will be treated as a Saturday. An unexpectedly announced public holiday will be treated as the day of the week on which it falls.

**Note 2: Summer Months' Time of Use (TOU) time slots explained**

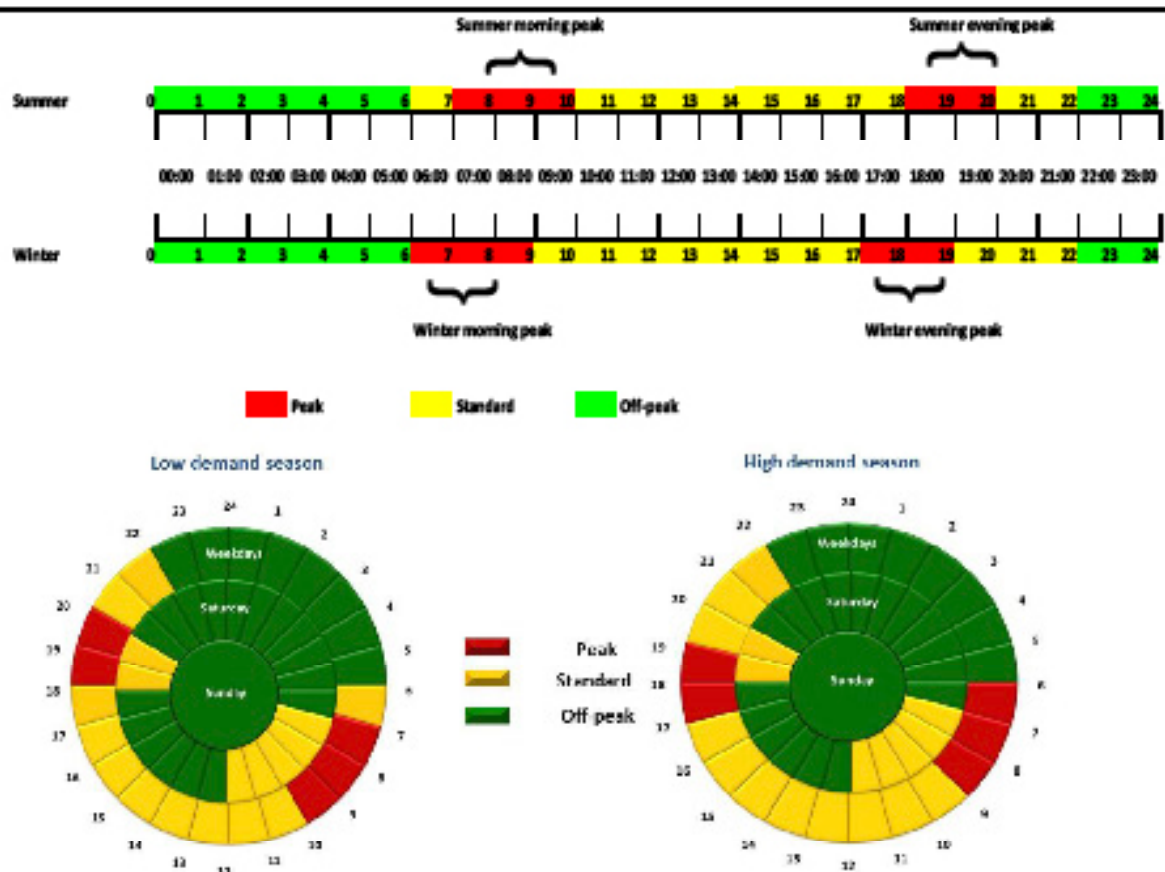
2.1 For the purposes of this tariff during Summer months – September till May

**Peak Hours** will be from 07:00 to 10:00 and 18:00 to 20:00 on weekdays.

**Standard Hours** will be from 06:00 to 07:00; 10:00 to 18:00 and 20:00 to 22:00 on weekdays and from 07:00 to 12:00 and 18:00 to 20:00 on Saturdays.

**Off-peak Hours** will be from 22:00 to 06:00 on weekdays; 12:00 to 18:00 and 20:00 to 07:00 on Saturdays and all hours of Sundays.

A public holiday falling on a weekday will be treated as a Saturday. An unexpectedly announced public holiday will be treated as the day of the week on which it falls.



## TARIFF J

- This tariff is available for bulk supplies at medium and high voltage situated in a position designated by CoE as close-coupled to the Eskom grid.

The following charges will be payable:

Fixed Charge (Rand/month)			
J.1. A fixed charge, whether electricity is consumed or not, per month, per point of supply:			
J.1.1 If the electricity is supplied at any voltage.			
R214 259.38			
Demand Charge (Rand/kVA)			
J.2. A demand charge, per kVA registered, per month, per point of supply:			
J.2.1. High Demand Season (June, July and August)		J.2.1. Low Demand Season (September to May)	
Voltage	Charge	Voltage	Charge
J.2.1.1. >=6.6kV	R51.11	J.2.1.2 >=6.6kV	R51.11

Network Access Charge (NAC) (Rand/kVA)	
J.2.2. A network access charge, per kVA registered, based on the highest demand registered over a rolling 12 month period, during <b>peak and standard hours only</b> .	
Voltage	Charge
J.2.2.1. >=6.6kV	R40.41
<p>J.2.2.2. Eskom NMD charges. Where a CoE customer requests an increase in notified maximum demand (NMD) at a direct Eskom point of delivery, the customer NAC shall be deemed equal to the NMD from the date that the additional capacity is made available by Eskom. Existing cases will be dealt with on an individual basis. CoE reserves the right to evaluate any requested increase in the NMD at any Eskom point of delivery. If the NMD is exceeded, NAC charges will prevail. Eskom penalty rates for exceeding NMD will be charged to the customer, as outlined in the Eskom document titled: <i>Notification of demand or changes to notified maximum demand rules, latest revision</i>, at the Eskom NAC charged rate (number of events x NMD exceeded @ R/kVA).</p> <p>A request for an increase or decrease in NMD by a customer will be made to CoE and CoE will, after consideration, agree or not agree to increase or decrease the NMD.</p> <p>Note: Eskom, if in agreement, may still continue charging the higher NMD for a period of 12 months and this will be passed on to the customer.</p> <p>Note: Where a CoE customer requests an increase in capacity affecting any Eskom point of delivery, monthly NMD costs incurred may be charged to the customer if the full capacity is not taken up immediately.</p>	
<p>J.2.2.3. Reduction in NAC, where a customer requires a reduction in NAC, a rolling period of 12 months is normally required, however, if the customer can motivate a downgrade sooner, with written reasons, permission for a shorter notice period, with a minimum of 3 months, will not be unreasonably withheld. Exemptions for exceeding the NAC due to unforeseen demand overshoots (including faults) caused by a failure in normal operations and/or technical functioning of a customer's load, may be requested from the HOD: Energy, and may qualify for a period of less than the minimum of 3 months.</p> <p>Note: A reduction in NAC to a value that is below the rolling previous 12 months highest recorded demand in all time periods may be allowed by any of the following: change in operations, closure of plant, installation by the customer of load management equipment, the implementation of demand side management initiatives or where demand exemptions have been granted by the Head of Department: Energy.</p>	

Energy Charge (R/kWh)						
J.3. An energy charge, per kWh consumed:						
J.3.1. High Demand Season (June, July and August)						
		Peak	Standard		Off-Peak	
Voltage		Charge		Charge		Charge
≥6.6kV	J.3.1.1.	R 5.34,77	J.3.1.2.	R 1.72,33	J.3.1.3	R 0.99,85
J.3.2. Low Demand Season (September to May)						
		Peak	Standard		Off-Peak	
Voltage		Charge		Charge		Charge
≥6.6Kv	J.3.2.1.	R 1.84,64	J.3.2.2.	R 1.31,30	J.3.2.3	R 0.87,53
INCENTIVE PILOT SCHEME – rebate for production increase in plant						
J.4.	Baseline figures determined			for previous financial year, month to month, in kWh, anomalies corrected		
	Monthly increase in kWh consumed in %			15% more than baseline		
	Rebate value on additional units only			3% for every month achieved		
	Duration			2 years on original baseline, then new baseline is determined		
RULES: The customer to apply to the HOD: Energy to participate. The customer will submit evidence of increased production values or additional processes, or similar. If a meter error occurs, the decision of the HOD: Energy will be final in relation to the estimated value used. This incentive pilot scheme will be revised annually. The rebate value will be calculated outside of the billing system.						

Tariff J - Embedded Generation charges and credit	
J.5 Customers that have Solar PV embedded generation and excess power is generated and exported to the City's grid, the City will compensate the customer with the following credit charge per kWh unit. The customer must be a net-consumer.	
Energy Credit (R/kWh)	
J.5.1 High Demand Season	J.5.2 Low Demand Season
<b>R 1.18,50</b>	<b>R 0.81,83</b>
<p>* J.4 Only customers registered and complying with the City's Embedded Generation Policy will qualify for this credit per kWh. A 4 quadrant Bi-directional Automated Meter Reading Meter will be the only means to measure the units generated and exported as excess units.</p> <p>The following charges will be applicable to customers who wish to participate in the exporting of units.</p> <p>J.1.1 Fix Charge at related voltage level</p> <p>J.2.1. Demand Charge at related voltage level at related Demand Season.</p> <p>J.2.2 Network Access Charge at related voltage level.</p> <p>J.3.1 or J.3.2 All import units from the City's grid at related voltage level at related Demand Season</p> <p>J.4 Only Applicable if any incentive pilot scheme registered.</p> <p>J.5.1 or J.5.2 Credit for exporting excess generated units at related Demand Season.</p>	

**Note 1: Off-Peak Demand Registered**

Demand registered during off-peak hours will not be taken into account when calculating the demand charge payable.

**Note 2: Time of Use (TOU) time slots explained**

**2.1** For the purposes of this tariff during Winter months – June; July and August

**Peak Hours** will be from 06:00 to 09:00 and 17:00 to 19:00 on weekdays.

**Standard Hours** will be from 09:00 to 17:00 and 19:00 to 22:00 on weekdays and from 07:00 to 12:00 and 18:00 to 20:00 on Saturdays.

**Off-peak Hours** will be from 22:00 to 06:00 on weekday, 12:00 to 18:00 and 20:00 to 07:00 on Saturdays and all hours of Sundays.

A public holiday falling on a weekday will be treated as a Saturday. An unexpectedly announced public holiday will be treated as the day of the week on which it falls.

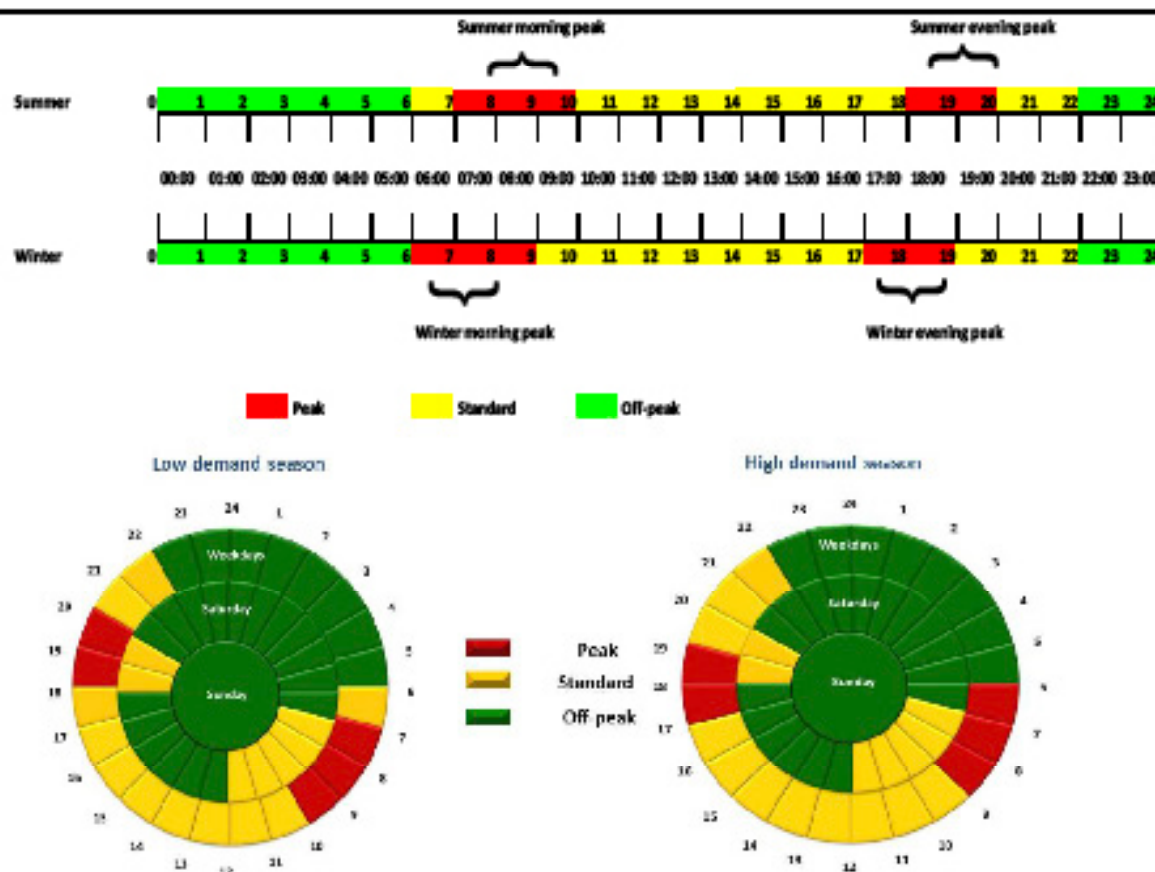
**2.2** For the purposes of this tariff during Summer months – September till May

**Peak Hours** will be from 07:00 to 10:00 and 18:00 to 20:00 on weekdays.

**Standard Hours** will be from 06:00 to 07:00; 10:00 to 18:00 and 20:00 to 22:00 on weekdays and from 07:00 to 12:00 and 18:00 to 20:00 on Saturdays.

**Off-peak Hours** will be from 22:00 to 06:00 on weekdays; 12:00 to 18:00 and 20:00 to 07:00 on Saturdays and all hours of Sundays.

A public holiday falling on a weekday will be treated as a Saturday. An unexpectedly announced public holiday will be treated as the day of the week on which it falls.



## MISCELLANEOUS CHARGES

The following charges will be payable:

1. For changing from one tariff to another:
<b>R0.00</b>
<b>Note 1:</b> A customer will be charged according to the new tariff for a <b>minimum period of 12 months after any change of tariff</b> (except for a change away from Tariff C). New customers will however be allowed to change once within the first year after having been connected to the network. A change in tariff will be effective as from the first day of the next billing cycle for credit meter and AMR meter customers. Prepayment meter customers will be effective upon the date of receipt of an application.
<b>Note 2:</b> The cost of any changes to metering equipment necessitated by the change of tariff will be for the account of the customer, unless otherwise decided by the Engineer.
2. For the delivery of a notice of intended disconnection where a customer has failed to pay his account on the due date:
<b>R164.74</b>
3. For discontinuing and restoring a supply due to non-payment of the account
<b>Note 1:</b> If an attempt to discontinue a supply is unsuccessful due to action taken by the customer this charge will also be payable in respect of each such attempt.
3.1. For discontinuing a supply due to non-payment of the account:
<b>R301.55</b>
3.2. For restoring a supply due to non-payment of the account
<b>R301.55</b>
3.3. For blocking / unblocking a customer to purchase prepayment electricity units due to non-payment of the account (payable once only to effect both blocking and unblocking):
<b>R46.11</b>
4. For discontinuing and restoring a supply at the request of a customer
4.1. For disconnecting a supply at the customer's request:
<b>R301.55</b>
4.2. For reconnecting a supply at the customer's request:
<b>R301.55</b>
<b>Note 1:</b> These charges will not be payable in respect of a disconnection done because of the termination of a supply agreement or in respect of a reconnection done because of a new supply agreement that was entered into.
5. Meter tamper events – remedial action charges
5.1. For removing and re-instating a full title residential customer connection that has been removed due to tampering by the customer:
<b>Estimated cost of material, labour and transport + 10% with a minimum charge of:</b>
<b>R3 916.31</b>
<b>Note 1:</b> The connection reinstated will not necessarily be identical to the one removed.
<b>Note 2:</b> The 2 <sup>nd</sup> tampering event will see the above fee doubled, the 3 <sup>rd</sup> event will see the above fee tripled.
<b>Note 3:</b> The fourth event may lead to removal of the service connection and customer will re-apply for a new service connection and all applicable cost will be for the customer account. Customers may also be prosecuted in terms of the by-laws by any legal entity established in terms of any relevant Act or other legislation.
<b>Note 4:</b> The provisions contained in other Council policies and by-laws will be in addition to the points listed.
5.2. For removing and re-instating a bulk residential complex, mixed residential/business complex, business complex, full title business customer connection that is found in a tampered state:

<b>Estimated cost of material, labour and transport + 10% with a minimum charge of:</b>	
	For connections
<b>R141 316.28</b>	<b>&gt; 1 MVA</b>
<b>R42 394.89</b>	<b>&gt; 500 kVA and ≤ 1 MVA</b>
<b>R21 197.43</b>	<b>&gt; 100 kVA and ≤ 500 kVA</b>
<b>R21 197.43</b>	<b>≤ 100 kVA</b>
<p><i>Note 1: The connection reinstated will not necessarily be identical to the one removed.</i></p> <p><i>Note 2: The 2<sup>nd</sup> tampering event will see the above fee doubled, the 3<sup>rd</sup> event will see the above fee tripled.</i></p> <p><i>Note 3: The fourth event will lead to removal of the service connection and customer will re-apply for a new service connection and all applicable cost will be for the customer account.</i></p> <p><i>Note 4: The provisions contained in other Council policies and by-laws will be in addition to the points listed.</i></p>	
<b>6. For reading a meter:</b>	
<b>6.1. On request of a customer:</b>	
<b>R301.55</b>	
<p><i>Note 1: The above amount will be refunded to the customer if the requested reading proves the current reading on record to be defective. It will also not be payable in respect of readings taken because of the commencement or termination of a supply agreement.</i></p>	
<b>6.2 After office hours on a regular basis as arranged by a customer:</b>	
<b>R301.55</b>	
<b>7. For repeatedly attending to a customer complaint where the reason for the complaint is not the fault of the supply authority, per visit:</b>	
<b>R402.75</b>	
<b>8. For testing the accuracy of a meter on request of a customer:</b>	
<b>R904.63</b>	
<p><i>Note 1: The above amount will be refunded to the customer if the accuracy of the meter proves to be out of the specified limits.</i></p>	
<b>9. For the lease of a transformer, per month, per kVA of transformer capacity:</b>	
<b>R4.68</b>	
<p><i>Note 1: This service is subject to the availability of suitable transformers.</i></p>	
<b>10. For providing a service connection:</b>	
<b>Estimated cost of material, labour and transport plus 10%</b>	
<p><i>Note 1: The amount payable may be reduced if funds are available from a CoE subsidised source.</i></p>	
<b>11. For modifying a service connection on request of a customer:</b>	
<b>Estimated cost of material, labour and transport plus 10%</b>	
<b>12. For the provision of material or equipment or the execution of work on behalf of a customer or on request of a customer:</b>	
<b>Estimated cost of material, labour and transport plus 10%</b>	
<b>13. Meter access problems</b>	
<p><b>13.1. Security townships without a manned gate, where access to meters is not possible during business hours, each metered point of supply will be charged the meter access problem rate listed below per month over and above the Fixed Charge for the attempt to read the meter as well as an estimated consumption charge. An application may be made to the Head of Department: Energy to investigate the possibility of an alternative arrangement in terms of the metering layout.</b></p>	
<b>R41.83</b>	

13.2. Any other metering point, where access to meters is not possible during business hours, the point of supply <b>will be charged</b> the meter access problem rate listed below <b>per month</b> over and above the <b>Fixed Charge for the attempt to read the meter</b> as well as an estimated consumption charge. An application may be made to the Head of Department: Energy to investigate the possibility of an alternative arrangement in terms of the metering layout.	
<b>R41.83</b>	
14. Excavations within public areas leading to damage to electricity cables, including attempts of theft:	
14.1. In the case of damage to a low voltage cable or line installation or Fibre Optic Cable, or any part of that installation: <b>Actual cost of material, labour and transport plus 10%</b>	
14.2 Cost for damaging any 6.6\11 kV cable <b>R33 190.52</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.3 Cost for damaging any 22 kV cable <b>R49 785.79</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.4 Cost for damaging any 33 kV Oil Filled cable <b>R176 123.78</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.5 Cost for damaging any 33 kV PILC/XLPE cable <b>R74 719.19</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.6 Cost for damaging any 44 kV Oil Filled cable <b>R176 123.78</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.7 Cost for damaging any 44 kV PILC/XLPE cable <b>R86 727.62</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.8 Cost for damaging any 66 kV Oil Filled cable <b>R212 149.10</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.9 Cost for damaging any 66 kV PILC/XLPE cable <b>R106 741.69</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.10 Cost for damaging any 88 kV Oil Filled cable <b>R176 123.78</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.11 Cost for damaging any 88 kV PILC/XLPE cable <b>R133 427.11</b> per cable plus additional cost incurred of material, labour and transport plus 10%.	
14.12 Cost for damaging any 132 kV Oil Filled cable <b>R250 218.62</b> plus additional cost incurred of material, labour and transport plus 10%.	
14.13 Cost for damaging any 132 kV PILC/XLPE cable <b>R145 435.55</b> plus additional cost incurred of material, labour and transport plus 10%.	
<b>Note 1:</b> In cases where the excavation occurred without authorization, or where the provisions of the wayleave policy were not followed, Council reserves the right to institute further steps.	
15. Purchasing a solar geyser by means of a CoE scheme (not available, conditions apply).	
<b>Actual cost</b>	
16. Operational cost per street light supplied from the CoE grid, per month, or operational cost per High Way security camera, per month, or any other very small supply point, where the installation and reading of meters may not be economically viable and approved by the HOD Energy:-	
16.1. 125 Watt or lower wattage lamp	<b>R260.75</b>
16.2. 250 Watt lamp	<b>R458.79</b>
16.3 400 Watt or higher wattage lamp	<b>R704.16</b>
16.4 High Way security Camera	<b>R150.87</b>

16.5 Any other very small unmetered supply point, as approved by the HOD Energy	<p><b>R2.82 per kWh</b></p> <p>In cases where no meter can be installed the HOD or his delegated person will do an engineering estimate to determine the monthly consumption per supply point = Estimated energy consumption multiplied by</p> <p><b>R2.82 per kWh</b></p>
<p><b>Note 1:</b> Un-metered billboards or advertising displays that require power during night-time will be deemed to operate for 11 hours per night, 365 nights per annum, at its actual size in kilowatts plus 10% of this size to compensate for control gear losses, i.e. each 304 Watt advertising display will be treated as 334.4 Watt, or 0, 334 kilowatt. Calculation: Advertising display consumption per month = number of Advertising displays x (the actual kilowatt of one Advertising display x 1, 1) x 11 hours per day x 365/12 days x summer / winter month rate detailed above.</p>	
17. Charges when a meter reading cannot be obtained as well as for estimating values of consumption where a consumer metering are found faulty or tampered.	
17.1 Charge for providing a clearance certificate when a meter reading cannot be obtained.	
Average of consumption values as per By-Laws and or Policies, or a fixed charge of <b>R2 334.98</b> per month.	
17.2 Charge for Back billing per month when a meter reading cannot be obtained (single phase connections).	
Average of consumption values as per By-Laws and or Policies, or a fixed charge of <b>R2 334.98</b> per month.	
17.3 Charge for Back billing per month when a meter reading cannot be obtained (multi-phase connections =<100Ampere).	
Average of consumption values as per By-Laws and or Policies, or a fixed charge of <b>R7 538.64</b> per month.	
17.4 Charge for Back billing per month when a meter reading cannot be obtained (multi-phase connections 100> and =<150Ampere).	
Average of consumption values as per By-Laws and or Policies, or a fixed charge of <b>R30 154.52</b> per month.	
17.5 Charge for Back billing per month when a meter reading cannot be obtained (bulk supplies>150Ampere).	
As per By-Laws, Correction and profile data report	
18. Connecting illegally to the electricity grid without a supply agreement	
<b>R3 552.39</b>	
19. Reselling electricity at excessive charges which are not justified to the satisfaction of the Council, following a written notice to comply (charged per month since date of notice, until resolved), the transgressor cannot recoup this charges from the occupants to whom unjustified charges were applied:	
<b>R14 202.19</b>	
20. Painting, defacing, pasting posters, damaging any service connection or service protection device or supply or any other equipment of the Council:	
<b>R3 359.06</b>	
21. Wilfully hindering, obstructing, interfering with or refusing admittance to any duly authorized official of the Council in the performance of his duty under these by-laws or of any duty connected therewith or relating thereto, per incident:	
<b>R3 552.39</b>	
22. Customer request for converting to prepayment metering from an existing credit meter installation (property value on valuation roll < R200 000):	
<b>No charge</b>	

23. Customer request for converting to prepayment metering from an existing credit meter installation (property value on valuation roll > R200 000):
<b>R612.17</b>
24. Replacement card for prepayment meter identification
<b>R82.93</b>
25. Replacement keypad (CIU) for all types of Pre-Paid meters – damaged or lost
<b>R723.78</b>
26. Illegally reconnecting/tampering or interfering with any service connection or service protection device or supply or any other equipment of the Council:
<b>R3 620.78</b>

## DEPOSIT SCHEDULE

DESCRIPTION	DEPOSIT
<b>Single phase connection up to 80 Ampere, all use (residential, business or other).</b>	
Tariff A or Tariff B customer (OWNER of premises)	<b>R5 822.86</b>
Tariff A or Tariff B customer (TENANT on premises)	<b>R7 278.59</b>
Electricity prepayment meter customer	<b>R0.00</b>
<b>Single phase connection up to 80 Ampere (PENSIONER, residential only).</b>	
Tariff A or Tariff B customer (PENSIONER – based on assessment rates criteria in respect of owner, registered tenant or registered "life right" tenant)	<b>R2 828.25</b>
<b>Single phase connection above 80 Ampere, all use (residential, business or other).</b>	
Tariff B customer, including Resellers	<b>R11 780.30</b>
<b>Multi-phase connection up to 3 x 80 Ampere, all use (residential, business or other).</b>	
Tariff A or Tariff B customer, including Resellers	<b>R11 125.83</b>
<b>Multi-phase connection higher than 3 x 80 Ampere including and up to 150 Ampere, all use (residential, business or other).</b>	
Tariff B customer, including Resellers	<b>R39 267.65</b>
<b>Conversion of an individually metered complex (business or residential) to bulk metering</b>	<b>R733.41 per electricity meter involved</b>
<b>All customers on Tariff B Resellers (above 3 x 150A), C, D, E and Tariff J</b>	
Tariff B Resellers above 3 x 150 Ampere including all Medium Voltage connections at 6.6kV or 11kV.	<b>2 x consumption</b>
Tariff C (business, industrial, or other use)	<b>As per Deposit Policy*</b>
Tariff D (business, industrial, or other use)	<b>As per Deposit Policy *</b>
Tariff E (business, industrial, or other use)	<b>As per Deposit Policy *</b>
Tariff J (business, industrial, or other use)	<b>As per Deposit Policy *</b>

\*The Engineer will determine the exact amount based on the expected Load Factor of the customer.

**Note 1: A revised deposit may be requested when a customer moves between tariffs and / or for an increase in connection size.**

The following shall be noted:

1. The City of Ekurhuleni shall have the right to refuse to sell or supply electricity to any customer who has any unsettled debt with the Municipality.

2. These tariffs shall be read in conjunction with the By-Laws for the Supply of Electricity, as well as applicable policies published by the City of Ekurhuleni.

**TARIFF APPROVAL**

Tariffs are approved by Council in terms of clause 24(2)(c)(ii) of the Municipal Finance Management Act 56 of 2003, and by the National Energy Regulator of South Africa (NERSA) in terms of clause 4(a)(ii) of the Electricity Regulation Act 4 of 2006 . If the tariffs approved by Council differ from the tariffs approved by NERSA, the City of Ekurhuleni approved tariffs shall be applied, until the matter is resolved.

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 159 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Makelepeng Development Consultants (Pty) Ltd, being the authorized agents of the registered owners of Erf 194, Christoburg give notice in terms of Section 16(1)(f) read with Schedule 13 of the City of Tshwane Land Use Management By-Law, 2016, by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, as well as for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at no. 449 Van Leenhof Street, Christoburg Township. It is the intention of the owner to rezone the subject property from "Residential 1" to "Special" for Dwelling Units subject to a density of 47.07 dwelling units per hectare (a total of 7 units on the property). It is the intention of the land development applicant to procure land use zoning rights to provide for 7 dwelling units on the property. Application is also made for the removal of Conditions 2 (j) and (l) of Deed of Transfer T5074/2012 which may restrict the proposed use. 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 **15 February 2023** until **14 March 2023**. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, through the following contact details: **newlanduseapplications@tshwane.gov.za**. Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below. For purposes to obtain a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the application documents provided by the Municipality or the applicant may be copied, reproduced, or in any form published or used in a manner that will infringe on the intellectual property rights of the applicant. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of **28 days** from **15 February 2023**, as published in the Provincial Gazette, Beeld, and Citizen. Address of Municipal offices: City of Tshwane Metropolitan Municipality; Room E10, cnr Basden, and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: **14 March 2023**. Address of applicant: 6713 Tlhose Street, Andeon Extension 18, Pretoria, 0183, Telephone: 076 514 7586, or E-mail: benjaminphahlamohlaka@gmail.com. The date on which the application will be published: are **15 February 2023 & 22 February 2023**. Reference (Council): Item number: **36951** (Rezoning) Item **36952** (Removal of Restrictive Conditions)

15-22

**PLAASLIKE OWERHEID KENNISGEWING 159 VAN 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Makelepeng Development Consultants (Pty) Ltd, being the authorized agents of the registered owners of Erf 194, Christoburg give notice in terms of Section 16(1)(f) read with Schedule 13 of the City of Tshwane Land Use Management By-Law, 2016, by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, as well as for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at no. 449 Van Leenhof Street, Christoburg Township. It is the intention of the owner to rezone the subject property from "Residential 1" to "Special" for Dwelling Units subject to a density of 47.07 dwelling units per hectare (a total of 7 units on the property). It is the intention of the land development applicant to procure land use zoning rights to provide for 7 dwelling units on the property. Application is also made for the removal of Conditions 2 (j) and (l) of Deed of Transfer T5074/2012 which may restrict the proposed use. 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 **15 February 2023** until **14 March 2023**. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, through the following contact details: **newlanduseapplications@tshwane.gov.za**. Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below. For purposes to obtain a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the application documents provided by the Municipality or the applicant may be copied, reproduced, or in any form published or used in a manner that will infringe on the intellectual property rights of the applicant. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of **28 days** from **15 February 2023**, as published in the Provincial Gazette, Beeld, and Citizen. Address of Municipal offices: City of Tshwane Metropolitan Municipality; Room E10, cnr Basden, and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: **14 March 2023**. Address of applicant: 6713 Tlhose Street, Andeon Extension 18, Pretoria, 0183, Telephone: 076 514 7586, or E-mail: **benjaminphahlamohlaka@gmail.com**. The date on which the application will be published: are **15 February 2023 & 22 February 2023**. Reference (Council): Item number: **36951** (Rezoning) Item **36952** (Removal of Restrictive Conditions)

15-22

**LOCAL AUTHORITY NOTICE 160 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Emerald Dunes Investments 103 CC, being the registered owners of Erf 467, Laudium give notice in terms of Section 16(1)(f) read with Schedule 13 of the City of Tshwane Land Use Management By-Law, 2016, by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, as well as for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at 156 Thirteenth Avenue, Laudium. It is the intention of the owner to rezone the subject property from "Residential 1" to "Special" for Shops, One Dwelling-house, and One Additional Dwelling-house in areas described in Schedule 11, Schedule 12, Schedule 13, and Schedule 14, Embassy/Consulate in order to allow for the continued use of the neighbourhood store. Application is also made for the removal of Conditions B (a) and (e) of Deed of Transfer T71887/2018 which may restrict the proposed use. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, **P.O. Box 3242, Pretoria, 0001** or to **[CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za)** from **15 February 2023** until **14 March 2023**. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, through the following contact details: **[newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za)**. Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below. For purposes to obtain a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the application documents provided by the Municipality or the applicant may be copied, reproduced, or in any form published or used in a manner that will infringe on the intellectual property rights of the applicant. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of **28 days** from **15 February 2023**, as published in the Provincial Gazette, Beeld, and Citizen. Address of Municipal offices: City of Tshwane Metropolitan Municipality; Room E10, cnr Basden, and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: **14 March 2023**. Address of applicant: 156 Thirteenth Avenue, Laudium, Pretoria, 0037, Telephone: 076 514 7586, or E-mail: [benjaminphahlamohlaka@gmail.com](mailto:benjaminphahlamohlaka@gmail.com). The date on which the application will be published: are **15 February 2023 & 22 February 2023**. Reference (Council): Item number: **36851** (Rezoning) Item **36852** (Removal of Restrictive Conditions)

15-22

**PLAASLIKE OWERHEID KENNISGEWING 160 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N HERSONERING AANSOEK IN TERME VAN ARTIKEL 16(1) EN OPHEFFING VAN BEPERKINGS IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons, Emerald Dunes Investments 103 BK, synde die geregistreerde eienaars van Erf 467, Laudium gee kennis ingevolge Artikel 16(1)(f) saamgelees met Bylae 13 van die Stad Tshwane Grondgebruikbestuurs Verordening, 2016, deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruikbestuurs Verordening, 2016, asook vir die opheffing van sekere voorwaardes vervat in die Titellakte ingevolge Artikel 16(2) van die Stad Tshwane Land Gebruik Bestuurs Verordening, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Dertiende Laan 156, Laudium. Dit is die voorneme van die eienaar om die onderwerpe eiendom te hersonere van "Residensieel 1" na "Spesiaal" vir Winkels, Een Woonhuis en Een Addisionele Woonhuis in gebiede beskryf in Bylae 11, Bylae 12, Bylae 13 en Bylae 14, Ambassade/Konsulaat om voorsiening te maak vir die voortgesette gebruik van die buurtwinkel. Aansoek word ook gedoen vir die opheffing van Voorwaardes B (a) en (e) van Transportakte T71887/2018 wat die voorgestelde gebruik kan beperk. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, **Posbus 3242, Pretoria, 0001** of na **[CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za)** vanaf **15 Februarie 2023 tot 14 Maart 2023**. Indien enige belangstellende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die grondontwikkelingsaansoek aangevra word. Munisipaliteit, deur die volgende kontakbesonderhede: **[newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za)**. Alternatiewelik kan 'n afskrif van die aansoek by die aansoeker verkry word by die kontakbesonderhede hieronder verskaf. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die aansoekdokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsregte van die aansoeker nie. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van **28 dae** vanaf **15 Februarie 2023**, soos gepubliseer in die Provinsiale Koerant, Beeld en Citizen. Adres van Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit; Kamer E10, hn Basden- en Rabiestraat, Centurion Munisipale Kantore. Sluitingsdatum vir enige besware en/of kommentaar: **14 Maart 2023**. Adres van applikant: Dertiende Laan 156, Laudium, Pretoria, 0037, Telefoon: 076 514 7586, of E-pos: **[benjaminphahlamohlaka@gmail.com](mailto:benjaminphahlamohlaka@gmail.com)**. Die datum waarop die aansoek gepubliseer sal word: is **15 Februarie 2023 & 22 Februarie 2023**. Verwysing (Munisipaliteit): Itemnommer: **36851** (Hersonering) Item **36852** (Opheffing)

15-22

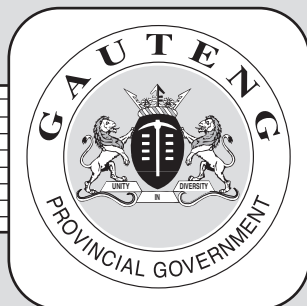
CONTINUES ON PAGE 130 OF BOOK 2

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

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

This gazette is also available free online at [www.gpwonline.co.za](http://www.gpwonline.co.za)

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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

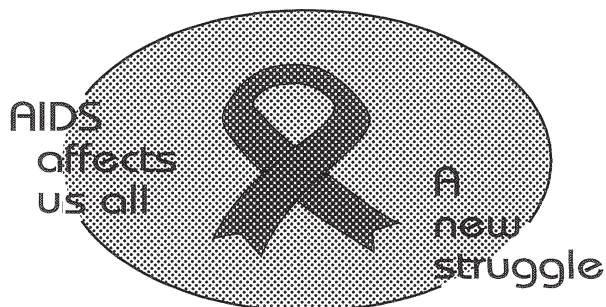
**Vol: 28**

**PRETORIA**  
22 FEBRUARY 2023  
22 FEBRUARIE 2023

**No: 59**

**PART 2 OF 3**

**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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

ISSN 1682-4520



9 771682 452005



0 0 0 5 9

**LOCAL AUTHORITY NOTICE 161 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION FOR THE SUBDIVISION OF PORTION 16 OF FARM KLIPDRIFT 121-JR IN TERMS OF SECTION 16 (12) (a) (iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016 (the LUM By law"). (ITEM: 36697)**

We, THUSABATHO PROJECTS (Pty) Ltd being the authorised agent of the owner of Portion 16 of Farm Klipdrift 121-JR, hereby give notice that we have applied to the City of Tshwane Metropolitan Municipality for the Subdivision of the Farm Portion into four Portions (4), by lodging a Subdivision Application in TERMS OF SECTION 16(12) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (the LUM By law") of the property situated at No 3256 R734 Road, Klipdrift in **order to formulate 4 (Four) Portions**.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and/or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Group Head: Economic Development and Spatial Planning. Objections and/or comments can be mailed to P.O. Box 3242, Pretoria, 0001 or e-mailed to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) or submitted by hand at Room 7-84, Seventh Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria, to reach the Municipality from **15-February-2023** until **15-March-2023**.

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and at the offices of THUSABATHO PROJECTS, for a period of 28 days from **15-February-2023**.

Address of THUSABATHO PROJECTS (the applicant): Postal Address: No 350 Johan Street, Arcadia, 0083; Physical Address: No 350 Johan Street, Arcadia, Pretoria; Tel: (+27) 82 952 1648 and E-mail: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com).

Dates for notices publications: **15-February-2023** and **22-February-2023** Closing date for objections: **15-March-2023**.

Application ID: 1981

Item No: 36697

15-22

**PLAASLIKE OWERHEID KENNISGEWING 161 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM DIE ONDERDELING VAN GEDEELTE 16 VAN PLAAS KLIPDRIFT 121-JR INGEVOLGE ARTIKEL 16 (12) (a) (iii) VAN DIE VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR 2016 (die LUM By law "). (ITEM: 36697)**

Ons, THUSABATHO PROJECTS (Edms.) Bpk., Die gemagtigde agent van die eienaar van Gedeelte 16 van die plaas Klipdrift 121-JR, gee hiermee kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die onderverdeling van die plaasgedeelte in vier gedeeltes (4), deur 'n aansoek in te dien vir Onderverdelingsaansoek ingevolge AFDELING 16 (3) VAN DIE STAD TSHWANE Ordonnansie op grondbestuur, 2016 (die LUM by Act ") van die eiendom op No 3256 R734 Road, Klipdrift ten einde vier (4) gedeeltes te formuleer.

Enige beswaar (s) en/of kommentaar (s), insluitende die gronde vir sodanige beswaar (s) en/of kommentaar (s) en die persoon (s) regte en hoe hul belange deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en/of kommentaar (s), sonder wat die munisipaliteit nie met die persoon of liggaam kan ooreenstem met die indiening van die beswaar (s) en/of kommentaar (s), moet skriftelik by die groep Hoof: ekonomiese ontwikkeling en Ruimtelike Beplanning ingedien word. Besware en/of kommentaar kan gepos word aan Posbus 3242, Pretoria, 0001 of e-pos aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) of ingedien deur die hand by Kamer 7-84, Seventh Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria, om die Munisipaliteit van **15- Februarie-2023** te bereik tot **15- Maart -2023**.

Volledige besonderhede van die aansoeke en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale Kantore besigtig word soos hieronder uiteengesit en by die kantore van die THUSABATHO, vir 'n tydperk van 28 dae vanaf **15 - Februarie -2023**.

Adres van THUSABATHO PROJECTS (die applikant): posadres: No 350 Johan Street, Arcadia, 0083; Fisiese adres: No 350 Johan Street, Arcadia, Pretoria; Tel: (+27) 82 952 1648 en e-pos: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com)

Datums vir kennisgewings publikasies: **15- Februarie -2023** en **22- Februarie -2023**. Sluitingsdatum vir besware: **15- Maart -2023**.

AANSOEK ID: 1981

Item No: 36697

15-22

**LOCAL AUTHORITY NOTICE 180 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5849T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5849T**, being the rezoning of the Remaining Extent of Portion 3 and Portion 4 of Erf 1369 (to be Consolidated), Silverton, from "Residential 1", to "Special", Vehicle Sales Mart, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5849T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5849T (Item 32883))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 215/2023)

**LOCAL AUTHORITY NOTICE 181 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 6612T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **6612T**, being the rezoning of Erf 91, Lynnwood Ridge, from "Special" for a Guest House, to "Residential 1", Dwelling-house with a density of 2 (two) dwelling houses per property, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6612T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6612T (Item 36020))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 218/2023)

**LOCAL AUTHORITY NOTICE 182 OF 2023****CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 3660T**

It is hereby notified in terms of the provisions of section 57(1)(a) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that the City of Tshwane has approved the amendment of the Tshwane Town-planning Scheme, 2008, being the rezoning of Part abhjcdefga of Erf 225, Silver Lakes, from "Residential 1", to "Residential 1", Dwelling-house with a density of 1 (one) dwelling house per 1 000m<sup>2</sup>, subject to certain further conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Head of the Department: Department of Economic Development, Gauteng Provincial Government and the Executive Director: City Planning and Development, City of Tshwane, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **3660T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-3660T (Item 24778))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023

(Notice 221/2023)

**LOCAL AUTHORITY NOTICE 183 OF 2023****AMENDMENT SCHEME 20-01-2965**

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 215 Hurst Hill from "Residential 1" to "Residential 3", including residential building (commune) for 50 occupants, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2965.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-2965 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

Notice No. 902/2023

**LOCAL AUTHORITY NOTICE 184 OF 2023**  
**AMENDMENT SCHEME 20-04-2468**  
**ERF 2883 BLAIRGOWRIE**

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 2883 Blairgowrie**:

- (1) The removal of Conditions (c), (d), (e), (f), (g), (h), (i) and (j) from Deed of Transfer No T73399/2019;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the erf from "Residential 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-2468, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 903/2023

**LOCAL AUTHORITY NOTICE 185 OF 2023**  
**AMENDMENT SCHEME 20-02-3194**  
**ERF 3 RIEPENPARK**

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 3 Riepenpark**:

- (1) The removal of Conditions B(a) to (n) and definition (b) from Deed of Transfer No T23746/1995;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the erf from "Residential 1" with a density of 1 dwelling per Erf to "Residential 3" with density of 76 dwelling units per hectare for Market Units and 15 inclusionary housing units, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3194, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 904/2023

**LOCAL AUTHORITY NOTICE 186 OF 2023****AMENDMENT SCHEME 20-01-3922**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 1 of Erf 970, Portion 1 and the Remaining Extent of Erf 971 and Erf 972 Northcliff Extension 5 from "Special" for Dwelling units, Residential Buildings, Retirement Village, Assisted Living units, Medical Consulting Rooms and uses such as Frail Care Facilities, a Restaurant, a Kitchen, a hall, administrative offices, a lounge and library that are all associated with and ancillary to the residential uses to "Special", for Dwelling units, Residential Buildings, Retirement Village, Assisted Living units, an oncology and renal Clinic and uses such as Frail Care Facilities, a Restaurant, a Kitchen, a hall, administrative offices, a lounge and library that are all associated with and ancillary to the residential uses, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3922.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-3922 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

Notice No. 905/2023

**LOCAL AUTHORITY NOTICE 187 OF 2023****AMENDMENT SCHEME 20-01-3740**

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 2312 Mayfair from "Business 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3740.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-3740 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

Notice No. 906/2023

**LOCAL AUTHORITY NOTICE 188 OF 2023**  
**AMENDMENT SCHEME 20-07-0667**

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 497 Rabie Ridge from "Special" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-07-0667.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-07-0667 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 907/2023

**LOCAL AUTHORITY NOTICE 189 OF 2023**

**EKURHULENI METROPOLITAN MUNICIPALITY (TEMBISA CUSTOMER CARE CENTRE)**

**CLOSURE OF PARK ERF 754 SEOTLOANA TOWNSHIP**

Notice is hereby given in terms of sections 67 and 68 of the Local Government Ordinance, 1939 that the Ekurhuleni Metropolitan Municipality intends to close permanently Park Erf 754 Seotloana Township.

A plan showing the position and boundaries of the Erf 754 Seotloana Township that are to be closed is open for inspection for a period of thirty (30) days in the office of Real Estate Department, Level 4, Civic Centre, Cnr C R Swart and Pretoria Street, Kempton Park from 22 February 2023 on Mondays to Fridays from 08:00 to 16:30.

Any person who has any objection to the proposed closure of the portion of the said erven and streets or who will have any claim for compensation if the aforesaid closure is carried out, shall lodge their objection or claim in writing with the Manager: Real Estate Department (Kempton Park) by not later than 23 March 2023

22 February 2023  
Notice No 04/2023

**LOCAL AUTHORITY NOTICE 190 OF 2023****AMENDMENT SCHEME 20-04-3732**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 1 of Erf 297 Ferndale from "Residential 1" to "Residential 3", to include 4 Dwelling Units on the site, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-3732.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-04-3732 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 039/2023

**LOCAL AUTHORITY NOTICE 191 OF 2023****AMENDMENT SCHEME 20-01-4112**

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 54 Comptonville from "Residential 1" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4112.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-4112 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 040/2023

**LOCAL AUTHORITY NOTICE 192 OF 2023**  
**AMENDMENT SCHEME 20-01-4063**  
**ERVEN 1649 AND 1651 HIGHLANDS NORTH EXTENSION**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erven 1649 and 1651 Highlands North Extension**:

- (1) The removal of Conditions B(b) and B(e) from Deed of Transfer No T45373/2001;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the erf from "Residential 1" to "Business 4", permitting offices on the site, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4063, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 053/2023

**LOCAL AUTHORITY NOTICE 193 OF 2023**  
**AMENDMENT SCHEME 20-01-3478**  
**ERF 852 FRANKLIN ROOSEVELT PARK**

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 852 Franklin Roosevelt Park**:

- (1) The removal of Conditions 2(g), (h), (j) and (m) from Deed of Transfer No T34200/2020;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the erf from "Residential 1" to "Residential 3" in order to permit 4 dwelling units on site, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3478, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 072/2023

**LOCAL AUTHORITY NOTICE 194 OF 2023****AMENDMENT SCHEME 20-01-4202**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 2464 and 2465 Kensington from "Residential 1" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4202.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-4202 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 900/2023

**LOCAL AUTHORITY NOTICE 195 OF 2023****AMENDMENT SCHEME 20-01-0731**

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 2642 Lenasia Extension 2 from "Government" to "Business 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0731.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-0731 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 901/2023

**LOCAL AUTHORITY NOTICE 196 OF 2023****PAGEVIEW EXTENSION 3**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Pageview Extension 3 to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY FINEPROPS 1061 PTY (LTD) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 84 OF THE FARM JOHANNESBURG, GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **Pageview Extension 3**.

**(2) DESIGN**

The township consists of erven and a street as indicated on **General Plan No. 1973/2021**.

**(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP**

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

**(4) ACCESS**

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd and/or the Department of Roads and Transport.

(b) No access to or egress from the township shall be permitted via Barlett Road, and restricted to Clifton Street Extension.

**(5) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

**(6) REFUSE REMOVAL**

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

**(7) REMOVAL OR REPLACEMENT OF EXISTING SERVICES**

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

**(8) DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

**(9) OPEN SPACE CONTRIBUTION**

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

**(10) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN**

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven

and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(11) **OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES**  
The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

## **2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

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

### **A. EXCLUDING THE FOLLOWING SERVITUDE WHICH AFFECTS ERF 499 IN THE TOWNSHIP ONLY:**

The withinmentioned property is subject to the servitude Riverside Close granted to TELKOM. A perpetual servitude for the purposes of the installation and utilisation of a Microwave Tower facility, as will more fully appear from reference to Notarial Deed K6040/2003S, registered on 11 September 2003:

- (a) A servitude 2 (Two) metres wide, the centre line of which is represented by line abcde on Diagram S.G. No. 1972/2021, and
- (b) A servitude area in extent 139 (One Hundred and Thirty Nine) square metres as indicated by the figure fgHhf on Diagram S.G. No. 1972/2021 over Portion 63 of Farm Johannesburg 91 I.R. with ancillary rights.

## **3. CONDITIONS OF TITLE.**

### **(A) Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.**

#### **(1) ALL ERVEN**

(a) The erven lie in an area where soil conditions can affect and buildings and structures and result in damage to them. Building plans submitted to the local authority must indicate the measures to be taken, in accordance with the recommendations contained in the Engineering-Geological report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC classification for foundations is considered as C2/H3/S2.

#### **(2) ALL ERVEN**

(a) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction,

maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(3) ALL ERVEN

(a) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 170 kVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T107/2023**

**LOCAL AUTHORITY NOTICE 197 OF 2023****MONTGOMERY PARK EXTENSION 4**

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares **Montgomery Park Extension 4** to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF THE DIOCESE OF JOHANNESBURG (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORTION 284 OF THE FARM WATERVAL 211-I.Q., GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **Montgomery Park Extension 4**.

**(2) DESIGN**

The township consists of erven as indicated on General Plan S.G. No. 3157/2018.

**(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP**

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

**(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not be commenced with before 18 July 2024, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

**(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)**

(a) Should the development of the township not be completed before 9 July 2025 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

**(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)**

Should the development of the township not be completed before 17 February 2027 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

**(7) ACCESS**

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd and/or the Department of Roads and Transport.

(b) No access to or egress from the township shall be permitted via the lines of no access as indicated on the approved layout plan of the township No. 01-15359/7922/4.

**(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

**(9) REFUSE REMOVAL**

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

**(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES**

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

**(11) DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

**(12) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN**

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

**(13) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES**

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

**(14) CONSOLIDATION OF ERVEN**

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 488 and 489, to the local authority for approval.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

All erven shall be made subject to existing conditions, servitudes and entitlements, if any:-

**A. Including the following which does affect the township and shall be made applicable to the individual erven in the township:**

(a) *The conditions that the former Portion 54 indicated by the figure ABCDgf on diagram S.G. No. A11434/1985S is subject to, as more fully set out in conditions 1.i) and 1.ii) in Certificate of Consolidated Title T34618/2001:*

i) *The former Portion 6 of the farm Waterval No. 10, of which the property forms part, is subject to the condition that, subject to proper access, the said property shall be effectively fenced and the fence always maintained in good order.*

ii) *Subject to a perpetual servitude of right of way for the purpose of laying and maintaining transmission power lines, with ancillary rights, in favour of the City Council of Johannesburg as will more fully appear from Notarial Deed of Servitude 993/1959S.*

(b) *The servitude registered in terms of Notarial Deed of Servitude K1737/01S dated 15 March 2001, as more fully set out in Conditions 1 to 3 in page 3 of Certificate of Consolidated Title T34618/2001.*

### 3. CONDITIONS OF TITLE.

#### A. Conditions of Title imposed by the local authority in terms of the provisions of Chapter 5 Part 3 of the By-Law.

##### (1) ALL ERVEN

The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as R/S1.

##### (2) ALL ERVEN

(a) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Montgomery Park Extension 4**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 01-15359.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
**Notice No. T102/2022**

#### 5. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 54 OF THE BY-LAW, IN ADDITION TO THE PROVISIONS OF THE JOHANNESBURG TOWN PLANNING SCHEME, 1979.

##### (1) ERVEN 488 AND 489

- (a) Use Zone: "Educational" Including offices for the Anglican Church
- (b) Primary Rights: As per Scheme
- (c) Consent uses: As per Scheme
- (d) Uses not permitted: As per Scheme
- (e) Height: As per Scheme: Height Zone 0 - 2 storeys
- (f) Coverage: As per Scheme: 40%
- (g) F.A.R.: As per Scheme: 0,3

- (h) Density: As per Scheme
- (i) Parking: As per Scheme
- (j) Building Lines: As per Scheme
- (k) General:
  - (1) Access and egress shall be to the satisfaction of the local authority.
  - (2) A Site Development Plan shall be submitted and approved prior to the approval of building plans and the development of the site.

Drafted: 28/03/2018  
Amended: 17/04/2018  
Amended: 16/07/2018  
Amended: 26/11/2020  
Amended: 26/07/2021  
Amended: 23/11/2021  
Amended: 11/04/2022

**LOCAL AUTHORITY NOTICE 198 OF 2023****CITY OF TSHWANE METROPLITAN MUNICIPALITY: ERF 2203, (140 MARKOTTER STR DANVILLE)****NOTICE IN TERMS OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 16(2)(d)(ii) AND e(ii) OF THE TSHWANE LANDUSE MANAGEMENT BY-LAWS OF 2016, READ WITH THE STIPULATIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013) FOR ERF 2203 DANVILLE TOWNSHIP, GAUTENG PROVINCE AND APPLICATION FOR AN ADDITIONAL DWELLING.**

I Andries Johannes du Preez from Servplan Town Planners being the authorized agent of the owner of Erf 2203 Danville Township, hereby give notice that I have applied to the City of Tshwane for the removal of restrictive conditions 3(a),(c),(d)(i)(ii) as on title deed T22766/95 as well as for approval of second dwelling. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the said authorized local authority at the Strategic Executive Director: City Planning, Development and Regional Services, Registration Department, Middestad Building, 252 Thabo Sehume Street, Pretoria, for a period of 28 days from 22 February 2023 (the date of first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing with full contact details, without which the Municipality cannot correspond with the person or body objecting or commenting, to above applicant or be addressed to the said authorized local authority at its address and room number specified above or at Box 3242, Pretoria, 0001 or [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) on or before 22 March 2023. (Closing date for objections) Address of agent: Servplan Town and Regional Planners, P O Box 41217, Moreletta Ridge. 0044 Pretoria. 0121. Tel no 0832671958. Date of publications: 22 February 2023 and 1 March 2023 Reference: 36706 and 36707

22-1

**PLAASLIKE OWERHEID KENNISGEWING 198 VAN 2023****KENNISGEWING VAN 'N AANSOEK VIR DIE VERWYDERING VAN BEPERKENDE VOORWAARDES OP DIE TITEL AKTE IN TERME VAN 16(2)(d)(ii) EN e(ii) VAN DIE STAD VAN TSHWANE SE RUIMTELIKE GRONDGEBRUIKE BESTUURS BYWETTE VAN 2016, GELEES MET DIE RUIMTELIKE BEPLANNINGS EN GRONDGEBRUIKE WET (WET 16 VAN 2013) ASOOK GOEDKEURING VAN 'N TWEDE WONING**

Ek, Andries Johannes du Preez van Servplan Stadsbeplanners, die gemagtigde agent van die eienaar van erf 2203, Danville (Markotter str 140), gee hiermee kennis dat ek by die Stad van Tshwane aansoek gedoen het vir die verwydering van beperkende voorwaardes 3(a),(c),(d)(i)(ii) soos op title akte T T22766/95 asook vir die goedkeuring van ' tweede woning. Alle dokumente wat met die aansoek verband hou sal tydens normale kantoor ure vir besigtiging beskikbaar wees by die kantoor van die gemagtigde plaaslike bestuur by die Strategiese Uitvoerende Direkteur, Stadsbeplanning, Ontwikkeling en Streeksdienste, Middestad Gebou, Thabo Sehume Straat, Pretoria, vir 'n periode van 28 dae vanaf 22 Februarie 2023 (datum van eerste publikasie). Enige persoon wat beswaar wil aanteken of voorleggings wil maak met betrekking tot die aansoek, moet sodanige beswaar of voorlegging op skrif, met volle kontakbesonderhede, waarsonder die Plaaslike Owerheid nie sal kan reageer nie, aan die betrokke gemagtigde plaaslike bestuur by die bostaande adres en kantoor of Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) voorlê op of voor 22 Maart 2023. (sluitingsdatum vir besware) Adres van agent: Servplan Stads-en Streekbeplanners, Posbus 41217, Moreletta Ridge. 0044 Tel: 0832671958 Datum van publikasies: 22 Februarie 2023 en 1 Maart 2023 Verwysings: 36706 en 36707

22-1

**LOCAL AUTHORITY NOTICE 199 OF 2023****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, have applied to the City of Johannesburg for an amendment of the City of Johannesburg Land Use Scheme, 2018.

**SITE DESCRIPTION:**

Erf no: Remainder of Erf 4618  
Township: Bryanston  
Street Address: 13 Kent Road, Bryanston, 2021

**APPLICATION TYPE:** Rezoning application in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016.

**APPLICATION PURPOSES:** The purpose of the application is to apply 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 Remainder of Erf 4618 Bryanston from "Residential 1" with a minimum erf size of 1 500m<sup>2</sup> to "Residential 1" with a minimum erf size of 750m<sup>2</sup> – permitting three dwelling houses on site, subject to conditions. It is the intention of the applicant to apply for subdivision of the site into maximum 3 portions following finalization the afore mentioned rezoning process.

The above application, in terms of Section 21 of the the City of Johannesburg Municipal Planning By-Law 2016, City of Johannesburg Land Use Scheme, 2018, will be open for inspection from **22 February 2023** between 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A- Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Particulars of the above application can be viewed on the City's e-platform; for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)). A copy of the application can also be obtained from the applicant free of charge. Any objection or representation with regards to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than **22 March 2023** (28 days from the date of advertisement).

**OWNER / AUTHORISED AGENT:** Full name: **Hunter Theron Inc.**; Postal address: P.O. Box 489 Florida Hills, 1716; Residential address: 53 Conrad Street, Florida North, 1709; Tel No. (w): (011) 472-1613; Fax No.: 086 645 3444; E-mail address: [etienne@huntertheron.co.za](mailto:etienne@huntertheron.co.za).

Date of placement of advert: **22 February 2023**

**Council Reference Number: 20-02-4612**

**LOCAL AUTHORITY NOTICE 200 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI TOWN PLANNING SCHEME, 2014  
EKURHULENI AMENDMENT SCHEME A0329C**

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 Erven 2555 to 2557 and 2675 Brackenhurst Extension 2 Township from "Residential 1" to "Community facility" for places of education only, solely for a primary school (Erven 2555 to 2557) and a child care centre (Erf 2675), 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 Acting Manager: M Mojapelo, Alberton Civic Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

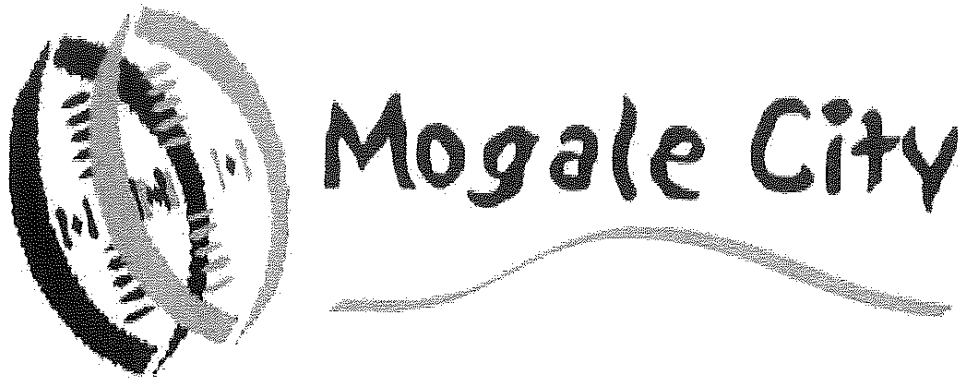
The amendment scheme is known as Ekurhuleni Amendment Scheme A0329C and shall come into operation from the date of publication of this notice.

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

Notice No. A013/2022

**LOCAL AUTHORITY NOTICE 201 OF 2023**

1 | Page



**DRAFT INTEGRATED WASTE MANAGEMENT BYLAWS**

**FOR**

**MOGALE CITY LOCAL MUNICIPALITY**

*Compiled by*

Department: Integrated Environmental Management

Integrated Waste Management Division

Mogale City Local Municipality

PO Box 94

**KRUGERSDORP**

1740

2022

## **TABLE OF CONTENTS**

### **CHAPTER 1: DEFINITIONS, PRINCIPLES AND OBJECTS**

1. Definitions
2. Principles

### **CHAPTER 2: MUNICIPAL SERVICE**

3. Duty to provide access to municipal service
4. The provision of the municipal service
5. Obligations of generators of domestic waste, business waste and dairies
6. Liability to pay for municipal service
7. Payment of the applicable tariffs jointly or individually
8. Collection and Removal of Business and Domestic Refuse: Access to premises

### **CHAPTER 3: TEMPORARY WASTE STORAGE**

9. Skip or Bulk containers
10. Business temporary waste storage
11. Business Waste Management Plan (BWMP)
12. Temporary storage of Garden and Bulky Refuse
13. Temporary storage of building rubble
14. Provision of Refuse Containers
15. Use and Care of Bin Liners and 240L Bins

### **CHAPTER 4: INDUSTRIAL, HAZARDOUS AND HEALTH CARE RISK WASTE**

16. Handling of special industrial waste

- 17. Handling of Health care risk waste
- 18. Handling of tyres, disused vehicles or machinery and scrap metal
- 19. Management of electronic waste
- 20. Management of agricultural waste

#### **CHAPTER 5: WASTE TRANSPORTERS**

- 21. Transportation of waste

#### **CHAPTER 6: WASTE HANDLING FACILITIES**

- 22. Matters related to waste handling facilities
- 23. Recycling, re-use, sorting and recovery of waste
- 24. Public Gathering

#### **CHAPTER 7: DISPOSAL OF WASTE**

- 25. Matters related to the disposal of waste
- 26. Procedure of disposing of waste at the landfill site
- 27. Waste Quantity Disposal Limits and Applicable Tariffs
- 28. Damage to municipal property
- 29. Disposal of dead animals and bulky food waste
- 30. Rules and indemnity for reclaimers and buyers
- 31. Offences and penalties

#### **CHAPTER 8: LITTERING, DUMPING AND ANCILLARY MATTERS.**

- 32. Accumulating waste
- 33. Duty to provide facilities for litter
- 34. Prohibition of littering
- 35. Prohibition of Dumping and Abandoning Articles
- 36. Abandoned Articles

## iii | Page

37. Liability of responsible People

**CHAPTER 9: AUTHORISED OFFICIALS**

38. Identification documents  
39. Powers of authorised officials

**CHAPTER 10: WASTE INFORMATION SYSTEMS**

40. Establishment of an information system  
41. Provision of Information

**CHAPTER 11: LICENSING**

42. Matters related to Licensing  
43. Notices  
44. License applications  
45. Consideration of the Applications  
46. License terms and conditions  
47. Renewal of licences  
48. Suspension and revocation of licences  
49. Condition for license cancellation at complexes and alike premises  
50. Display of licenses  
51. Applicable Fees  
52. Service Charges and Fees  
53. Waste collection from certain categories of premises  
54. Prohibited conduct  
55. Exemptions

**CHAPTER 12: GENERAL PROVISIONS**

56. Ownership  
57. Access to Premises

## iv | Page

- 58. Serving of documents
- 59. Charges
- 60. Storage and Collection of Waste (contractors, transporter/collectors, recyclers)
- 61. Collection and disposal of building waste

**CHAPTER 13: OFFENCES AND PENALTIES**

- 62. Compliance notices
- 63. LANDFILL SITE: Offences and penalties
- 64. Failure to Submit BWMP / Non Compliance
- 65. Offence and Penalties
- 66. Schedule of Fines

## CHAPTER 1

## DEFINITIONS, PRINCIPLES AND OBJECTS

## 1. Definitions

(1) In these By-laws, unless the context otherwise indicates-

<b>“Authorised Official”</b>	means any of the following persons, , Waste Management officer, Environmental health Practitioners, Municipal public safety officers, Traffic Officers, Peace Officers, Environmental Management Inspectors, municipal waste management practitioner, Environmental Management Officers, Building Inspectors and any other official so authorised the municipality
<b>Agricultural Waste</b>	Refers to waste generated or produced from agricultural operations and processes which includes farms, broilers and slaughter houses and this include the chemicals used in agricultural and farming processes.
<b>“Bin”</b>	means an approved receptacle for the storage of waste which may be supplied by the Municipality to premises in terms of these By-laws.
<b>“Building Waste”</b>	means all waste produced during the construction, alteration, repair or demolition of any structure, and includes building rubble, earth, vegetation and rock displaced during such construction, alteration, repair or demolition.

<b>“Bulky Waste”</b>	means business waste or domestic waste which by virtue of its mass, shape, size or quantity is inconvenient to remove in the routine door-to-door municipal service provided by the Municipality.
<b>“Business Waste”</b>	means waste that emanates from premises that are used wholly or mainly for commercial, retail, wholesale, entertainment or government administration purposes;
<b>“container”</b>	means a disposable or re-usable vessel in which waste is placed for the purposes of storing, accumulating, handling, transporting, treating or disposing of that waste, and includes bins, bin-liners and skips;
<b>“Disposal”</b>	means the burial, deposit, discharge, abandoning, dumping, placing or release of any waste into, or onto, any land
<b>“Damage to the Environment”</b>	means any pollution, degradation or harm to the environment whether visible or not.
<b>“Dailies”</b>	means putrescible waste generated by hotels, restaurants, food shops, hospitals, and canteens that must be collected on a daily basis, to prevent the waste from decomposing and presenting a nuisance or an environmental or health risk.
<b>“Domestic Waste”</b>	means waste generated on premises used solely for residential purposes and purposes of public worship, including halls or other buildings used for religious purposes, but does not include business waste, building waste, garden waste or bulky waste.

<b>“Dumping”</b>	means placing waste anywhere other than an approved receptacle or a place designated as a waste handling facility or waste disposal facility by the Municipality.
<b>E Waste ( Electronic waste)</b>	Refers to electronic products that has become unwanted or non working which has been discarded without the intent to repair.
<b>“Environment”</b>	<p>means the surroundings within which humans exist made up of–</p> <ul style="list-style-type: none"> <li>(a) the land, water and atmosphere of the earth;</li> <li>(b) micro-organisms, plant and animal life;</li> <li>(c) any part or combination of (a) and (b) and the interrelationships among and between them; and</li> <li>(d) the physical, chemical aesthetic and cultural properties and conditions of the foregoing that influence human health and well-being;</li> <li>(e) has the meaning assigned to it in section 1 of the National Environmental Management Act No. 107 of 1998.</li> </ul>
<b>“Garden Service”</b>	means the provision of gardening services by a licensee including the cutting of grass, pruning of trees or any other horticultural activity including landscaping, in respect of any domestic, business, commercial or industrial premises.

<b>“Garden Waste”</b>	means waste generated as a result of normal domestic gardening activities, including grass cuttings, leaves, plants, flowers and other similar small and light organic matter, but does not include tree branches with a diameter thicker than 40 mm at any point of its length, bulky waste, building waste or any waste generated as a result of garden service activities.
<b>“General waste”</b>	means waste that does not pose an immediate hazard or threat to health or to the environment, and includes— (a) domestic waste; (b) building and demolition waste; (c) business waste: and (d) inert waste
<b>“Health Care Risk Waste”</b>  <b>Change to:</b>  <b>‘Health Care Waste’</b>	means all hazardous waste generated at any health care facility such as a hospital, clinic, laboratory, medical research institution, dental or medical practitioner or veterinarian.
<b>“Informal Reclaimer”</b>	means a person who salvages, reusable or recyclable materials thrown away by others to sell or for personal consumption.
<b>“Industrial Waste”</b>	means waste generated as a result of manufacturing, maintenance, fabricating, processing or dismantling activities, but does not include building waste, business

	waste, dailies, special industrial waste, hazardous waste, health care risk waste or domestic waste.
<b>“Level Of Service”</b>	means the frequency of the municipal service and the type of service point.
<b>“Licensee”</b>	means any person who has obtained a licence in terms of Chapter 10.
<b>“Litter”</b>	means any object or matter which is discarded by a person in any place except in an approved receptacle provided for that purpose or at a waste handling facility or waste disposal facility.
<b>“Local Community”</b>	<p>in relation to the Municipality means that body of persons comprising-</p> <ul style="list-style-type: none"> <li>(a) the residents in the municipal area;</li> <li>(b) the ratepayers of the Municipality;</li> <li>(c) any civic organisation and non-governmental, private sector or labour organisation or body which is involved in local affairs within the municipal area; and</li> <li>(d) visitors and other people residing outside of the municipal area who, because of their presence in that area, make use of services or facilities provided by the Municipality.</li> </ul>

<b>"Municipality"</b>	means Mogale City Local Municipality as established in terms of the Local Government: Municipal Structures Act, 1998 (Act No. 117 of 1998):
<b>"Municipal Manager"</b>	means the Municipal Manager appointed in terms of section 82(1)(a) of the Municipal Structures Act No.117 of 1998
<b>"Municipal Service"</b>	means the municipal service relating to the collection of waste, including domestic waste, business waste and dailies, provided exclusively by the Municipality in accordance with Chapter 3 of these By-laws, and which in the case of business waste extends only to waste deposited in bin liners, bins and 240 litre wheeled bins.
<b>"Minimization"</b>	means the avoidance of the amount and toxicity of waste that is generated and. in the event where waste is generated, the reduction of the amount and toxicity of waste that is disposed of
<b>"Nuisance"</b>	means any injury, harm, damage, inconvenience or annoyance to any person which is caused in any way whatsoever by the improper handling or management of waste, including but not limited to, the storage, placement, collection, transport or disposal of waste, or by littering, smell, dust, production of pests, vermin, smoke, noise, burning waste and all other inconveniences.

<b>“Occupier”</b>	includes any person in actual occupation of land or premises without regard to the title under which he or she occupies, and, in the case of premises let, includes the person receiving the rent payable by the lodgers or tenants whether for his own account or as an agent for any person entitled thereto or interested therein.
<b>“Owner”</b>	includes any person who has the title to land or premises or any person receiving the rent or profits of land or premises, or who would receive such rent or profits if such land or premises were let, whether for his own account or as an agent for any person entitled thereto or interested therein and in relation to premises on a sectional title register opened in terms of section 12 of the Sectional Titles Act, 1986 (Act No. 95 of 1986), means the body corporate as defined in that Act.
<b>“Pollution”</b>	means any change in the environment caused by – (a) any substance; or (b) noise, odour, dust or heat, burning waste, including ewaste; emitted from any activity, including the storage or treatment of any waste or substance, construction and the provision of any service, whether engaged in by any person or an organ of state;

	(c) if that change has an adverse effect on human health or well-being or on the composition, resilience and productivity of a natural or managed ecosystem, or on material useful to people, or will have such an effect in the future.
<b>“Premises”</b>	means an ERF or any other portion of land, including any building thereon or any other structure utilised for business, industrial, agricultural or residential purposes.
<b>“Prescribed Fee”</b>	means a fee determined by the Municipality by resolution in terms any applicable legislation.
<b>“Public Place”</b>	includes any public building, public road, overhead bridge, subway, pavement, footpath, sidewalk, lane, square, open space, garden, park or enclosed space, vested in the Municipality, and any road, place or thoroughfare however created which is in the undisturbed use of the public or which the public has the right to use or the right to access.
<b>“Public Road”</b>	means any road, street or thoroughfare or any other place, whether a thoroughfare or not, which is commonly used by the public or any section thereof or to which the public or any section thereof has a right of access and includes – (a) the verge of any such road, street or thoroughfare; (b) any bridge or drift traversed by any such road, street or thoroughfare; and

	(c) any other work or object forming part of or connected with or belonging to such road, street or thoroughfare;
<b>"Recycling"</b>	means a process where waste is reclaimed for further use, which process involves the separation of waste from a waste stream for further use and the processing of that separated material as a product or raw material.
<b>"Recyclable Waste"</b>	means waste which has been separated from the waste stream, and set aside for purposes of recycling.
<b>"Resident",</b>	in relation to the municipal area, means a person who is ordinarily resident within that area.
<b>"Storage"</b>	means the storage of waste for a period of less than 7 days.
<b>"Treatment"</b>	means any method, technique or process that is designed to- <ul style="list-style-type: none"> <li>(a) change the physical, biological or chemical character or composition of a waste; or</li> <li>(b) remove, separate, concentrate or recover a hazardous or toxic component of a waste; or</li> <li>(c) destroy or reduce the toxicity of a waste, in order to minimise the impact of the waste on the environment prior to further use or disposal</li> </ul>
<b>"Waste"</b>	means any substance, whether or not that substance can be reduced, re-used, recycled and recovered—

	<p>(a) that is surplus, unwanted, rejected, discarded, abandoned or disposed of</p> <p>(b) which the generator has no further use of for (he purposes of production;</p> <p>(c) that must be treated or disposed of; or</p> <p>(d) that is identified as a waste by the Minister by notice in the Gazette, and includes waste generated by the mining, medical or other sector, but—</p> <p>(i) a by-product is not considered waste; and</p> <p>(ii) any portion of waste, once re-used, recycled and recovered, ceases to be waste;</p>
<b>"Waste disposal facility"</b>	means any site or premise used for the accumulation of waste with the purpose of disposing of that waste at that site or on that premise;
<b>"Waste transfer facility"</b>	means a facility that is used to accumulate and temporarily store waste before it is transported to a recycling, treatment or waste disposal facility;
<b>"Waste transporter"</b>	means anyone who collects and transport waste within the area of Mogale City Local Municipality
<b>"Waste Hierarchy"</b>	means acceptable guideline for prioritizing waste management practices with the objective of achieving optimal environmental outcome by setting out preferred order of waste management practices through the following

	order, avoidance, reduce, reuse, recycle, recover, treat and dispose.
<b>“Waste Generator”</b>	means any person who generates or produces waste.
<b>“Waste Handling Facility”</b>	means any facility on or in which waste is accepted, accumulated, handled, recycled, sorted, stored or treated prior to its transfer for treatment by way of incineration or for final disposal. The facilities shall include but not limited to the following-garden / compost centre, Transfer stations, drop off centre, recycling centre, buy back centre, sorting, baling, business waste storage areas.
<b>“Waste Stream”</b>	means a type of waste, including building waste; business waste; bulky waste; dailies; domestic waste; garden waste; hazardous waste; health care waste; industrial waste; recyclable waste and special industrial waste.

## 2. Principles

- (1) The Municipality has the responsibility to ensure that all waste generated within the municipal area is—
  - (a) collected, disposed of or recycled in accordance with these By-laws; and
  - (b) that such collection, disposal or recycling takes account of the waste management hierarchy set out in subsection (2).
- (2) The underlying principle of these By-laws is to establish a waste management hierarchy in the following order of priority:

- (a) Avoidance, waste minimisation and waste reduction;
  - (b) re-use;
  - (c) recycling, reprocessing and treatment; and
  - (d) disposal.
- (3) Any authorised official must, as far as reasonably possible, take into account the hierarchy specified in subsection (2).

### **3. Main objects**

- (1) The main objects of these By-laws are—
  - (a) the regulation, management, and control of waste storage, collection, disposal, treatment and recycling of waste;
  - (b) the regulation of the provision of the municipal service by a service providers and commercial services by permits; and
  - (c) enhancing sustainable environmental management development.
- (2) In pursuing the main objects of these By-laws, and in particular the object set out in subsection (1)(c), the Municipality must—
  - (a) endeavour to minimise the consumption of natural resources;
  - (b) promote the re-use and recycling of waste;
  - (c) encourage waste separation to facilitate re-use and recycling;
  - (d) promote the effective resourcing, planning and delivery of the municipal service and commercial services;
  - (e) endeavour to achieve integrated waste planning and services on a local basis;

- (f) promote and ensure an environmentally responsible municipal service and commercial service; and
- (g) endeavour to ensure compliance with the provisions of these By-laws.

#### 4. Duty of care

- (1) Every person has a duty to manage any waste generated by his activities or the activities of those persons working under his direction in such a manner that the waste does not cause harm to human health or damage to the environment. In particular –
  - (a) no person may engage in municipal services or commercial services or initiatives approved individually by the municipality in a manner that results in, or creates a risk of harm to human health or damage to the environment, except insofar as such risk of harm or damage is an unavoidable aspect of the municipal services or waste management service and has been authorised by the municipality and;
  - (b) every person who generates waste or engages in municipal council services or municipal service provider or commercial services must take all reasonable measures to prevent any other person from contravening subsection (1) (a) above in relation to that waste.
- (2) Without limiting its generality, subsection (1) applies to an owner of land, premises or equipment, a person in control of land, premises or equipment or a person who has a right to use the land, premises or equipment on which or in which –
  - (a) any activity or process is or was performed or undertaken; or

- (b) any other situation exists, which causes, or is likely to cause, harm to human health or damage to the environment.
- (3) Any person subject to the duty imposed in subsection (1) may be required by the council or an authorised person/s to take measures to ensure compliance with the duty.
- (4) The measures referred to in subsection 3 that a person may be required to undertake include –
  - (a) investigation, assessment and evaluation of the impact that their activities, the process or a situation have on the environment;
  - (b) informing and educating employees about the environmental risks of their work and the manner in which their tasks must be performed in order to avoid causing damage to the environment;
  - (c) ceasing, modifying or controlling any act, process, situation or activity which causes damage to the environment;
  - (d) containing or preventing the movement of pollutants or other causes of damage to the environment;
  - (e) eliminating or mitigating any source of damage to the environment; or
  - (f) rehabilitating the effects of the damage to the environment.

## CHAPTER 2

### MUNICIPAL SERVICE

#### 5. DUTY TO PROVIDE ACCESS TO MUNICIPAL SERVICE

- (1) The Municipality has a duty to the local community progressively to ensure efficient, affordable, economical and sustainable access to the municipal service
  - (a) The Municipality must render a service for the collection and removal of business, domestic, garden, builders, dry industrial refuse, bulky, mass special refuse from any premises on payment of the prescribed tariff and if the municipality can afford.
- (2) The duty referred to in subsection (1) is subject to –
  - (a) the obligation of the members of the local community to pay the prescribed fee, for the provision of the municipal service, which must be in accordance with any nationally prescribed norms and standards for rates and tariffs; and
  - (b) the right of the Municipality to differentiate between categories of users and geographical areas when setting service standards and levels of service for the provision of the municipal service.
- (3) The Municipality must take the following factors into account in ensuring access to the municipal service:
  - (a) The waste management hierarchy
  - (b) the need to use resources efficiently;
  - (c) the need for affordability;

- (d) the requirements of operational efficiency;
- (e) the requirements of equity; and
- (f) the need to protect human health and the environment.

## **6. THE PROVISION OF THE MUNICIPAL SERVICE**

- (1) The Municipality must as far as reasonably possible and subject to the provisions of these By-laws, provide for the storage, and collection of domestic waste, business waste and dailies on a regular basis and at a cost to end users determined in accordance with the prescribed tariffs.
  - (a) The municipality requires that every household and business premises must have at least one 240 litres bin or approved receptacle or at least one refuse removal service per week.
  - (b) The municipality requires that every household and business premises must avoid, reduce, and sort waste within their premises and participate in municipal efforts including giving such segregated waste to waste pickers or selling it to buyback facilities.
- (2) In relation to the municipal service, the Municipality may determine-
  - (a) the quantities of waste that will be collected;
  - (b) which residential or commercial premises require an increased frequency of the municipal service for reasons of health, safety or environmental protection;
  - (c) the minimum amount of waste that may be placed for collection without the provision of an additional service or payment of an additional prescribed fee;

- (d) requirements for the provision of waste storage areas and access to such areas in respect of premises which are constructed or reconstructed after the commencement of these By-laws.;
  - (e) the collection schedules;
  - (f) the location within any property for placing approved receptacles for collection;
  - (g) the type of waste generated by the occupier of any premises which is separable for the purposes of recycling and the conditions for its separation, storage or collection; and
  - (h) the waste which is unsuitable for collection as it does not constitute domestic waste, and if waste is determined to be unsuitable for collection, a process for collection of such waste should be recommended to the owner of the waste; subject to the municipality's approval.
- (3) The Municipality may provide, or instruct a generator of waste to provide, an approved receptacle for the storage of domestic waste, business waste and dairies pending collection or the Municipality may provide such receptacle which remains the property of the Municipality.
- (4) Any approved receptacle used may be collected, emptied and returned to the premises by the Municipality at such intervals as it may consider necessary.
- (5) The Municipality may at any time review any decision taken by it in terms of subsection (2).

- (6) The Municipality must in writing notify every generator of domestic waste, business waste and dairies of any decision taken in terms of subsection (2) or (3) relating to his or her premises.

## **7. OBLIGATIONS OF GENERATORS OF DOMESTIC WASTE, BUSINESS WASTE AND DAILIES**

- (1) Any person generating domestic waste, business waste and dairies, other than waste which has been designated by the Municipality as recyclable as contemplated in section must place such waste, in an approved receptacle.
- (2) No person may allow an animal in his or her control to interfere with, overturn or damage a receptacle, which has been placed for collection.
- (3) The owner or occupier of premises must provide space and any other facility considered necessary by the Municipality on the premises for the storage of approved receptacles.
- (4) The space provided in terms of subsection (3), must –
  - (a) be in a position on the premises which will allow the storage of any approved receptacle without it being visible from a public road or public place;
  - (b) if dairies are generated on premises –
    - (i) be in a position which will allow the collection and removal of that waste by the Municipality's employees without hindrance; and

- (ii) not be more than 20 metres from the entrance to the premises used for the collection of waste by the Municipality;
- (c) be so located as to permit convenient access to and egress from such space for the Municipality's waste collection vehicles;
- (d) comply with any further requirements imposed by the Municipality by written notice to the owner or occupier of the premises; and
- (e) be constructed in accordance with the requirements of any applicable legislation relating to buildings.
- (f) be at an approved place on the premises of the occupier or owner where there is sufficient space for the placing of the refuse containers.
- (g) be utilized only for the purposes of storage of business, domestic or garden refuse and no fire shall be lit in any refuse container.
- (h) be within a sufficient area provided to keep a special container for the storage of refuse apart from the space necessary for the storage of refuse not kept in a special container.
- (i) be subject to the Municipality's discretion of indicating the position from where the refuse may be removed more conveniently.
- (j) be in compliance with the relevant building legislation on the premises for the storage of the bins or containers determined by the Council in terms of section 4 or for the equipment and containers. This space shall;
  - (i) be in such a position on the premises as to allow the storage of bins or containers without being visible from a street, a public place, or any other premises except if determined otherwise by Council;

- (ii) be where business refuse is generated on the premises be in such a position that will allow the collection and removal of such refuse by the Mogale City Local Municipality's employees without hindrance;
  - (iii) be where domestic refuse is generated on a premises, the refuse containers or plastic lining with refuse therein must be properly tied and be placed outside the fence or boundary or any such other place (not stands or baskets) as determined by Mogale City Local Municipality but only on the days of removal;
  - (iv) be so located as to permit convenient access to and egress from such space for the Mogale City Local Municipality's refuse collection vehicles; and
  - (v) be sufficient to house all refuse, including the materials and any containers used in the sorting and storage of the refuse contemplated in section 7 (1) (a) and 8 (6): Provided that this requirement shall not apply in the case of building erected, or buildings the building plans whereof have been approved, prior to the coming into operation of these Bylaws.
- (5) The occupier(s) and/or owner(s) of premises on which business, industrial or domestic refuse is generated shall use the Mogale City Local Municipality's service except in cases where special written exemption is granted by Mogale City Local Municipality to occupier(s) and/or owner(s) of premises to make use of private companies for refuse removal services. This is also applicable to the

premises making use of the services of private waste contractors who are duly registered in terms of these bylaws.

- (6) The occupier of premises must ensure that the approved receptacles to be placed in the space provided in terms of subsection (4) and must at all times kept there.
- (7) Notwithstanding the provisions of subsection (6)-
  - (a) in the case of a building erected, the building plans of which have been approved, prior to the commencement of these By-laws; or
  - (b) in the event of the Municipality being unable to collect and remove waste from the space provided in terms of subsection (4),
- (8) No person may store waste for more than seven (7) consecutive days, unless the person has a permit in respect of the premises concerned for waste storage.
- (9) The owner of the premises on which the mass, domestic or business refuse is generated shall be liable to the Municipality for all tariff charges in respect of the collection and removal of such refuse from such premises.
- (10) The occupier of premises, or in the case of premises being occupied by more than one person, the owner of such premises, on which business refuse or domestic refuse is generated shall within seven (7) days after the commencement of the generation of such refuse notify the Municipality-
  - (a) That the premises are being occupied;
  - (b) Whether business refuse or domestic refuse is being generated on the premises;

## **8. LIABILITY TO PAY FOR MUNICIPAL SERVICE**

- (1) The owner of premises is liable to pay to the Municipality the prescribed fee for the provision of the municipal service, and is not entitled to exemption from, or reduction of the amount of such fee by reason of not making use, or of making a partial or limited use, of the municipal service.
- (2) A prescribed fee becomes due and payable on the due date for payment stipulated in the account.
- (3) Non-receipt of an account does not relieve the person concerned of the liability to pay a prescribed fee before or on the due date as it is the duty owner of a premises to enquire from the municipality details pertaining to his/her account.
- (4) The owner of the premises remains liable for any loss or damage of the container, unless there is reasonable proof that the municipal employees have damaged such container.
- (5) The owner(s) and/or occupier(s) of the premises on which the business or domestic refuse is generated shall be liable individually or jointly to Mogale City Local Municipality charge in respect of the collection, removal and disposal of business and domestic refuse from such premises and all moneys payable to Council must be paid with the understanding that where the Mogale City Local Municipality renders a service whether the service is used or not the owner(s) and/or occupier(s) still be responsible

- (6) Every household is liable to pay basic refuse collection fee as determined annually by the municipality, regardless whether sorting and separation of waste at source or such household is transporting waste to municipal landfill shall still be liable to pay basic refuse collection fee;
- (7) Every vacant, unoccupied and undeveloped stand is liable to Waste levy as determined annually by the municipality;
- (8) Every business premises is liable to pay for monthly service point as determined by the municipality even though refuse is sorted and separated within such business premises;
- (9) Owner of rental premises or body corporate shall be liable to pay for monthly service point as determined by the municipality in the event that they have a licensed waste transporter;

#### **9. PAYMENT OF THE APPLICABLE TARIFFS JOINTLY OR INDIVIDUALLY**

- (1) The owner(s) and/or occupier(s) of premises on which business and domestic refuse is generated shall be responsible for payment of the applicable domestic tariff as well as a minimum of one business service or the number of business services as determined by Council from time to time.
- (2) The owner(s) and/or occupier(s) in respect of individual premises on premises held on the Sectional Title Register opened in terms of section 5 of the Sectional Titles Act, 1986, on which business or domestic refuse is generated shall be liable individually to Mogale City Local Municipality for the tariff charge in respect of the collection, removal and disposal of business or domestic refuse from such premises and all moneys payable to Mogale City Local

Municipality must be paid with the understanding that where Mogale City Local Municipality renders a service whether the service is used or not the owner(s) and/or occupier(s) still be responsible for payment of the applicable tariffs jointly or individually.

#### **10. COLLECTION AND REMOVAL OF BUSINESS AND DOMESTIC REFUSE: ACCESS TO PREMISES**

- (1) Where the Municipality provides a waste collection service in respect of premises, the occupier of the premises must grant any employee of the Municipality access to the premises for the purpose of collecting and removing waste and must ensure that nothing obstructs or hinders such employee in the rendering of the service.
  - (a) The provisions of subsection (1) apply mutatis mutandis to any employee of the Municipality for purposes of inspections, verifications and audit or investigation.
  - (b) Where, in the opinion of the Municipality, the delivery, collection or removal of waste from any premises may result in damage to the premises or the Municipality's property, or injury to the Municipality's employees or any other person, the Municipality may, as a condition for rendering the waste collection service in respect of the premises, the municipality will be indemnified from any liability of such damage,
- (2) Where a waste removal service cannot be rendered in respect of premises because of the action of the owner and/or the occupier of the premises, the

owner and/or the occupier remains liable for the payment of the costs of the service.

- (3) The owner and/or the occupier of premises is liable for any nuisance, pollution or threat to the safety and security of the general public if such a nuisance or threat relates to the cleanliness of the premises, including the prevention or removal of illegal dumping on the premises.
- (4) Should the owner and/or the occupier of the premises fail to take the necessary preventative or rectifying steps in respect of such a nuisance or threat, the Municipality may itself take whatever steps are necessary to prevent or rectify the nuisance or threat and may recover the costs of the steps from the owner and/or the occupier of the premises.
- (5) Such measures shall include the municipality directing that such nuisance, pollution or threat be removed or rectified within 14 days failure to do so the municipality shall inform such owner and or occupier that the municipality shall include in their municipal account an amount of R10 000 every month that the nuisance, pollution or threat persist or continue to exist.
- (6) The owner of the premises must ensure that the street numbers of premises must be clear and visible from the street in order to facilitate delivery of waste containers and handling of queries.
- (7) The owner must, allow an authorized person of the Municipality access to their property for the purpose of inspecting the property and investigating any contravention of this By-law and to ensure compliance therewith.

- (8) When accessing the property the authorized person must, on request, identify themselves by producing written proof of such authority.
- (9) Such employee may be accompanied by a person reasonably required to assist in inspecting or conducting an investigation who must be identified as such by the authorized person.
- (10) Should the Mogale City Local Municipality be impeded from handling or collecting refuse due to the layout of a person's premises, and if this impediment imposes a danger to employees of the Mogale City Local Municipality, the Municipality may require the owner to do such alterations or additions to the premises as are necessary to remove such impediment at that person's cost.
- (11) Should the municipality be unable to render waste collection as scheduled for reasons beyond their control such as community uprising, trade union unrest, go-slows, weather conditions and operational unique circumstances, the collection of waste will be scheduled for the subsequent day or week when the situation is under control and there will be no refunds payable for the areas affected;
- (12) Anyone hindering municipal official from accessing their premises shall be issued with a notice to comply and allow the official an access and failure to do the owner's municipal account shall be liable to a fine of R10 000 on their municipal account holder;

- (13) Anyone causing nuisance or pollution of any nature shall must be given notice to comply and failure to do so the concerned premises shall be liable to pay a fine of R10 000 on their municipal account;
- (14) Avoidance and ignoring notices of the municipal officials will similarly attract a fine of R10 000 in their municipal account;

## CHAPTER 3

### TEMPORARY WASTE STORAGE

#### 11. SKIP OR BULK CONTAINERS

- (1) A person leasing a skip bulk container from Mogale City Local Municipality shall be responsible for safe keeping of the skips whilst such skip is in their premises;
- (2) Should the skip or bulk be damaged or burned the damage shall be assessed and quotation shall be sourced and the amount required to repair the damage
- (3) or replace the skip shall be recovered from the person and shall also be included in their municipal account.
- (4) Skip or bulk container may not be used in shopping centres as the only means of waste storage facility;
- (5) Skip or bulk may not be used as a means of storage facility for residential areas unless it a first level of service where there is no road access and shall be provided and approved by Mogale City Local Municipality;
- (6) Should the skip or bulk container be inaccessible due to obstruction or any restriction the owner shall be responsible to pay trip as if the service was rendered;
- (7) The owner shall be responsible to ensure that no damage is caused to the container, no burning of refuse, no nuisance is allowed to emanate from the container;
- (8) The skip or bulk container shall not be used for any other purpose other than placing waste;

- (9) No business or business owner shall use a communal skip or bulk container for disposal or storage of their waste when they have household or kerb waste collection in their area;
- (10) Nobody shall use the skip or bulk container to dispose of the dead animal or garden waste or building rubble;
- (11) Any person or company rendering refuse skip collection for private or commercial gains shall register with Mogale City Local Municipality;
- (12) The skips shall at all the time comply with the conditions issued by the municipality;
- (13) The skips shall not cause any nuisance at the premises where they are kept or during transportation should nuisance arise at any stage of storage, transportation the municipality may issue a compliance notice;
- (14) Open top skips shall only be used for builders' rubble and inert material otherwise skips with closed tops and doors for access must be used for storage of the organic waste;
- (15) Businesses generating dailies shall make arrangements for dailies waste collection or make arrangements to sort the waste or have special arrangements with the municipality failure to make arrangement with the municipality the daily waste collection tariff must be added on the municipal account of the owner;

## **12. BUSINESS TEMPORARY WASTE STORAGE**

- (1) The following applies to business temporary waste storage:

- (a) Shopping centres and malls must inform the municipality 14 days before they open for public;
- (b) All shopping centres and malls must have a dedicated waste storage area to sort and separate waste;
- (c) Such waste storage area shall not be used or converted into any other use other than waste area;
- (d) All shopping centres and malls shall ensure that the waste area is kept clean and no nuisance arises from it;
- (e) The waste area shall be covered to ensure that waste may not be exposed to wet weather;
- (f) The shopping centres and malls shall apply for waste management handling permit and must submit to the municipality business waste management plan;
- (g) The municipality must render waste collection from the centre unless the owner applies to municipality to utilise the services of registered waste transporter;
- (h) Such waste transporter shall declare in the application form, the waste to be collected and the number of customers or service units or clients it services;
- (i) Shopping centres shall provide sufficient bins on the parking and public places within their premises to the satisfaction of the municipality;
- (j) Shopping centres and malls shall prepare and submit a business waste management plan whose principles shall be based on waste hierarchy;

- (k) The municipality shall scrutinise the business plan submitted and give conditions that must be complied with;
- (l) Should the shopping mall or any premises instructed to compile the business fail to implement the conditions, the municipality must give notice of what must be done to comply and should such a notice not be complied with the municipality shall include in the municipal account of such premises and or owner an amount of R10 000-00 monthly until such condition is complied with;
- (m) Should any shopping mall or any business premises fail to comply with the requirements of these bylaws the municipality official shall issue a notice of matters to be addressed and should the notice not be complied with the shopping mall or the business premises shall be issued with a notice informing them that they are liable to pay through their municipal account an amount of R10 000;
- (n) All shopping malls and business premises utilising the services of private service provider for sorting and separation of waste shall be liable to pay basic refuse collection fee as determined annually by the municipality;

### **13. BUSINESS WASTE MANAGEMENT PLAN (BWMP)**

- (1) The Authorised Official may in respect of any activity within Mogale City Local Municipality that results in the generation of business waste, by written notice require a person, or the business premises or the category of persons or an industry, business that generating business waste to prepare and submit a

Business Waste Management Plan (BWMP) to the Authorised official for approval in compliance with MCLM by-law.

- (2) Business waste management plan shall outline progressive measures to be taken to address and implement waste hierarchy at such premises;
- (3) The municipality shall scrutinise the business waste management plan and if certain aspects of the plan are not satisfactory or any other issue is not addressed the municipality shall give notice for the premises to comply with;
- (4) Failure to comply with such a notice, the municipality shall include the R10 000-00 into the monthly municipal account of such premises until the notice is fully complied with;

#### **14. TEMPORARY STORAGE OF GARDEN AND BULKY REFUSE**

- (1) the owner or the occupier of premises on which garden or bulky refuse is generated shall ensure that such refuse is stored in such a manner that it doesn't cause nuisance provided that garden refuse may be retained on the premises for making of compost, if prior permission was obtained from the relevant Directorate of the Municipality.
- (2) Any person so permitted may remove and dispose of garden or bulky refuse.
- (3) Garden or bulky refuse shall, once it has been removed from the premises on which it was generated, be deposited on a site designated by the Municipality as a disposal site for such refuse against payment of the prescribed tariff charge.
- (4) At the request of the owner or any occupier of any premises and after payment of the prescribed tariff charge, the Municipality shall remove garden and bulk

refuse from premises, provided that the Municipality is able to do so with its refuse removal equipment.

- (5) Transportation of such waste should be done in accordance with chapter 4, by ensuring no nuisance is created during transportation of such waste.

#### **15. TEMPORARY STORAGE OF BUILDING RUBBLE**

- (1) Any person storing building waste/rubble for any other purpose on any premises for more than 30 days should apply to the municipality for permission to store such waste
- (2) Any person demolishing, renovation, constructing and / or extending any premises should notify the municipality 30 days prior to such demolition, construction, renovation and / or extension with regard to how they will manage their waste.
- (3) Before any demolition, renovation, extension, or construction the owner/contractor must pay a kerbside deposit fee as determined by the municipality.
- (4) Prior to commencement of demolition renovation extension or construction the owner or contractor shall apply for waste management construction certificate and must make appropriate arrangement and have sufficient bulk containers to store and transport the rubble
- (5) Failure to adhere the conditions of waste management construction certificate the owner, contractor shall forfeit the kerbside fee and shall further be liable to pay R10 000 which must be added to the owner's municipal account

- (6) No kerbside fee will be released by the municipality without the owner producing a disposal certificate, which indicates safe disposal of such rubble.
- (1) Any indiscriminate dumping of building waste is an offense.
- (2) Before any demolition, renovation extension, or construction the owner/contractor must appoint a service provider registered with the municipality.
- (3) The owner or occupier of premises on which building waste is generated must ensure that the waste is disposed of at the permitted disposal site.
- (7) All building waste must be disposed at a waste disposal facility designated for that purpose by the municipality, unless given a written consent for the building waste to be used for the purpose of land reclamation or for recycling.
- (8) Should any vehicle found dumping building waste, it shall be identified using registration number plates and an amount of R10 000 shall be included in the owner's municipal account.

#### **16. PROVISION OF REFUSE CONTAINERS, ACCESS AND MUNICIPAL ACCOUNTS**

- (1) After investigation, the Municipality shall determine the number and type of containers required at any premises.
- (2) The owner or occupier of any premises shall personally be responsible for providing the predetermined type and number of containers required by the Municipality from time to time.
- (3) Mass refuse containers will be supplied and placed by the Municipality, unless obtains an approval from the municipality to utilise the other service providers registered by the municipality.

- (4) If required to do so, it shall be the duty of the generator of waste to provide the Municipality with measures that are taken to prevent or minimize waste such as through waste avoidance, reuse, recycling and/or in any other manner.
- (5) The municipality must provide the community of Mogale City with 240l bins where it is feasible, affordable and accessible;
- (6) The municipality has the authority to determine the waste storage type to be used for waste and the number as well as the size of such storage facility;
- (7) No occupier or owner of any premises being inspected by municipal officials shall threaten or use abusive language or deny access to their premises for waste investigation or to determine the waste storage, type, size and number of storage facilities to ensure that they are adequate and hygienic;
- (8) Should the municipal official be subjected to any of the above in clause (7) then such premises must be issued with fine of R10 000 which will be payable through municipal account.
- (9) Municipal official must proceed to determine the waste storage, type, size and must fine such premises R10 000 on their municipal account and further inform the owner or occupier of the waste storage, type, size and the quantity or the number of storage facilities even without accessing or entering such premises;
- (10) The owner or the occupier of the premises shall make sure that the waste management officials are allowed access to the premises if the access is denied the official shall proceed to determine the number of bins without necessarily entering the premises and include the extra charge of the bins on the municipal account of the owner or occupier;

- (11) The 240l bins remain the property of the municipality, thus if a person migrate to other areas outside MCLM's area of jurisdiction must return the bin to MCLM;
- (12) MCLM shall provide weekly waste collection in an area where 240l bins have been distributed to the community;
- (13) Should the municipality be unable to render waste collection as scheduled for reasons beyond their control such as community uprising, trade unrest and go-slow; weather conditions; operational unique circumstances, the collection of waste will be scheduled for the subsequent week when the situation is under control and there will be no refunds payable to the areas or residents or municipal holders affected;
- (14) For residents or businesses with more than one bin has responsibility to ensure that the correct number of bins reflect on their municipal accounts and over charged account on the basis of this shall not be entertained if it is more than six months old;
- (15) Any municipal account with over charge which is supported by documents shall only be entertained if the period does not exceed 6 months;
- (16) Municipality will replace waste bin without charge if the 240l bin is damaged by municipal employee and reported within 24hours unless the damage occurred on Friday will be replaced free, provided such a bin has exceeded the lifespan of 5 years;
- (17) Should the bin be damaged through the negligence of the owner the applicable tariff shall apply;

- (18) Should the bin need to be replaced the fee payable shall be determined annually by the municipality;
- (19) Waste transporter is responsible to register as waste transporter and to ensure that the registration conditions are complied with;
- (20) The owner of the premises or body corporate whose waste collection is rendered by registered waste transporter shall be responsible for payment of monthly service point as determined by the municipality annually;
- (21) The owner of the premises or body corporate has a responsibility to disclose the number of units or service points in their premises to the municipality for the municipality to determine the payable service point tariff and are responsible to ensure that their waste transporters are dully registered with the municipality;
- (22) Body corporates are responsible for payable monthly service point tariff as determined by the municipality;
- (23) Should the service point payable tariff be unpaid for any month the municipality must charge the payable amount and add it into the municipal account of the body corporate;
- (24) Should the body corporate or owner of the residential or business premises not comply with any clause of these bylaws shall be informed to rectify that and failure to do so the municipal official shall include an amount of R10 000 in their monthly municipal account until the situation is corrected;
- (25) All premises, owners of vacant sites or unoccupied sites must pay applicable waste collection tariff or waste levy as determined by the municipality;

- (26) All business premises including those generating dailies in Krugersdorp Central Business District must register for daily collection and removal of their waste by the municipality, or else must make arrangements with the municipality;
- (27) Failure to do so the municipal official shall include in such business premises an amount of R10 000 monthly municipal account;
- (28) All business and commercial premises in business premises within the municipality shall have sorting facility and shall not use plastic bags or skips for storage but must use adequate number of 240l bins for their waste unless they have been authorised by the municipality and further more shall:
- (a) Ensure that no waste is placed in front of their premises
  - (b) Shall keep the pavement in front of their premises clean
  - (c) Should the pavement be found littered, the business premises shall be notified to keep the premises clean;
  - (d) If the pavement continue to be littered and is unclean the municipality shall include on the municipal account an amount of R10 000 every month the premises are not kept clean;
  - (e) No business premises shall allow waste to accumulate in front of their premises on pavement in front of their premises otherwise the municipality shall include an amount R10 000 in their monthly municipal account;
- (29) Failure to do so the municipality must still charge them the daily waste collection and removal service as determined by the municipality;

## 17. Use and Care of Bin Liners and 240L Bins

- (1) Every owner or occupier of premises shall ensure that-
  - (a) All the domestic or business refuse generated on the premises is placed and kept in such bin liners or 240Lbins, as the case may be, for removal by the Municipality: Provided that the provisions of this subsection shall not prevent any occupier, or owner, as the case may be-
    - (i) who has obtained the Municipality's prior written consent, from selling or otherwise disposing of any swill, corrugated cardboard, paper, glass or other material being an element of business, or in the case remains on the premises;
    - (ii) who has obtained the Municipality's prior written consent, from utilising such domestic refuse as may be suitable for making compost, provided that the refuse remains on the premises;
  - (b) no hot ash, unwrapped glass or other business or domestic refuse which may cause damage to bin liners and 240L bins or which may cause injury to the Municipality's employees while carrying out their duties in terms of these by-laws, is placed in bin liners or 240L bins;
  - (c) no material, including any liquid which, by reason of its mass or other characteristics, is likely to render such bin liners or 240L bins unreasonably difficult for the Municipality's employees to handle or carry, is placed in such bin liners or 240L.

- (2) Bin liners or 240L bins refuse, properly closed, shall be placed outside the fence of the premises on the street boundary near the entrance or driveway entrance on the day of removal as determined by the Municipality.
- (3) If the premises are not fenced, such bin liners or 240L bins shall be placed on the boundary of the premises.
- (4) The bin liners shall be removed and 240L bins serviced by the Municipality, at such intervals, as the Municipality may deem necessary, only if such bin liners or 240L bins have been placed at the prescribed place.
- (5) No bin liner will be collected by the municipality unless prior arrangement was made for such bin liner to be used as a temporary refuse storage.
- (6) The Municipality shall not be liable for the loss of or damage to a 240L bin: However, should a 240L bin be damaged or stolen having been placed at the prescribed place on the day prescribed by Municipality for their service thereof, the Municipality shall replace the 240L bin free or charge provided that In the event of the Municipality, in its opinion, being unable to collect and remove refuse from the space provided in terms of subsection (1),
- (7) For residents or businesses with more than one 240l bin, it is their responsibility to ensure that the correct number of bins are reflected on their municipal accounts and over charged accounts;
- (8) Any municipal account with an over charge which is supported by documents shall only be credited for not more than 6 months;
- (9) The Municipality will replace without charge a 240l bin which has not exceeded a lifespan of 5 years provided it has been damaged by a municipal employee

and reported within 24 hours. If the damage occurred on a Friday the bin should be reported damaged on the following Monday before 9am.

- (10) Should the bin be damaged through the negligence of the owner the applicable tariff shall apply;
- (11) Should the bin need the replacement of wheels after five years or older life span the wheel shall be replaced free of charge and the replacement of a wheel within the 5 years lifespan shall be charged.
- (12) Any call backs by community members will be regarded as an additional service and prescribed tariffs will apply for such call backs.
- (13) Any call backs by community or unserviced bin whose street has been serviced will be regarded as additional service and prescribed tariffs will apply.

## **CHAPTER 4: Handling of industrial, hazardous and health care risk waste**

### **Handling industrial waste**

- (4) No person may carry on an activity which will generate special industrial, hazardous or health care risk waste, without notifying the municipality in writing, 30 days prior to the generation of such waste
- (5) The applicant must submit a detail operation plan and integrated waste management plan which include the composition of such waste, the estimated quantity to be generated, the method of storage, the proposed duration of storage, the manner in which it will be collected and disposed of.
- (6) The municipality will consider the application with other relevant government departments and permitting process will be followed.
- (7) The Permit Holder must appoint a service provider who is registered with the municipality to remove and transport such waste:
- (8) No hazardous waste or Toxic waste may be stored in the municipal bulk container.
- (9) The special industrial waste must be stored in a suitable container and the containers should be stored in such a manner that it doesn't create health and environmental nuisance to near-by communities or neighbours
- (10) If so required by the Municipality may require that the permit holder substantiated the analysis of the composition of the waste concerned, certified by an appropriately qualified industrial chemist.
- (11) The applicant must notify in writing to the municipality of any change occurring with respect to the generation, composition, quantity, method or location of disposal of the special industrial, hazardous, or health care risk waste.
- (12) The Permit Holder will be required to submit disposal certificate to the municipality with the quantities of waste disposed of.
- (13) Only a permit holder may transport special industrial hazardous and toxic waste and must do so in accordance with the requirements of the conditions of

the License issued to him or her as per the National Environmental: Waste Act and prevailing national and provincial legislation as well as the Gauteng Norms and Standards for collection

#### **Handling of Health care risk waste**

- (14) No person may carry on an activity which will generate health care risk waste, without notifying the municipality in writing, 30 days prior to the generation of such waste.
- (15) Any person intending to carry out activities that may generate Health care risk waste must submit a detail operation plan and integrated waste management plan which include the composition of such waste, the estimated quantity to be generated, the method of storage, the proposed duration of storage, the manner in which it will be collected and disposed of.
- (16) The permit holder must ensure that waste generated on their premises is safely stored in a suitable and approved container and in an access control stored room.
- (17) No health care risk may be stored for more than 7 days
- (18) The Permit Holder must appoint a service provider who is registered with the municipality to safely remove and transport health care risk waste as per the National Environmental: Waste Act and prevailing national and provincial legislation as well as the Gauteng Norms and Standards for collection
- (19) No health care risk waste maybe stored or disposed of in the municipal container.
- (20) The Permit Holder will be required to submit disposal certificate to the municipality with the quantities of waste disposed of.
- (21) Every health care risk waste generator and transporter operating within the municipality must register with the municipality.

- (22) Any Health care risk waste found illegal dumped on the environment, municipal container, and municipal landfill the permit holder and or the transporter will be charged amount of R50 000 per every ton of waste .

#### **Handling of Tyres, disused vehicles or machinery and scrap metal**

- (1) Any person intending to handle tyre, disused vehicle or machinery and scrap metal must register with the municipality and notifies the municipality 30 days prior to such activities.
- (2) The owner or occupier of premises on which tyres, disused vehicles or machinery and scrap metal waste is generated, must ensure that –
- (a) until disposal, all tyres, disused vehicles or machinery and scrap metal waste, together with the containers used for the storage, collection or disposal thereof, is kept on the premises on which the waste was generated;
  - (b) the premises on which the tyres, disused vehicles or machinery and scrap metal waste is generated, does not become unsightly or cause a nuisance as a result of accumulated tyres, disused vehicles or machinery and scrap metal waste.
  - (c) The premises has Fire prevention plan which is approved by relevant authority.
- (23) No owner or occupier of premises or any other person may temporarily accumulate, sort, store or stockpile waste tyres, disused vehicles or machinery or scrap metal unless Permitted to do so in terms of national legislation.
- (24) Waste tyres, disused vehicles or machinery and scrap metal are not accepted at any of the Municipality owned waste handling facilities. Any person giving to dispose of any of these materials must dispose thereof at a waste disposal site as directed by the Municipality and in terms of conditions determined for such waste disposal site
- (25) Authorised Official may enter the premises of any person involved in the storage or stockpiling of waste tyres, disused vehicles or machinery and scrap

metal waste and request proof of any plans, permits or other applicable documents to verify compliance with applicable legislation.

- (26) The owner or occupier of premises on which tyres, disused vehicles or machinery and scrap metal waste is generated, must ensure that the waste is disposed of by a Permit Holder.
- (27) Must comply with the National Environmental Management Act: National Standards for the scrapping or recovery of motor vehicles
- (28) Scrap metal dealers and recyclers who purchase scrap metal need to register with the municipality.
- (29) A person will be unable to sell scrap metal unless they provide their driver's licence or Identification Document to the dealer or recycler and explain the origin of the metal.
- (30) Metal dealers and recyclers must record information about the seller and a description of the scrap metal.
- (31) If the dealer's or recycler's report matches a description of reported stolen property, the police must access all the information the dealer or recycler has collected about the purchase.
- (32) Businesses that purchase the following specific items as scrap metal must also register with the Municipality:
  - (a) wire or piping used by a public utility to transmit electricity, telephone services or cable television signals
  - (b) metal traffic control lights, signals and signs
  - (c) street lighting poles, wiring and fixtures
  - (d) sewer grates and manhole covers
  - (e) new scrap metal from a construction site or a manufacturing process

**Management of E Waste**

1. Anyone intending handle or manage or handling ewaste must register with the municipality and or notifies the municipality 30 days prior to commencement of such activities
2. The owner or the occupier where ewaste is handled must ensure that:
  - (a) The premise is cleared from any debris or clutter that may encourage rodents' infestation and nuisance to the health of the community and environment.
  - (b) No waste may be stored for more than 7 days unless a proper arrangement is made with the Municipality.

**Management of Agricultural waste**

- (33) No Farm owner or occupier may;
  - (a) Disposal of waste by burning without written approval of the Municipality.
  - (b) Dispose of any quantity of hazardous waste, which may be present in agricultural waste, to the land unless in possession of a waste management Permit in terms of national, and if applicable, provincial legislation.
  - (c) Dispose of dead animal or abundant the animal in public spaces.
- (34) Any chemical waste that may be generated in the farm and agricultural holdings must be safely stored, transported and be disposed of at an appropriate disposal facility.
- (35) An owner or occupier of the farm may use on site disposal of waste with the approval of the municipality.
- (36) General waste generated on farms may be transported to the municipal landfill site for disposal.
- (37) Any nuisance and or pollution caused by agricultural waste shall be prevented and failure to do so the municipal official shall issue a notice for compliance and should such nuisance and or pollution persist the premises shall be liable to pay on the premises municipal account an amount of R10 000.

## CHAPTER 5: WASTE TRANSPORTERS

### 18. Transportation of waste

- (1) Anyone who collects and transports waste within the area of Mogale City Local Municipality must register with the Authorised official of Mogale City Local Municipality or before he or she can commence with collection and transportation of waste to Mogale City Local Municipality or from Mogale City Local Municipality or transporting waste within the boundaries of Mogale City Local Municipality.
- (2) Subject to the provisions of this section, no person or company may collect, or transport any of the following waste streams listed chapter 10 without having obtained from the authorised official and being in possession of a licence authorising such collection and transportation:
- (3) No person may-
  - (a) operate a vehicle for the conveyance of waste upon a public road unless the vehicle has a body of adequate size and construction for the type of waste being transported;
  - (b) fail to maintain a vehicle used for the conveyance of waste in a clean, sanitary and roadworthy condition at all times;
  - (c) Failure to cover loose waste on an open vehicle with a tarpaulin or suitable net, such vehicle owner shall be liable to pay R10 000 on their municipal account.

- (d) .Shall also be liable to pay R10 000 for waste littering on the streets and premises serviced by same or such waste transporter shall be similarly be responsible to pay the same in their municipal account;
- (e) Business premises with registered and permitted waste transporter shall be liable to pay prescribed waste removal fee for food establishment including fruits and vegetable retailers;
- (f) The fees above shall remain the responsibility of the premises owner and shall be part of municipal account;
- (g) Cause or permit any waste being transported in or through the municipal area to become detached, leak or fall from a vehicle transporting it, except at a waste disposal facility;
- (4) Subject to the provisions of subsection (1), all transportation of waste must comply with the National, provincial and local traffic legislation;
- (5) For the purpose of registration the municipality shall annually prescribe a categories and tariffs of waste transporter, based on the quantities and frequency of disposal

## CHAPTER 6

### WASTE HANDLING FACILITIES

#### 19. MATTERS RELATED TO WASTE HANDLING FACILITIES

- (1) For the purpose of these by-laws waste handling facilities shall include;
  - (a) Garden / compost centres;
  - (b) Transfer stations;
  - (c) Drop off centres;
  - (d) Recycling centres;
  - (e) Buy back centres;
  - (f) Business waste storage areas;
  - (g) General waste storage areas;
  - (h) Sorting and separation facilities;
  - (i) Building rubble;
  - (j) Waste in any form including ewaste;
- (2) Anyone who stores waste or and operate any of the facilities or centres in clause 19 (1) above for any period longer than 7 days shall apply to the municipality for a permit to store the waste and shall comply with the conditions of such a permit and these by-laws as well as all other relevant legislation.
- (3) Nobody shall store waste in any form for more than 7 days within Mogale City Local Municipality without written consent from authorised municipal official.
- (4) No person shall operate any of the facilities mention in subsection (1) above without first obtaining a permit or a written concerned from authorised official.

- (5) The permit shall be renewable annually on the date on which the permit was obtained or approved by the municipality.
- (6) The operator shall at all times comply with permit conditions or any conditions or notices issued to him or her by authorised official or any of the authorized person;
- (7) Should anyone operating waste storage or any of the waste handling facilities mentioned under subsection (1) above found not comply with these bylaws or and other conditions set by the authorised official such premises shall be liable to pay an amount of R10 000 which shall be included in the municipal account;
- (8) The authorized official in charge of the area may at any time enter the premises and may not be obstructed in any way and may give instructions on site, request for any information or to see any operation;
- (9) Any unsatisfactory conditions shall be rectified within 14 days unless a longer period is requested in writing by the operator to authorised official, authorized person or any of the facilities mentioned above.
- (10) Failing which the operator will be ordered to cease operation if in the opinion of authorised official of the area the facility's operator is not doing enough to abate any unhealthy conditions or the prevailing conditions are such that the health of the community will best be safe guarded by closure of the facility.
- (11) Upon authorised official being aware that there is a facility operating without permit, the authorised official shall give such a facility 7 days' notice to apply for the permit;

- (12) Failure to apply within 7 days shall be an offense for which every day that the facility operates without a permit shall be liable to pay a fine daily up until the facility has applied for a permit;
- (13) Failure to comply with waste transportation conditions shall attract a fine of R10 000 which shall be included in the municipal account;
- (14) Registered waste handlers and transporters shall report volumes of waste handled, waste type including but not limited to the sellers and the employees at the facility as well as how the waste is stored, processed and packaged for further transportation to the buyer or next destination;
- (15) Such reports shall be submitted to the municipality monthly failure to do so the facility or the centre shall be liable to pay R10 000 their monthly municipal account;

## **20. RECYCLING, RE-USE, SORTING AND RECOVERY OF WASTE**

- (16) Any person who undertakes any recycling, re-use or recovery activity or who sorts or separate waste, shredding, grinding, crushing, screening, baling including scrap dealers, buy back facility and formalised recycling groups, must before undertaking that activity register with the municipality and must ensure that the recycling, re-use or recovery of the waste is less harmful to the environment than its disposal and must comply with all municipality guidelines and conditions.
- (17) The person referred to in subsection (1) must also submit a waste management plan with emergency preparedness plan indicating the frequency of monitoring, inspection and auditing, and the authorised official must, when deciding to grant registration, consider such aspects of the plan.

- (18) Persons and entities that handle, transport, process, treat as outlined above (16) shall provide the authorised official with a written report on or before the 7th of each month in a format to be determined by the Mogale City Local Municipality.
- (19) The municipal waste management officer may exempt certain waste generators, handlers, transporters or agents of waste from such requirements.
- (20) Recyclable material for the purpose of recycling must not be stored at any premises resulting in risks or nuisance;
- (21) A person involved in any way of the activities in clause (16) above must comply with all applicable statutory requirements;
- (22) Separation of waste or sorting of recyclables shall be performed on the premises of the point of generation of the recyclable waste stream or as approved by the authorised official;
- (23) All facilities where separation and classification of recyclable material is performed, must comply with the applicable statutory requirements.
- (24) Registered waste handlers and transporters shall report volumes of waste handled and other relevant information as prescribed on the permit or by the municipality every month;
- (25) Anybody collecting or sorting waste shall register with the municipality;
- (26) The municipality shall have basic requirements for informal reclaimers or litter pickers which shall include keeping the sorting area clean and ensuring that on completion of sorting no litter shall remain in such a place and that no littering shall be caused during transportation of reclaimed material;

- (27) The municipality shall create a database of informal reclaimers and litter picker in the municipal area;
- (28) All reclaimers and litter pickers shall register with the municipality for them to reclaim, sort, separate or transport waste material;
- (29) any reclaimer or litter picker not registered with the municipality committing an offence in terms of these bylaws;
- (30) Failure to comply with these requirements shall be issued with a notice and
- (31) Failure to comply with the notice such a person or facility shall be liable to pay R10 000 which must be included into their municipal account;

## **21. PUBLIC GATHERING**

- (1) Prior arrangement should be made with the municipality so as to ensure that proper waste management plan is submitted
- (2) A refundable deposit will be payable by anybody organising a public gathering before the commencement of the event, and the deposit will be paid back only when the place is free from litter and stored waste is safely disposed of with a disposal certificate.
- (3) Anybody organising a public gathering shall make adequate waste storage and collection service available for waste generated during such event, failure to do so the organisers shall be liable to pay R10 000 which shall be included in their municipal account or shall forfeit the deposit paid for the event;
- (4) Anybody organising a public gathering or match shall take full responsibility for any waste generated and shall clean all waste after the event;

- (5) After the event the organisers are still responsible for cleaning the area to the satisfaction of the municipality's department responsible for waste management;
- (6) All costs for cleaning the area shall be the responsibility of the organisers and failure to clean the area by the organisers will result in forfeiting refundable deposit and if cost of cleaning is higher than R10 000 refundable deposit the difference should be the responsibility of the organiser.
- (7) The cost of cleaning shall be R10 000 which shall be included in the municipal account unless such cost is higher, then the provisions of (6) above shall apply.

## CHAPTER 7

### DISPOSAL OF WASTE

#### 22. MATTERS RELATED TO THE DISPOSAL OF WASTE

- (1) Waste generated in the municipal area must be disposed of at a waste disposal facility where such disposal is permitted by the Municipality.
- (2) In disposing of waste, a licensee must comply with the provisions of any other law regulating the disposal of waste.
- (3) No person may burn waste either in a public or private place, for the purpose of disposing of that waste.
- (4) No person may incinerate waste either in a public or private place, except in an incinerator at a place where the relevant national or Gauteng provincial authorities permit such incineration, or at a place designated by the Municipality for that purpose.
- (5) Notwithstanding the provisions of subsection (1), a person may dispose of those forms of recyclable waste specified by the Municipality at a designated garden waste handling facility.
- (6) The disposal of waste at any waste disposal facility is subject to such conditions as the Municipality may impose, including the hours of opening and closing, the nature of the waste which may be disposed of, the position in any such waste disposal facility in which the waste may be placed and any other matter which the Municipality considers necessary to ensure the environmentally sound management of waste.
- (7) Every person who enters a waste disposal facility must –

- (a) enter a waste disposal facility at an access point determined by the person in charge of the waste disposal facility;
  - (b) at the request of the person in charge of a waste disposal facility, provide the Municipality or that person with any information regarding the composition of the waste disposed of or to be disposed of; and
  - (c) comply with any instruction by the person in charge of a waste disposal facility in regard to access to, the actual place where, and the manner in which, waste must be deposited.
- (8) No person may-
  - (a) bring any liquor or intoxicating or narcotic substance onto a waste disposal facility or enter such facility under the influence of liquor or such substance;
  - (b) enter a waste disposal facility for any purpose other than the disposal of waste in terms of these By-laws, unless authorised to do so by the person in charge of the waste disposal facility or the Municipality and then only at such times and subject to such conditions as the Municipality or such person may impose;
  - (c) dispose of waste at a waste disposal facility where the disposal of the waste concerned is not permitted; or
  - (d) light a fire on a waste disposal facility without the prior written consent of the person in charge of that facility.
  - (e) reclaim/buy any material disposed of unless he/she is registered as such
  - (f) enter the landfill site with vehicle while the waste is not covered

- (g) bring any health risk or hazardous waste to the landfill site
  - (h) obstruct traffic or disobey traffic laws
  - (i) sell or prepare any foodstuff in the landfill site
  - (j) bring pets and children to the work face and any passenger not involved in the offloading waste shall remain in the vehicle
  - (k) may smoke tobacco products while at the work face
- (9) Any person who contravenes subsection (7)(c) is liable for all costs reasonably incurred by the Municipality in removing or otherwise dealing with the waste concerned.
- (10) The person in charge of a waste disposal facility/landfill may at any time require a vehicle or a container on a vehicle brought into the waste disposal facility for the purposes of disposing of waste, to be weighed at a weighbridge.
- (11) The person in charge of a waste disposal facility/landfill or an authorised official may, at a waste disposal facility, inspect the content and nature of waste to be disposed of or processed and may take samples and test any waste found on any vehicle to ascertain its composition.
- (12) Any person contravening any preceding provision of this section, may be refused entry or instructed by the person in charge to leave a waste disposal facility and if such person fails or refuses to comply with such instruction, he or she may be removed from such facility by a member of the Local Municipality.

**23. PROCEDURE OF DISPOSING OF WASTE AT THE LANDFILL SITE**

- (1) Every person who enters the landfill site must -
  - (a) enter at an access point determined by the person in charge of the landfill site;
  - (b) have an account to bring in waste to the site and inform the person in charge of the landfill site in writing if there are any changes to the furnished information;
  - (c) give municipality all the particulars and information required in regard to the composition of waste;
  - (d) pay prescribed waste disposal fees as determined annually the by the Municipality;
  - (e) waste transporters shall be examined to ensure compliance with their permit conditions, if found not to comply with conditions of the permit shall be fined an amount of R10 000 payable with their subsequent municipal account;
  - (f) vehicles shall at any time be inspected on entering the municipal account;
  - (g) must adhere to the site operational procedures as approved by the Municipality; and
  - (h) comply with any instruction by the person in charge of a landfill site in regard to access to, the actual place where, and the manner in which, waste must be deposited.
- (2) A disposal certificate maybe requested at a prescribed fee.

- (3) All the site users enter the site at their own risk and the municipality shall not be held responsible for any losses or damages whilst on the premises of the landfill;
- (4) Any person requesting vehicle towing is required to fill indemnity form and the Municipality shall not be held responsible for any damages caused to user vehicle during towing;
- (5) Soon after emptying the vehicle at the designated area the vehicle must leave the landfill premises;

#### **24. Waste Quantity Disposal Limits and Applicable Tariffs**

- (1) Any resident of Mogale City Local Municipality bringing domestic waste to the landfill not exceeding 500kg in mass, once in seven days shall not pay but otherwise the applicable tariff shall have to be paid if residents bring waste more than once within a seven day period;
- (2) The above free 500kg is not applicable to business and waste removal contractors/ companies;
- (3) Mogale City Local Municipality residents not registered or paying for the refuse removal service shall not qualify for the above free 500kg as stipulated
- (4) Any resident of Mogale City Local Municipality bringing domestic waste to the landfill to the amount not exceeding 500kg in mass within the space of a week shall not pay but otherwise the applicable tariff shall have to be paid if residents bring waste of even less than 500kg within the space of a week;
- (5) The above free 500kg is not applicable to business and waste removal contractors/ companies;

- (6) Anybody from outside Mogale City Local Municipality shall always pay applicable tariffs when they bring their waste to Mogale City Local Municipality's landfill;
- (7) It is the responsibility of every site user to inform Mogale City Local Municipality in writing if there are any changes in their account information; and
- (8) Registered waste transporters paying the prescribed service point fee shall be exempted from paying the full amount of the disposal fee by 80%, this is applicable to those paying service points only;

## **25. DAMAGE TO MUNICIPAL PROPERTY**

- (1) Any site user who causes damage to municipal property
  - (a) Shall remain liable for any damage caused while on site and the person in charge of the landfill is responsible for evaluating the extent of the damage
  - (b) May be allowed to carry out the repairs otherwise the Municipality will repair the damage and recover the costs from the site user
- (2) The site users who are in arrears with the dumping charges may be refused entry to the site until their account is settled or payment arrangement made with the Municipality and shall further be fined an amount of R10 000 which shall be included in their account
- (3) The waste transporters who are not in possession of a valid waste transporters permit may be denied access to the landfill site.

**26. DISPOSAL OF DEAD ANIMALS AND BULKY FOOD WASTE**

- (1) Any person wishing to dispose of dead animals or food waste must notify the person in charge of the landfill site at least twenty fourhours (24hours) prior to the disposal and must provide information relating to the type of waste and the quantity of waste.
  - (a) The dead animals or food waste is accepted everyday between 09h00 and 15h00;
  - (b) The dead animals or food waste shall be disposed of in a dug trench and immediately covered with soil.

**27. RULES AND INDEMNITY FOR RECLAIMERS AND BUYERS**

- (1) Every reclaimer and buyer must adhere to the following site rules:
  - (a) All reclaimers, litter pickers and or buyers must first be registered by the municipality before they can start operating at the landfill site;
  - (b) Only those reclaimers, litter pickers and buyers registered with the municipality shall be allowed access to the landfill;
  - (c) The municipality shall not be responsible for any injury, diseases or any other inconveniences that reclaimers, litter pickers and or buyers may suffer while within the municipal premises;
  - (d) Reclaiming/Buying may take place only during landfill operating hours.
  - (e) All the recyclable material taken out of the landfill site must go through the weighbridge

- (f) All the reclaimers/buyers and their assistants must enter the site through the main entrance and the daily register must be kept.
- (g) Only persons registered as reclaimers/buyers by landfill management may be allowed to reclaim/buy and their activities must not disturb the operations.
- (h) All reclaimers/buyers must obey safety rules and any other instructions given to them by landfill management or security officers.
- (i) No fires may be made on site or 100 metres away from the boundary fence.
- (j) The reclaimers must wear protective clothing (safety shoes, masks, gloves & overalls) while on duty otherwise no reclaiming will be allowed.
- (k) Reclaimers must also wear the reflector vest and not work near or in between earth moving equipments or any vehicles.
- (l) Reclaimers must wait until waste has been offloaded before they reclaim.
- (m) Reclaiming of foodstuff is not allowed on site.
- (n) Reclaimers and litter pickers shall not in any way disrupt disposal of foodstuff and other operations related to disposal as may be decided by the landfill manager;
- (o) Landfill manager may at any time dismiss any reclaimer or litter picker for misbehaviour;
- (p) Reclaimers/buyers stand and surrounding must be kept clean at all times.

- (q) The safety of reclaimed material is the responsibility of the reclaimers/buyers and can be only be stored at areas designated for such purpose.
- (r) Stock-piling of large quantities of reclaimed material is prohibited.
- (s) Reclaimers are expected to assist in the litter picking when required.
- (t) The reclaimers must not leave their bags at the work face after working hours.
- (u) Reclaimers/buyers may use site ablution facilities during operating hours only.
- (v) The reclaimers/buyers are not allowed on site while under the influence of liquor or drugs. Selling of liquor, drugs and food is also prohibited.
- (w) No weapons are allowed on site. Example: guns, knives, etc
- (x) The commitment of the following acts on site will lead to immediate suspension/ dismissal or any punishment as may be determined by landfill management or reclaimers committee: stealing, using vulgar words, fighting, reclaiming near earth moving equipment and not obeying site rules, instructions and procedures.
- (y) No meeting will be allowed on site without permission of landfill management.
- (z) Reclaimers shall organise themselves and form a committee that will be chaired by the landfill manager;
- (aa) Landfill manager shall organise meetings and keep records of the meetings

## **28. OFFENCES AND PENALTIES**

- (1) Any person contravening any preceding provision of this section, may be refused entry or instructed by the person in charge to leave the landfill site and if such person fails or refuses to comply with such instruction, he or she may be removed from such facility.
- (2) Any person who contravenes any of the above subsection is liable for all costs reasonably incurred by the municipality in removing or otherwise dealing with the waste concerned and may be charged double amount for the waste due for disposal.

## CHAPTER 8

### LITTERING, DUMPING AND ANCILLARY MATTERS.

#### 29. ACCUMULATING WASTE

- (1) The accumulation of waste can only be allowed in the premises only for the purpose of recycling if prior approval is given to the owner and or occupier by the municipality. Every owner and occupier of premises must keep those premises clean and free from any waste which is likely to cause a nuisance, harm to human health or damage to the environment.
- (2) When any category of refuse accumulates on premises so as to constitute a nuisance or rendering it likely that a nuisance will be created thereby, the Municipality may make a special removal of such refuse and the owner or occupier of the premises shall be liable in respect of such special removal to pay the tariff charge thereof.

#### 30. DUTY TO PROVIDE FACILITIES FOR LITTER

- (1) In case of privately owned land, the owner must take reasonable steps to ensure that a sufficient number of approved receptacles are provided for the discarding of litter by the public, on any premises to which the public has access and keep it clean at all times.
- (2) The owner of privately owned land, must ensure that every receptacle provided in terms of subsection (1), is –
  - (a) maintained in good condition;
  - (b) suitably weighted or anchored so that it cannot be inadvertently overturned;

- (c) constructed in such a manner as to ensure that it is weatherproof and animal proof;
- (d) of a suitable size so that the receptacles on the premises are capable of containing all litter likely to be generated on the premises;
- (e) placed in a location convenient for the use by users and occupants of the premises to discourage littering or the accumulation of waste; and
- (f) emptied and cleansed periodically to ensure that no receptacle or its contents become a nuisance.

### **31. PROHIBITION OF LITTERING**

- (1) No person shall-
  - (a) Throw, let fall, deposit or spill any refuse into or onto any public space, vacant stand, vacant erf, stream or water course;
  - (b) Sweep any refuse into a gutter on a public place;
  - (c) Allow any person under his control to do any of the acts referred to in subsections (a) and (b).
- (2) For the purpose of this section a person shall be deemed to have allowed the acts referred to in subsection (1) of the persons under his control, unless the contrary is proven.
- (3) The municipality shall include an amount of R10 000 in the municipal account of the person vacant stand, site dilapidated building or any premises is found to have accumulated waste and has not removed the waste after a notice of seven days from the municipality;

- (4) No person shall who has generated medical health risk waste or agricultural waste including waste oil-
- (a) Throw, let fall, deposit or spill any onto any public space, vacant stand, vacant erf, stream or water course;
  - (b) Sweep any refuse into a gutter on a public place;
  - (c) Throw on pavement or in front of business premises;
  - (d) Allow any person including the owner or occupier who allows under his control to do any of the acts referred to in subsections (a), (b) and (c).
  - (e) The municipality shall include an amount of R10 000 in the municipal account of the person vacant stand, site dilapidated building or any premises is found have accumulated waste, throw, let fall, deposit, spill and has not removed after a notice of seven days from the municipality;
  - (f) Should the municipality decide to remove such waste, medical healthcare waste or agricultural waste and cause any kind of damage during the action of removal of such, the municipality shall include the amount to repair the damage in the municipal account of the author of nuisance;
  - (g) All business premises, medical facilities, clinics, chemists, pharmacies, animal clinics and agricultural facilities found to be causing nuisances or pollution shall be liable to pay R10 000 after being given a notice if measures taken do not satisfy the municipal official;
  - (h) In such situation the municipality shall include an amount of R10 000 in the monthly municipal account of the facility or premises until the pollution or nuisance is abated;

**32. PROHIBITION OF DUMPING AND ABANDONING ARTICLES**

- (1) No person may deposit or permit the depositing of any waste, whether for gain or otherwise, upon any land or in any building of which he is the owner or occupier except if such deposit is made in accordance with the provisions of these By-laws.
- (2) Subject to any provision to the contrary contained in these By-laws, no person may leave any article or allow any article under his or her control to be left at a place with the intention of abandoning it.
- (3) Subject to any provisions to the contrary of what is contained in these by-laws, no person shall abandon anything or allow anything under his control to be abandoned at a place to which such thing has been brought with the intention of abandoning it there.
- (4) No person by his act or omission, default or sufferance may cause or permit a nuisance to exist on any premises, and every owner and every occupier of any premises shall at all times maintain such premises clean and free from any nuisance
- (5) Whenever a nuisance exists, or has existed and is likely to recur on any premises, the municipality may serve a notice either upon the author of the nuisance, or upon the owner or occupier of the premises on which the nuisance exists, or has existed and is likely to recur, requiring him to remove or abate the nuisance and to do such work (with or without specifying the nature thereof) within reasonable time to be specified in the notice, -

- (6) Where a person upon whom such a notice has been served fails to comply with the terms thereof;
- (a) an authorized person of the municipality thereto may enter and inspect, or make inquiries on, any premises with a view to ascertaining the existence or cause of any nuisance thereon or in connection therewith;
  - (b) the municipality may do such work as may be necessary for ascertaining the existence of such nuisance and for remedying the same, and may recover from the owner or occupier of the premises or from the author of the nuisance the amount of such expenses incurred by it in respect thereof, and such owner or occupier or author shall, on demand, refund such amount to the municipality.
  - (c) The municipality must also include in the author of nuisance the amount of R10 000 in their municipal account to abate the nuisance.
- (7) Anyone who has caused or allowed to have caused illegal dumping and if that person can be identified through vehicle registration number or any other means as an account holder of MCLM, he or she shall be charged R10 000 on their municipal account and must at their own cost clear the pollution to the satisfaction of the municipality;
- (8) Should the said account holder continue or allow illegal dumping to continue, every time that the illegal dumping is confirmed to be linked to that account holder, such account holder shall pay an amount of R10 000-00, which shall form part of monthly municipal account payable, and must at their own cost clear the pollution to the satisfaction of the municipality;

- (9) Any owner or user of a vehicle found dumping waste shall be identified using the registration number plates or any other legal means and its owner shall be made to pay R10 000-00 for the pollution caused by including the amount of R10 000-00 in the owners' municipal account;
- (10) Any owner or user of a vehicle found dumping waste shall be identified using the registration number plates or any other means and its owner shall be made to pay R10 000-00 for the pollution caused by including the amount of R10 000-00 which shall be payable through municipal account;

### **33. UNDEVELOPED VACANT STAND**

- (1) The owner of the undeveloped vacant stand shall be responsible for the clearing of the illegal dumping on his or her property and failure to do so the municipality shall clear the illegal dumping and include the minimum charge of R10 000 on the municipal account of such owner of the undeveloped and or vacant stand.
- (2) Every month that the vacant stand has illegal dumping the owner shall have to pay R10 000 until the illegal dumping is abated.

### **34. TEMPORARY STORAGE OF BUILDING RUBBLE**

- (1) Any person storing building waste/rubble for any other purpose on any premises for more than 30 days shall apply to the municipality for permission to store such waste

- (2) Any person demolishing, constructing and / or extending any premises shall notify the municipality 30 days prior to such demolition, construction and / or extension.
- (3) Before an extension or construction the owner/contractor must pay a kerbside fee
- (4) No kerbside fee will be released by the municipality without the owner producing a disposal certificate, which indicates safe disposal of such rubble.
- (5) Anyone demolishing, extending or constructing new building shall report to the municipality, failure to do, the municipal official shall include R10 000 in the municipal account of the owner every month that the developer fails to comply with the conditions set by the authorised official

### **35. ABANDONED ARTICLES**

- (1) Anything, other than a vehicle deemed to have been abandoned which is, in light of such factors as the place where has been found, the period it has been lying at such place and the nature and conditions of such thing, reasonably regarded by the Municipality having been abandoned, may be removed and disposed of by the Municipality as it may deem fit.
- (2) If the municipality collects an article deemed abandoned and somebody claims ownership, they must lodge a claim in writing addressed to the Directorate in control of waste management in the form of a sworn statement. In the statement, the nature of such a thing must be accurately described and the

Municipality indemnified against all claims by other persons in respect of such a thin.

- (3) Anyone found burning waste shall be liable to pay R10 000 in their municipal account or to the municipality;

### **36. LIABILITY OF RESPONSIBLE PEOPLE**

- (1) Where anything has been removed and disposed of by the Municipality in terms of section 35(1), the person responsible shall be liable to pay to the Municipality the tariff charge in respect of such removal and disposal which shall be a minimum of R10 000.
- (2) For the purpose of subsection (1) the person responsible shall be-
- (a) The owner of the article, and shall include any person who is entitled to be in possession of the article by virtue of a hire purchase agreement or an agreement or an agreement of lease at the time when it was abandoned or put in the place from which it was so removed unless he can prove that he was not concerned and did not know of its being abandoned or put in such place; or
  - (b) Any person by whom it was put in the aforementioned place; or
  - (c) Any person who knowingly permitted the placing of the article in the aforementioned place.

## **CHAPTER 9**

### **AUTHORISED OFFICIALS**

#### **37. IDENTIFICATION DOCUMENTS**

- (1) An authorised official must, upon appointment, be issued with an identification document by the Municipality which must state the name and powers and function of that official, and include a photograph of the official.
- (2) An authorised official, exercising his powers or performing his functions and duties for the purposes of these By-laws, must present an identification document issued in terms of subsection (1) on demand by a member of the local community.

#### **38. POWERS OF AUTHORISED OFFICIALS**

- (1) In addition to the powers, functions and duties an authorised official or designated officer who for the purposes of these by laws is a Waste Management Officer and or a Waste Management Practitioners who is an officer designated in terms of Waste Management Act 2008 section 10 responsible for co-ordinating matters pertaining to waste management has by virtue of his appointment as such, an authorised official, may with the consent of the owner or person in charge of a vehicle or other mode of conveyance, inspect that vehicle or other mode of conveyance found in any place other than on premises not belonging to the Municipality.

## **CHAPTER 10**

### **WASTE INFORMATION SYSTEMS**

#### **39. ESTABLISHMENT OF AN INFORMATION SYSTEM**

- (1) The municipality must establish and maintain a waste management information system which records how waste is managed within the municipal area.
- (2) The information system may include any information relating to or connected with the management of waste within the municipal area.

#### **40. PURPOSE OF THE INFORMATION SYSTEM**

- (1) The purpose of the waste information system is for the Municipality to-
  - (a) Record data relating to the implementation of the integrated waste management plan and the management of waste in the municipal area;
  - (b) Record information held by the Municipality in relation to any of the matters;
  - (c) Furnish information upon request by law to the Gauteng Provincial or National Government;
  - (d) Gather information and undertake strategic planning regarding potential and actual waste generators, service providers, and the local community in order to-
    - (i) Facilitate monitoring of the performance of the Municipality, service providers and where applicable, waste generators;
    - (ii) Stimulate research;

- (iii) Assist the municipality in endeavouring integrated waste management planning.

#### 41. PROVISION OF INFORMATION

- (1) The Municipality may, subject to the provisions of any other law including the common law, require a waste generator, service provider or person involved in or associated with the provision of the municipal service or any commercial service within the municipal area to furnish the information to the Municipality which may reasonably be required for the information system, which may concern-
  - (a) significant sources of waste generation and the identification of the generators of waste;
  - (b) quantities and classes of waste generated;
  - (c) management of waste by waste generators;
  - (d) waste handling, waste treatment and waste disposal facilities;
  - (e) population and development profiles;
  - (f) reports on progress in achieving waste management targets;
  - (g) the management of radioactive waste;
  - (h) markets for waste by class of waste or category;
  - (i) any other information required by legislation, regulations or guidelines
- (2) The Municipality may determine when and how often the information must be furnished. The abovementioned service provider and or generator must provide information of their waste to the Municipality quarterly as part of the condition in the registration of waste handlers and transporters policy

## CHAPTER 11

### PERMITTING

#### 42. MATTERS RELATED TO PERMITTING

- (1) No person shall, collect, transport, handle or recycle any of the following waste streams without having obtained from the Municipality a licence for each waste stream, and being in possession of a permit, authorising such collection and transportation:
  - (a) general waste;
  - (b) bulk waste;
  - (c) industrial waste;
  - (d) special refuse
  - (e) hazardous waste;
  - (f) recyclable waste;
  - (g) health care risk waste; and
  - (h) building rubble;
- (2) A licence issued under this Chapter -
  - (a) is incapable of cession or assignment without the prior written consent of the Municipality;
  - (b) is valid only for the category of waste specified therein; and
  - (c) expires one year after the date of issue.
- (3) The Authorised official must provide the applicant with requirements for registration and permit to collect, recycle or transport waste within the Mogale City Local Municipality.

- (a) The permit to transport OR recycling waste must only be issued if the applicant fully meets all the requirements as prescribed by the municipality;

#### **43. MUNICIPAL WASTE NOTICES**

- (1) The municipality will notify the waste transporters or recyclers through municipal waste notices and in writing to the affected persons or company of the need for them to apply for a permit;
- (2) The period of registration will be within 60 days from the day of the notice;
- (3) After the submission of the application, the municipality will respond within 30 days of receipt of the application informing the applicants whether their applications are successful or if there is more information required;

#### **44. PERMITTING**

- (1) An application for a permit to carry out collection, sorting, separation, temporary storage, transportation and recycling of waste must;
  - (a) ensure that they register with the municipality;
  - (b) contractors transporting waste within Mogale City Local Municipality boundaries on ad hoc basis shall, in writing apply for a temporary waste licence for transporting waste;
  - (c) The application form is to be prescribed by the municipality and accompanied by the documentation specified in the notice and must be accompanied by the prescribed application fee.

**45. CONSIDERATION OF THE APPLICATIONS**

- (1) The following is applicable;
  - (a) Upon receipt of application and all supporting documents the municipality must within 30 days inform the applicant of any other additional information required or must issue the applicant with a licence; and
  - (b) Should the application not be successful for whatever reason the municipality must inform the applicant in writing

**46. PERMIT TERMS AND CONDITIONS**

- (1) When issuing a permit under these by-laws, the municipality may impose any reasonably necessary conditions in furthering national, Gauteng provincial or municipal waste management policy.
- (2) Any permit issued under these by-laws must:
  - (a) Be valid for a period of 12 months from the date of issue and the temporary licence will be valid for the duration of the contract.
  - (b) Specify the licence period and the procedure for renewal of the licence;
  - (c) Specify every category of waste which the permit holder may collect and transport; and
  - (d) specify the category or categories of waste the permit holder may provide its services to;
- (3) permit holders must submit information that includes quantity of waste collection, sorting, separation, temporary storage, transportation or recycled on a monthly basis containing:

- (a) the quantity of waste collected or recycled on a monthly basis; and
  - (b) that the permit holder must comply with, and ensure compliance by his or her employees, agents and sub-contractors, with these By-laws and applicable national and Gauteng provincial legislation;
- (4) permit conditions are as follows;
- (a) the permit holder is required to keep monthly written records on a form prescribed by the municipality of the quantities of each category of waste collected and transported during the licence period.
  - (b) the permit holder is required to produce proof that the waste is collected and transported to a licensed waste disposal facility
  - (c) the permit holder is required to pay monthly fees or tariffs for the number of services charged per unit as determined by the municipality;
  - (d) the permit holder is required to comply with occupational health requirements which shall include ensuring that the general health of the waste collection workers is taken into consideration i.e they receive annual medical check-ups to ensure their health and well-being and that the employees are provided with appropriate personal protective equipment e.g. gloves, masks, overalls and raincoats, gumboots and are also given ongoing training on health and safety issues;
  - (e) the permit holder is required to take reasonable steps to prevent his/her employees from committing any act or omissions in the course of their employment that may cause harm to humans or damage to the environment;

for consideration is extended and must inform the applicant of the date by which a decision will be made.

- (4) A permit in respect of which application for renewal has been made remains valid until a final decision has been made in respect of that application

#### **48. SUSPENSION AND REVOCATION OF PERMITS**

- (1) A permit issued under these by-laws may be suspended or revoked by the municipality on the grounds that the permit holder—
- (a) has failed to comply with any provision of these by-laws;
  - (b) has failed to comply with any provision of any National or Gauteng provincial legislation which regulates the collection, transportation or disposal of waste;
  - (c) has failed to comply with any licence conditions;
  - (d) has failed to pay the applicable fee;
  - (e) has failed to comply with other municipal by-laws; and
  - (f) On any other ground which the authorised official considers relevant, which is fair and reasonable in the circumstances.
- (2) A permit may only be suspended or revoked after -
- (a) the permit holder has been given written notice that the authorised official is considering the suspension or revocation of the licence; and
  - (b) the permit holder has been given a period of 30 days after service of the notice to make representations to the authorised official as to why the permit should not be suspended or revoked.

- (3) Any business or person found to operate the business of collection, recycling and transportation of waste without a licence issued under these by-laws shall pay a fixed penalty and thereafter an applicable service fee on a monthly basis until the licence is approved.
- (4) Where health and environment are at risk as results of the activities of the recycler, transporter and collector the authorised official shall immediately stop such operation.
- (5) Condition for Permit Cancellation at Complexes and Similar Premises
- (6) Where the permit is cancelled the municipality must inform the management of complexes or premises that the municipality shall not render refuse collection to said premises unless a licensed service provider with valid license takes over the refuse collection.
- (7) Arrangements for the municipality or permitted service provider to take over must be made with 30 days to ensure that the residents will not be stranded.
- (8) In case of a bulk container system the authorised official shall, as soon as possible, require the management of complexes or premises to indicate whether they have a new licensed service provider or shall be expected to apply for a municipal bulk container system.
- (9) Any new arrangements for refuse collection must first be approved by the authorised official.
- (10) If the authorised official refuses to approve the preferred service by the management of complexes or premises, then refuse collection must be carried out by the municipality until there is an agreement between the two parties,

during which such period the management of the complexes or premises shall be responsible to pay in full the applicable refuse collection fees charged by the municipality for refuse collection from such complexes or premises.

- (11) The management of complexes or premises must comply with all the requirements of the municipality regarding the refuse collection including but not limited to new applicable payment rates for refuse collection by the municipality, until the authorised official approves and alternative service as preferred by the management of complexes or premises

#### **49. DISPLAY OF PERMIT**

- (1) Upon issuing a license under Chapter 10 herein, the Municipality must issue to the permit holder a numbered sticker for each vehicle to be used for the purpose concerned confirming that the license holder is authorized to collect and transport the category of waste specified on the sticker.
- (2) the stickers must vary in color for each category of waste.
- (3) the permit holder must affix such sticker to each vehicle to be utilized to provide the service and display the sticker at all times.
- (4) Waste for processing or disposal at a waste disposal facility will only be received at such facility from a contractor who is licensed and on whose vehicle a sticker required in terms of subsection (3), is displayed.

#### **50. APPLICABLE FEES**

- (1) The following fees shall be applicable:
  - (a) Administration fees;
  - (b) Annual permit renewal fees;

- (c) Service charges per service point for each month that refuse is collected or transported;
- (d) Recycling facilities, temporary waste permit;
- (e) Late annual renewal penalties;
- (f) Permit reinstatement fees; and
- (g) Collection, recycling and transportation of waste without permit penalties

#### **51. SERVICE CHARGES AND FEES**

- (1) The applicant must pay a service charge for refuse collection for each household or business within the premises serviced by the applicant on monthly basis to the municipality.
- (2) For bulk and skip containers the authorised official must determine the number of service charge or points for the purpose of monthly payable charge which shall be based on the information supplied by the applicant or revealed by an inspection in loco of the premises by the authorised official.
- (3) Such service charge per service point shall be payable monthly and shall be subjected to monthly annual tariffs increase.
- (4) The owner of the premises must ensure that the waste transporter is permitted to transport and dispose of the waste and that the permit is valid and meets all the requirements of the municipality
- (5) The owner of the premises shall remain responsible to pay the monthly service charge per household or business within their premises

#### **52. WASTE COLLECTION FROM CERTAIN CATEGORIES OF PREMISES**

- (1) Any person, company or service provider collecting or transporting waste from the following premises must apply for a waste permit (be it for private or commercial gains);
- (a) Domestic dwelling (for private purposes);
  - (b) Commercial premises;
  - (c) Industrial or manufacturing establishment;
  - (d) Hotels, lodges bed and breakfast and any other accommodation establishments;
  - (e) Restaurants;
  - (f) Multi-dwelling complexes;
  - (g) Fruits and vegetable markets and stores; and
  - (h) Office complexes or blocks.

### **53. PROHIBITED CONDUCT**

- (1) No permit holder, person, company, service provider or business requested by the authorised official to submit application for waste license may refuse such a request or may;
- (a) Intentionally or negligently operate in contravention of any condition of the licence concerned;
  - (b) Intentionally or negligently fail or refuse to give information, when required to do so in terms of these By-laws, or give false or misleading information;

- (c) Intentionally or negligently fail to take all reasonable steps to prevent a contravention of these By-laws, by any act or omission of its employee acting in the course and scope of their duties, or
- (d) Collect or transport any waste except in a properly constructed, watertight vehicle or in a suitable container that prevents spillage of waste, the suitability of the vehicle to be dependent on the waste stream contemplated in section 24(1), to be collected or transported, as specified in the National Road Traffic Act, 1996.

#### **54. EXEMPTIONS**

- (1) The municipality may, having regarded to the main objects of these By-laws exempt any type of commercial service from any provision of these by-laws to the extent and subject to the terms specified in such notice.

## CHAPTER 12

### GENERAL PROVISIONS

#### 55. OWNERSHIP

- (1) The person holding a permit to operate a waste disposal facility becomes the owner of all waste upon disposal thereof at that facility.
- (2) A person who generates domestic waste is the owner thereof until it is collected by the Municipality which then becomes the owner thereof.
- (3) A person who abandons any article is liable for any damage or harm to the environment which that article may cause as well as for the cost of removing that article, and rehabilitating the environment, notwithstanding the fact that such person may no longer be the owner thereof.
- (4) A person abandoning any article remains the owner of such article until is safely disposed of.

#### 56. ACCESS TO PREMISES

- (1) Where the Municipality provides a refuse collection service, the occupier of premises shall grant the Municipality access to the premises for the purpose of collection and removing refuse and shall ensure that nothing obstructs, frustrates or hinders the Municipality in the carrying out of its services.
- (2) where in the opinion of the Municipality the collection or removal of refuse from any premises is likely to result in damage to premises or the Municipality's property, or injury to the refuse collectors or any other person, it may, as a condition or rendering a refuse collection service in respect of the premises,

require the owner or occupier to indemnify it in writing in respect of any such damage or injury or any claims arising out of either.

#### **57. SERVING OF DOCUMENTS**

(1) A notice, instruction, order or other document which has to be served for the purposes of these By-laws, is regarded to have been properly served or delivered if -

- (a) it has been served on or delivered to the person concerned personally;
- (b) it has been sent by registered post or speed post to the person concerned at his or her last known email address;
- (c) it has been served on a person apparently not less than 16 years of age and apparently in charge of the premises at the addressee's last known address.

#### **58. CHARGES**

- (1) Save where otherwise provided for in these by-laws, the person to whom any service mentioned in these by-laws has been rendered by the Municipality shall be liable to the Municipality for the tariff charge in respect thereof.
- (2) Services rendered by the Municipality in respect of which a tariff charge is prescribed, shall only be discontinued by the Municipality after receipt of a written notification from the owner or occupier of the premises to which the services are rendered, that the generation of domestic or business refuse on the premises has ceased, or when it has become obvious to the Municipality that the generation of such refuse on the premises has ceased.

- (3) Tariff charges shall be payable until receipt by the Municipality of the notice mentioned in subsection (2), or when it has become obvious to the Municipality that the generation of such refuse on the premises has ceased.
- (4) Charges in terms of the tariff shall become due and payable in advance.
- (5) Any person who fails to pay the tariff charge in respect of service rendered by the Municipality shall be guilty of an offence.
- (6) All the tariff charges mentioned in the schedule in terms of these By-laws shall be applicable up until such time the General Tariff By-laws have been promulgated by the Municipality.

## CHAPTER 13

### OFFENCES AND PENALTIES

#### 59. MUNICIPAL WASTE NOTICES

- (1) An Authorised official (is empowered by these bylaws and shall) may issue notices to any person contravening the provisions of these By-Laws –
  - (a) setting out the provisions or conditions contravened;
  - (b) directing such person to comply with such provisions or conditions; and
  - (c) setting out the measures which must be taken to rectify the contravention, and the period in which he or she must do so;
  - (d) shall take any appropriate action against anyone or institution
- (2) If a person fails to comply with directions given in a notice issued by the municipal official may -
  - (a) take whatever steps it considers necessary to clean up or remove waste, to rehabilitate the premises, place or the affected environment at which the waste has been illegally dumped or stored and to ensure that the waste, and any contaminated material which cannot be removed, cleaned or rehabilitated, is disposed of lawfully;
  - (b) recover the costs of cleaning, removing, rehabilitating or disposing waste, premises or environment, or contaminated material, respectively, from the persons obliged to take such steps in terms of these By-Laws, who shall be jointly and severally liable therefore.
- (3) Mogale City Local Municipality may, in the case of hazardous or priority waste, require the persons generating such waste to close down until such time as

steps are taken to dispose of the waste in terms of subsection (2) if there is a real threat of damage or injury to any person or property.

- (4) The following persons may be served with such notice:
- (a) any person who committed, or who directly or indirectly permitted, the contravention;
  - (b) the generator of the waste;
  - (c) the owner of the land or premises where the contravention took place;
  - (d) the person in control of, or any person who has or had, at that stage of the contravention, a right to use the land or premises where contravention took place.

#### **60. LANDFILL SITE: OFFENCES AND PENALTIES**

- (1) Any person contravening any preceding provision of this section, may be refused entry or instructed by the person in charge to leave the landfill site and if such person fails or refuses to comply with such instruction, he or she may be removed from such facility.
- (2) Any person who contravenes these by-laws is liable for all costs reasonably incurred by the municipality in removing or otherwise dealing with the waste concerned, they may also be charged double amount for waste due for disposal thereof

#### **61. FAILURE TO SUBMIT Business Waste Management Plan (BWMP) / NON COMPLIANCE**

- (1) Failure to submit BWMP or failure to submit additional required information, or failure to implement after being properly informed will result in contravention of this policy and penalty shall be R10 000-00 which shall be payable to Mogale City Local Municipality within a period of 30 days after being informed that the business premises has failed to submit the BWMP or additional required information
- (2) Failure to submit the BWMP Mogale City Local Municipality must include the penalty fee of R10 000-00 in the rates and taxes account of such business premises
- (3) Failure to pay the penalty fee, Mogale City Local Municipality must apply the credit control measures to recoup the penalty fee from the relevant business premises

#### **62. OFFENCE AND PENALTIES**

- (1) Any person who contravenes or fails to comply with any other provision of these by-law shall be guilty of an offence and shall be liable on conviction to a fine not exceeding R10 000 or to imprisonment for a period not exceeding six months or to both such fine and imprisonment.
- (2) Anyone or business or premises causing nuisance or and pollution shall be liable to pay an amount of R10 000 in their municipal account every month the nuisance or and pollution is not abated;

**63. SCHEDULE OF FINES**

OFFENCE	PENALTY
Failure to keep premises/private stands clean and free of any nuisance or waste material	A punitive charge which amounts to 100% of cleaning costs including administrative costs associated with the notice/s, inspections and billing
The dumping and or disposal of any general waste material in public places or any premises	Up to R10 000 or imprisonment for a period not exceeding 6 months or to both such fine and imprisonment
The dumping and or disposal of any building rubble in public places or any premises	R5 000 or imprisonment for a period not exceeding 6 months or to both such fine and imprisonment.
The dumping and or disposal of any hazardous or health care risk waste in public places or any premises	R10 000 or imprisonment for a period not exceeding 6 months or to both such fine and imprisonment
Fouling or littering in public places or any premises in terms of Section 15 of these By-laws	R1 000 or imprisonment for a period not exceeding 3 months or to both such fine and imprisonment

Charge for the removal/or disposal or abandoned things	R5 000 or imprisonment for a period not exceeding 3 months or to both such fine and imprisonment
Generation of special refuse without notifying/requesting permission from the municipality	R10 000 or imprisonment for a period not exceeding 6 months or to both such fine and imprisonment
Any person who hinders or obstructs an official in the execution of his/her duties or in any way prevents proper execution of these By-laws	To be determined by the Court R2 000

**LOCAL AUTHORITY NOTICE 202 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 6353T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **6353T**, being the rezoning of Erf 553, Menlo Park, from "Residential 1", to "Residential 4", Dwelling Units, Block of Flats, with a density of 115 dwelling-units per hectare. A maximum of 24 dwelling units shall be constructed on the property, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6353T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6353T (Item 35067))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 212/2023)

**LOCAL AUTHORITY NOTICE 203 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 6483T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **6483T**, being the rezoning of Erf 567, Lynnwood, from "Residential 1", to –

Parts vwxuv and uxyzDEu of Erf 567, Lynnwood, to "Residential 1", Table B, Column (3) with a minimum erf size of 500m<sup>2</sup>, Clause 14(10) excluded, subject to certain further conditions; and

Part ABCzyxwvFA of Erf 567, Lynnwood, to "Residential 1" Table B, Column (3) with a minimum erf size of 1 250m<sup>2</sup>, Clause 14(10) excluded, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6483T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6483T (Item 35577))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 213/2023)

**LOCAL AUTHORITY NOTICE 204 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 6046T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **6046T**, being the rezoning of Erf 350, Waterkloof Ridge, from "Residential 1", to "Residential 1" Table B, Column (3) with a minimum erf size of 1 164m<sup>2</sup>, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6046T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6046T (Item 35067))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 214/2023)

**LOCAL AUTHORITY NOTICE 205 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5581T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5581T**, being the rezoning of Erf 379, Soshanguve UU, from "Business 2", to "Special", Student Accommodation. The number of dwelling-units for staff shall not exceed 2, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5581T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5581T (Item 31668))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 216/2023)

## LOCAL AUTHORITY NOTICE 206 OF 2023



**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE IN TERMS OF SECTION 16 (1) OF THE  
CITY OF TSHWANE LAND USE MANAGEMENT ACT, 2016**

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant of Erf 1537 Pretoria North, hereby gives notice in terms of Section 16(1)(f) of the Tshwane Metropolitan Municipality's Land Use Management By-law (2016), that I have applied to the City of Tshwane Metropolitan Municipality for the rezoning of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of the property as described above. The property is located at 99 Burger Street, Pretoria North.

The rezoning is from "*Residential 1 with a density of one dwelling per erf*" to "*Residential 1 with a density of one dwelling per 600 m<sup>2</sup>*". The intention of the landowner is to increase the density to effect the subdivision of the property with a minimum erf size of 600 m<sup>2</sup>.

Full details of the Application and plans (if any) can be studied during normal office hours at the municipal offices for a period of 28 days from 22 February 2023. The address of the Akasia Municipal Office is: The Strategic Executive Director: Economic Development and Spatial Planning Akasia Municipal Offices, 485 Heinrich Street (entrance in Dale Street), 1st floor, Room F8, Karenpark. Because of Covid19, an electronic copy of the Application can also be requested from the Municipality at [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or alternatively from the Applicant at [dehaas@telkomsa.net](mailto:dehaas@telkomsa.net) / 083 226 1316.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details which without the Municipality cannot communicate with the person or entity submitting the objection(s) and / or comment(s), have to be delivered or submitted in writing to: the Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 22 February 2023 to 23 March 2023.

**Address of Municipal Offices:** Akasia Municipal Offices, 485 Heinrich Street (entrance in Dale Street), 1st floor, Room F8, Karenpark.

**Closing date for any objections and / or comments:** 23 March 2023

**Address of authorized agent:** Platinum Town and Regional Planners CC, 61 Woodlands Avenue, Pecanwood, Broederstroom 0240.

**Telephone nrs:** 083 226 1316 or 072 184 9621

**Dates on which notice will be published:** 22 February 2023 and 1 March 2023.

**Reference No:** CPD 9/2/4/2 - 5901T

**Item No:** 33062

22-1

## PLAASLIKE OWERHEID KENNISGEWING 206 VAN 2023

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING IN TERME VAN ARTIKEL 16(1) VAN DIE  
STAD TSHWANE GRONDGEBRUIKSBESTUURSWET, 2016**

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van Erf 1537 Pretoria North, gee hiermee kennis in terme van Artikel 16(1)(f) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir wysiging van die Tshwane Dorpsbeplanning Skema.2008 (Gewysig 2014), deur die hersonering in terme van Artikel 16(1) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te 99 Burger Straat, Pretoria North

Die hersonering is vanaf "*Residensieël 1 met 'n digtheid van een woonhuis per erf*" na "*Residensieel 1 met 'n digtheid van een woonhuis per 600 m2*".

Die bedoeling van die grondeienaar is om digtheid te verhoog om die onderverdeling van die eiendom met 'n minimum grootte van 600 m2. te bewerkstellig.

Volle besonderhede van die aansoek en planne (indien enige) lê vir inspeksie gedurende gewone kantoorure by die Munisipale Kantore vir 'n tydperk 28 dae vanaf die 22 Februarie 2023. Die adres van die Akasia Munisipale Kantore is: Die Strategies Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, 485 Heinrich Straat (ingang in Dale Straat), 1ste vloer, Kamer F8, Karenpark. As gevolg van Covid-19, kan 'n elektroniese kopie van die aansoek aangevra word vanaf die Munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik van die Applikant by [dehaas@telkomsa.net](mailto:dehaas@telkomsa.net) / 083 226 1316.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan: Die Afdelingshoof: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan [CityP\\_Registration@TSHWANE.GOV.ZA](mailto:CityP_Registration@TSHWANE.GOV.ZA) vanaf 22 Februarie 2023 tot 23 Maart 2023.

**Adres van Munisipale Kantore:** Akasia Munisipale Kantore, 485 Heinrich Straat (ingang in Dale Straat), 1ste vloer, Kamer F8, Karenpark.

**Sluitingsdatum vir enige besware en / of kommentare:** 23 Maart 2023.

**Adres van gemagtigde agent:** Platinum Town and Regional Planners CC, 61 Woodlands Avenue, Pecanwood, Hartbeespoort; Posbus 583, Broederstroom 0240;

**Tel Nrs.** 083 226 1316 of 072 184 9621

**Datums waarop kennisgewing gepubliseer word:** 22 Februarie & 1 Maart 2023

**Verwysing Nr:** CPD 9/2/4/2- 5901 T

**Item Nr:** 33062

22-1

**LOCAL AUTHORITY NOTICE 207 OF 2023****APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS IN DEED OF TRANSFER  
T 27097/1991 OF ERF 364 PARKVIEW IN TERMS OF SECTIONS 41 OF THE CITY OF  
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I Sagren Govender of Valplan, being the authorised agent of the owner of the **Erf 364 Parkview** hereby give notice in terms of section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the City of Johannesburg for the removal of conditions (1-3) and (5-7) in deed of transfer T 27097/1991. The property described above, situated at 56 Roscommon Road in Parkview.

Particulars of the application will lie for inspection during normal office hours at the offices of the Director, Development Planning and Urban Management, 8<sup>th</sup> Floor, Metropolitan Centre, 158 Loveday Street, Braamfontein, 2017, information counter, for a period of 28 days from 22 February 2023.

Any objections, comments or representations with regard to the applications must be lodged in writing to **BOTH** the applicant/authorised agent and to the City of Johannesburg, Executive Director: Department of Development Planning, Registration Section by hand at the above address (during office hours), or by registered post to PO Box 30733, Braamfontein, 2017, or by facsimile to (011) 339 4000 or by email to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) within a period of 28 days from 22 February 2023.

*Closing date for objections:* 22 March 2023.

*Contact details of applicant (Agent):* Valplan Town Planning and Valuation Services cc, Postnet Suite 208, Private Bag X9924, Sandton, 2146. Tel: 011) 2344679, Fax: 086 616 1010, Cell: 0824153894, E-mail: [sagren@valplan.co.za](mailto:sagren@valplan.co.za)

**REGNO: 20/13/0081/2023**

**Date: 22 February 2023**

**LOCAL AUTHORITY NOTICE 208 OF 2023**  
**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
**EKURHULENI TOWN PLANNING SCHEME, 2014**  
**EKURHULENI AMENDMENT SCHEME NO. G0514C**

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of Portion 605 (a portion of portion 132) of the Farm Elandsfontein 108 IR (formerly Holding 14 Norton Small Farms Agricultural Holdings) from "Agricultural" to "Industrial 2".

A copy of this amendment scheme will lie for inspection at all reasonable times at the office of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: City Planning Department, Germiston Service Delivery Centre.

This amendment scheme known as the City of Ekurhuleni Land Use Amendment Scheme **G0514C** and this Scheme shall come into operation from date of publication of this notice.

**Dr I Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, Golden Height Building (5<sup>th</sup> Floor), corner Victoria and Odendal Streets, Germiston, Private Bag X1069, Germiston, 1400**

Date: 22 February 2023

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

**LOCAL AUTHORITY NOTICE 209 OF 2023**

REFERENCE NUMBER 20/1314240/2022.

NOTICE OF INTENT TO REMOVE RESTRICTIVE CONDITIONS ON ERF 929 (44 Janet street) FLORIDA TOWNSHIP.

CONDITIONS TO BE REMOVED; "THAT THE SAID STAND SHALL BE USED ONLY AS DWELLING SITES, OR GARDEN LOTS AND THE BUILDING TO BE ERECTED THEREIN SHALL BE OF A SUBSTANTIAL CHARACTER, AND CONSTRUCTED OF BRICK OR STONE OR OTHER MATERIALS TO BE APPROVED BY THE TOWNSHIP OWNER. THE STAND MAY NOT BE SUB-SUBDIVIDED WITHOUT THE WRITTEN CONSENT OF THE TOWNSHIP OWNER."

22-1

**LOCAL AUTHORITY NOTICE 210 OF 2023****LOCAL AUTHORITY NOTICE 01 OF 2023  
MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 67(4) of the Mogale City Spatial Planning and Land Use Management By-Law, 2018, that Mogale City Local Municipality approved the removal of restrictive title conditions (a) to (m) from Deed of Transfer No T54675/2021 in respect of Erf 78 Kenmare Township.

Copies of the application as approved are filed with the office of the Municipal Manager of the Mogale City Local Municipality and are open for inspection at all reasonable times.

MR M MSEZAMA  
**MUNICIPAL MANAGER**  
Date : 22 February 2023

**LOCAL AUTHORITY NOTICE 211 OF 2023****APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

**SITE DESCRIPTION:**

Erf/Erven (Stand) No(s): Erf 1293  
Township (Suburb) Name: Lone Hill Extension 81  
Street Address: 10 Sunset Avenue, Lone Hill

**APPLICATION TYPE:**

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

**APPLICATION PURPOSES:**

The application is for rezoning of Erf 1293 Lone Hill Ext 81 and to amend the "*Special*" zoning in Amendment Scheme 02-18259 in terms of the City of Johannesburg Land Use Scheme, 2018 by expanding the zoning provisions of Shops, Offices, Restaurant and Place of Amusement (Pub), to include **Occasional Events, Sports Bar and Place of Live Music Entertainment**. Application is further made to amend the hours of operation (contained in Amendment Scheme 02-18259) of the Place of Amusement to **10:00 to 23:00 from Sundays to Thursdays and 10:00 to 01:00 from Fridays and Saturdays**.

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

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), within 28 days from the publication of this notice, therefore by no later than 22 March 2023.

**AUTHORISED AGENT**

Full name: Jon Busser, 16 Pasture Street, Southdowns Estate, Irene Centurion, Tel No (w): 011 482-4131, Cell: 082 653 4155, Email Address: [jon.busser@gmail.com](mailto:jon.busser@gmail.com)

**DATE:** 22 February 2023

**LOCAL AUTHORITY NOTICE 212 OF 2023****CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION IN TERMS OF SECTION 26(3) AS READ WITH SECTION 28(4) OF  
THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016****APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of Section 26(3) as read with Section 28(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that I/we, the undersigned, have applied to the City of Johannesburg Metropolitan Municipality for the amendment of an approved township, proposed Sunningdale Extension 20, situated on a part of the Remaining Extent of Portion 1 of the farm Rietfontein No. 61, Registration Division IR, Province of Gauteng.

**APPLICATION PURPOSES:**

Proposed Sunningdale Extension 20 is part of the Linksfield Mixed Use Inclusionary Development which was approved by the City of Johannesburg Metropolitan Municipality's Municipal Planning Tribunal on 12 November 2018. An appeal was submitted and the said appeal was subsequently dismissed by the City of Johannesburg Metropolitan Municipality on 4 December 2019. An application for amendment of the development control measures in respect of the applicable density for proposed Sunningdale Extension 20 was submitted to the City of Johannesburg Metropolitan Municipality and circulated on 20 August 2020.

**SITE DESCRIPTION:**

Erf/Erven (stand) No(s):	A part of the Remaining Extent of Portion 1 of the farm Rietfontein No. 61, Registration Division IR, Province of Gauteng.
Township (Suburb) Name:	Proposed Sunningdale Extension 20
Locality:	The proposed Linksfield Mixed Use Inclusionary Development is located to the west of the N3 Motorway, south of the Edenvale Hospital and Elphin Lodge Retirement Village, east of Club Street and Modderfontein Road and north of Linksfield Road and the Linksfield Terrace Shopping Centre.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, for a period of twenty-eight (28) days from 22 February 2023. Should public access be restricted to the above-mentioned address, the applicant shall provide any interested or affected party with a copy of the subject application documentation.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), within a period of twenty-eight (28) days from 22 February 2023 and by no later than 22 March 2023. Should any interested or affected party wish to object or make representation in respect of the application, kindly include the City of Johannesburg Metropolitan Municipality Land Use Management's application reference number 08-14212.

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

**AUTHORISED AGENT:**

Full name: Urban Dynamics Gauteng Inc, Postal Address: P.O. Box 291803, Melville, 2109, Street Address: 16 Pasture Street, Southdowns Estate, Centurion, Tel No. (w): 011 482-4131, Cell No.: 082 653 4155, Email Address: [jon@urbandynamics.co.za](mailto:jon@urbandynamics.co.za)

**DATE:** 22 February 2023

**LOCAL AUTHORITY NOTICE 213 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 6343T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **6343T**, being the rezoning of Erf 3049, Highveld Extension 68, from "Special" for Offices, Fitness Centre, Medical Consulting Rooms, Place of Refreshment, Shops, Showrooms, Distribution Centres, Wholesale Trade, Warehouse, Retail Industry, Place of Amusement, Place of Instruction and Car Wash with FAR of 0.27; Provided that the gross floor area for shops shall be restricted to a maximum of 7 600m<sup>2</sup>, Provided that the gross floor area of the Place of Instructions shall not exceed 1 188m<sup>2</sup>, to "Special" Shops, Showrooms, Place of Refreshment and Place of Amusement, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6343T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6343T (Item 35039))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 209/2023)

**LOCAL AUTHORITY NOTICE 214 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5974T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5974T**, being the rezoning of Erf 829, Karenpark Extension 15, from "Residential 1", to "Residential 1", Table B, Column 3, with a density of 1 (one) dwelling house per 450m<sup>2</sup>, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5974T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5974T (Item 33373))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 210/2023)

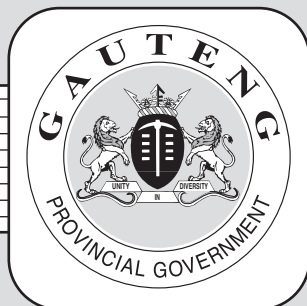
CONTINUES ON PAGE 258 OF BOOK 3

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

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

This gazette is also available free online at [www.gpwonline.co.za](http://www.gpwonline.co.za)

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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

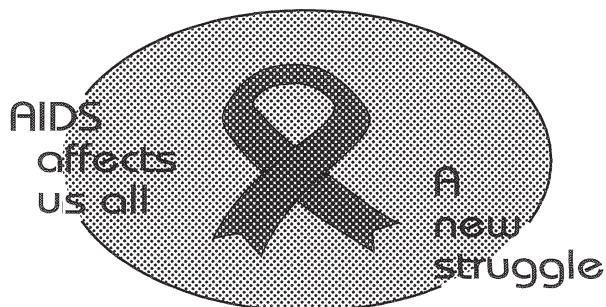
**Vol: 28**

**PRETORIA**  
22 FEBRUARY 2023  
22 FEBRUARIE 2023

**No: 59**

**PART 3 OF 3**

**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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

ISSN 1682-4520



9 771682 452005



0 0 0 5 9

**LOCAL AUTHORITY NOTICE 215 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5233T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5233T**, being the rezoning of Erf 540, Soshanguve GG, from "Institutional", to "Business 3", Shop, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5233T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5233T (Item 30354))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 211/2023)

**LOCAL AUTHORITY NOTICE 216 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T54590/2021, with reference to the following property: Erf 15, Ashlea Gardens.

The following conditions and/or phrases are hereby removed: Conditions (a), (b), (c), (d), (e), (f), (g), (i), (j), (k), (l)(i), (l)(ii), (m), (n), (r)(i) and (r)(ii).

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

(CPD ASG/0024/15 (Item 34524))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 FEBRUARY 2023  
(Notice 530/2023)

**LOCAL AUTHORITY NOTICE 217 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares WITFONTEIN EXTENSION 44 township to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY AFRICAN KINGDOM HOLDINGS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 68 (A PORTION OF PORTION 14) OF THE FARM WITFONTEIN 16 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be Witfontein Extension 44.

**(2) DESIGN**

The township shall consist of erven as indicated on General Plan S.G. No. 274/2022.

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

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

**1. The following conditions which only affect Erven 1087 to 1102; 1191 to 1204 and 1237:**

A. The former Portion 3 (whereof this portion forms a part) of the farm Witfontein No. 16, Registration Division I.R., Province of Gauteng, indicated by the figure ABCDEFGHJyxK2L2M2N2P2Q2R2S2T2A, is subject to:

1. "Het gedeelte van het eigendom hierby getransporteer groot 265.3636 hektaar is gerechtigd tot de volgende voorrechten en servituten:-

(a) Tot 3/4de aandeel van het water in fontein F gelegen op gedeelte van gedeelte A groot 271.6419 hektaar getransporteerd by Certificaat van Verdelings Titel No. 3155/1922 en gezegde gedeelte van gedeelte A is gerechtigd tot 1/4de aandeel van het water in gezegde fontein. Het gezegde gedeelte van het eigendom hierby getransporteerd zal het volle stroom water uit gezegde fontein gebruiken voor zes of negen achter een volgende dagen en nachten (144 of 216 uur) en dan zal gezegde gedeelte van Gedeelte A het volle stroom water uit gezegde fontein weer gebruiken voor de daarop achtereenvolgende twee of drie dagen en nachten (48 of 72) uur om de beurt, volgens de eigenaren van de respektievelike gedeelten mogen over een komen. De eigenares van gezegde gedeelte van het eigendom hiery getransporteerd zal 3/4de van de arbeid tot schoonhouden van de gezegde fontein moeten verschaffen en de eigenaar van gezegde gedeelte van gedeelte A 1/4de aandeel.

(b) Tot een servituut van watervoor of pypen over gezegde gedeelte van gedeelte A van gezegde fontein tot by de scheidingslyn tussen gezegde gedeelte van gedeelte A en gedeelte van gedeelte B groot 265.2594 hektaar getransporteerd by Certifikaat van Verdelings Titel No

3156/1922. De gezegde watervoor zal aangelegd worden op de volgende voorwaarden zover dit niet de vrye loop van het water verhinderd : het zal niet breder mag zyn dan zes yards en het zal so rechthoekig moet wezen zover dit niet veroorzaakt de voor dieper te maken dan omtrent 61 meter op zyn diepste en voor korte distanties, 1.22 meter.

- (c) De eigenares van gezegde gedeelte van het eigendom hierby getransporteerd zal het recht van vrye toegang hebben tot de gezegde fontein en watervoor of pypen om dezelve in stand, schoon en in goede orde te houden, en zy zal verder gerechtigd zyn tot het gebruik van de thans bestaande watervoor over gezegde gedeelte van gedeelte A tot 12 maanden na de ontheffing van de vruchtgebruiken thans op gezegde gedeelte van het eigendom hierby getransporteerd en daarna zal zy verplicht zyn haar aandeel van het water in gezegde fontein te vervoeren deur middel van haar servituut van watervoor of pypen over gezegde gedeelte van gedeelte A zoals boven nader omschreven.
- (d) De eigenares van gezegde gedeelte van het eigendom hierby getransporteerd heeft het recht in de omtrek van 75 yards en de eigenaar van gezegde gedeelte van gedeelte A het recht in de omtrek van 100 yards van gezegde fontein te boren of te graven tot versterking van het fontein water, en indien een van hen alzoo een versterking teweeg brengt en meer water vindt zal de andere belanghebbende geen recht hebben tot zulke verbeterde water buiten haar of zyn gewone 3/4de of 1/4de aandeel tensy zy of hy haar of zyn 3/4de of 1/4de aandeel van de kosten van zodanige verbetering betaald heeft.
- (e) De eigenaar van gezegde gedeelte van gedeelte A zal geen recht hebben de gezegde fontein op eenige wyze te belemmeren of te beschadigen door water af te boren of te graven of dieren eruit te doen zuipen of anderzins te belemmeren.
- (f) Het gezegd gedeelte van het eigendom hierby getransporteerd is onderworpen aan een servituut dat de eigenaar van gedeelte E groot 368.2987 hektaar heden getransporteerd by Certifikaat van Verdelings Titel No 3159/1922 gerechtigd is tot een uitloop van 100 yards voor zyn dam op gezegde gedeelte E over gezegde gedeelte van het eigendom hierby getransporteerd in de richting van de dam wale n de eigenaar van gezegde gedeelte E zal verplicht zyn het uitloop water binnen 300 yards vanaf zyn grens by de damwal weder in zyn eigen grond te brengen zoals op de kaarten van de respektievelike gedeelten aangetoond.
- (g) Het eigendom hierby getransporteerd is gerechtigd tot een servituut van recht van weg over gedeelte D groot 296,0017 hektaar getransporteerd by Certifikaat van Verdelings Titel No. 3158/1922, het gezegde gedeelte van het eigendom hierby getransporteerd is onderworpen aan een servituut van recht van weg ten faveure van gezegde gedeelte van gedeelte A en gezegde gedeelte van gedeelte B en het gedeelte van het eigendom hierby getransporteerd groot 37,8187 is onderworpen aan een servituut van recht van weg ten faveure van gedeelte van gedeelte B groot 37,8244 hektaar ook getransporteerd by Certifikaat van Verdelings Titel No. 5156/1922. Deze servituten van recht van weg bestaan ten einde de eigenaren van het eigendom hierby getransporteerd in staat te stellen het restant van de gezegde plaats Witfontein No. 16, groot als zulks 2141 vierkante meter dat als de gezamentlike familie kerkhof gebruikt wordt te bereiken.
- (h) De gedeelten van gezegde gedeelte van het eigendom hierby getransporteerd bepaald door de letters E.F.Ca. en A.B.C.Ec. groot respektievelik 1,4275 hektaar en 4,1584 hektaar, het gedeelte van gezegde gedeelte van het eigendom hierby getransporteerd bepaald door de letters U.V.Cd.Bc. groot 11,1321 hektaar, het gedeelte van gezegde gedeelte van gedeelte A bepaald door de letters A.B.C.Ca. groot 75,1578 hektaar, het gedeelte van gezegde gedeelte van gedeelte B bepaald door de letters R.L.M.N.O.Bc.Q. Groot 35,0008 hektaar, het gedeelte van gezegde gedeelte D. bepaald door de letters A.Ed.Cd. groot 514 vierkante meter en het gedeelte van gezegde gedeelte E bepaald door de letters A.B.C.Ec.F.Ed.G. groot 202,5956 hektaar zoals op de kaarten van de respektievelike gedeelten worden aangetoond, zyn gerechtigd water te

scheppen voor huishoudelike gebruik uit de fontein bekend als "Het Klipfontein" gelegen op een gedeelte groot 1578,2487 hektaar van de plaats Hartebeestfontein No. 555 en wel omtrent zes freden van de westelike grens van genoemde gedeelte van de plaats Hertenbeestfontein no 555 en naby het nieuw postal op de gedeelten bepaald als voormeld, gemaakt op voorwaarde echter dat de eigenaren van de gemelde gedeelten bepaald als voormeld niet het recht zullen hebben gemelde fontein op te dammen of anderszins te belemmeren.

2. The following condition which only affects Erven 1103 to 1134; 1161 to 1190; 1205 to 1221; 1238; 1135 to 1160; 1222 to 1236; 1239; 1240 and 1237:
  - B. The former Portion 7 (portion of portion 2) (whereof this portion forms a part) of the farm Witfontein No 16, Registration Division I.R., Province of Gauteng, indicated by the figure xyKLMPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1N1P1Q1R1S1T1U1V1W1X1Y1Z1A2B2C2D2E2F2G2H2J2x, on annexed subdivisional Diagram S.G. No. 273/2022 is subject to:
    1. "Gezegde gedeelte "2", groot 303,0839 hektaar, een gedeelte waarvan hierby getransporteerd wordt, is gerechtigd tot een servituut van recht van WEG over gedeelte "D" groot 296,0017 hektaar getransporteerd by Certificaat van Verdelings Titel No 3158/1922, het eigendom hierby getransporteerd is onderworpen aan een servituut van recht van WEG ten faveure van gedeelte van gedeelte A, groot 271,6419 hektaar, getransporteerd by Certifikaat van Verdelings Titel No. 3155/1922. Deze servituten van recht van weg bestaan ten einde de eigenaren van het gezegde gedeelte "2" (een gedeelte waarvan hierby getransporteerd wordt) in staat te stellen het restant van de gezegde plaats Witfontein No. 16, groot als zulks 2141 vierkante meter, dat als gezamentlike familie kerkhof gebruikt wordt, te bereiken."
3. The following entitlement which will not be passed on to the erven in the township:
  - C. The former Remaining Extent of Portion 14 (whereof this portion forms a part) of the farm Witfontein No. 16, Registration Division I.R., Province of Gauteng, in extent 645,3111 (SIX FOUR FIVE comma THREE ONE ONE ONE) hectares, is subject to:
    - (1) "Kragtens Notariële Akte van Serwituut K6205/2007S is die binnegemelde eiendom geregtig op 'n reg tot oorskryding, 31,9871 (Drie Een komma Nege Agt Sewe Een) Hektaar groot, oor die restant van Gedeelte 5 van die plaas Witfontein Nr. 16, Registrasie Afdeling I.R., Provinsie van Gauteng, welke reg aangedui word deur die figuur ABCDEFGHJKLA op diagram S.G. No. 1245/2007, soos meer volledig sal bly uit voormelde Notariële Akte en diagram."
4. The following conditions which do not affect the township area due to the locality thereof:
  - A. The former Portion 3 (whereof this portion forms a part) of the farm Witfontein No. 16, Registration Division I.R., Province of Gauteng, indicated by the figure ABCDEFGHJyxK2L2M2N2P2Q2R2S2T2A, is subject to:
    2. Kragtens Notariële Akte Nr K3812/1984S gedateer 18 Junie 1984 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende servituut ten gunste van Gaskor om oor die eiendom gasse, vloeistowwe en vaste stowwe van watter aard en beskrywing ookal asook elektrisiteit te lei en oor te bring d.m.v. pyplyne, kables of op welke ander wyse ookal in 'n servituutstrook van 9 meter wyd die middellyn aangedui deur die figuur opq op Konsolidasie Titel Diagram S.G. No 10455/2006 aangeheg aan Sertifikaat van Gekonsolideerde Titel T110807/2007, welke servituut bykomende regte het.
    3. By Notarial Deed No K3062/1991S dated 5<sup>th</sup> March 1991 the within-mentioned property is subject to the right in perpetuity to convey and transmit water by means of pipelines already laid and still to be laid along a strip of ground 840 square metres in extent indicated by the figure rstur on S.G. No 10455/2006 annexed to Certificate of Consolidated Title T110807/2007, with

ancillary rights i.f.o. Rand Water Board as will more fully appear from reference to the said Notarial Deed.

4. Kragtens Notariële Akte van Serwituut ter beskerming van bogrondse kraglyne No K5226/1994S gedateer die 17de Augustus 1994 is die binnegegelde eiendom onderhewig aan 'n serwituut ter beskerming van bogrondse kraglyne, 22 meter wyd, die middellyn waarvan aangedui word deur die lyn vw op Kaart L.G. No 10455/2006 ten gunste van die Stadsraad van Kempton Park soos meer volledig sal blyk uit gesegde Notariële Akte.
- B. The former Portion 7 (portion of portion 2) (whereof this portion forms a part) of the farm Witfontein No 16, Registration Division I.R., Province of Gauteng, indicated by the figure xyKLMPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1N1P1Q1R1S1T1U1V1W1X1Y1Z1A2B2C2D2E2F2G2H2J2x, on annexed subdivisional Diagram S.G. No. 273/2022 is subject to:
2. Kragtens Notariële Akte Nr K3812/1984S gedateer 18 Junie 1984 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende serwituut ten gunste van GASKOR om oor die eiendom gasse, vloeiستowwe en vaste stowwe van watter aard en beskrywing oook asook elektrisiteit te lei en oor te bring d.m.v. pyplyne, kables of op welke ander wyse oook in 'n serwituutstrook van 9 meter wyd die middellyn aangedui deur die figuur mno op Konsolidasie Titel Diagram S.G. Nr. 10455/2006 aangeheg by Sertifikaat van Verenigde Titel T110807/2007 soos meer volledig sal blyk uit gemelde Notariële Akte.
- D. The former Remaining Extent of Portion 14 (whereof this portion forms a part) of the farm Witfontein No. 16, Registration Division I.R., Province of Gauteng, in extent 603,6466 (SIX ZERO THREE comma SIX FOUR SIX SIX) hectares, is subject to :
- "By virtue of Notarial Deed of Servitude K8400/2007S, the withinmentioned property is subject to a servitude for municipal purposes, 1,2242 hectares in favour of the local authority, which servitude is indicated by the figure ABCDEFGA on S.G. No: 12090/2006, with additional rights. As will more fully appear in the above mentioned Notarial Deed of Servitude.
- E. The former Remaining Extent of Portion 14 (whereof this portion forms a part) of the farm Witfontein No. 16, Registration Division I.R., Province of Gauteng, in extent 494,8464 (FOUR NINE FOUR comma EIGHT FOUR SIX FOUR) hectares, is subject to :
- "By virtue of Notarial Deed of Servitude K5316/2010S dated the 25<sup>th</sup> of October 2010 the withinmentioned property is subject to a
- (1) Servitude for municipal purposes in favour of EKURHULENI METROPOLITAN MUNICIPALITY, 3,6290 (THREE comma SIX TWO NINE ZERO) hectares in extent indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA on diagram S.G. No. 7887/2008 annexed to the said Notarial Deed and as will more fully appear from the said Notarial Deed, which servitude has ancillary rights."
  - (2) Servitude for electrical purposes in favour of EKURHULENI METROPOLITAN MUNICIPALITY, 200 (TWO HUNDRED) square metres in extent indicated by the figure ABCDA on diagram S.G. No. 7886/2008 annexed to the said Notarial Deed and as will more fully appear from the said Notarial Deed, which servitude has ancillary rights."
- (4) PRECAUTIONARY MEASURES
- The township owner shall at his own expense, make arrangements with the local authority in order to ensure that:
- (i) water will not dam up, that the entire surface of the township area is drained properly;

- (ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained;
- (iii) the recommendations as laid down in the geological report / soil report of the township are complied with and, when required, engineer certificates for the foundations of the structures are submitted; and
- (iv) a dolomite stability risk management plan be drafted to the satisfaction of the responsible engineering geologist and that the property owners association take responsibility for the implementation of such risk management plan.

(5) REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESKOM, Telkom or Sasol, the cost thereof shall be borne by the township owner.

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of the local authority, the cost thereof shall be borne by the township owner to the extent as shall be specified in the services agreement to be entered into by and between the township owner and the City of Ekurhuleni Metropolitan Municipality.

(6) FORMULATION AND DUTIES OF THE HOME OWNERS' ASSOCIATION

- (i) A Non-Profit Company (NPC) must be established by the township owner in terms of Section 1(1) of Schedule 1 of the Companies Act, Act 71 of 2008 in order to administer security and services in the township.
  - a) Each and every owner of Erven 1087 - 1236 in the township shall become a member of the NPC upon transfer to him of that erf;
  - b) The NPC shall have full responsibility for the functioning and proper maintenance of the portion for roadway purposes and the engineering services contained thereon. The local authority shall not be liable for the defectiveness of the surfacing of the roadway and/or any essential services not taken over by them;
  - c) The NPC must be incorporated with the legal power to levy from each and every member of the NPC the costs incurred in fulfilling its function and to have legal resources to recover such fees in the event of a default in payment by any member; and
  - d) The construction and maintenance of the roadway portion shall be the responsibility of the township owner until transfer of that portion of the NPC.

(7) TRANSFER OF ERVEN

- (a) Erven 1237 - 1240 shall be transferred at the expense of the township owner to the Serengeti Estates Property Owners Association (RF) NPC, Registration Number 2007/013033/08 prior to or simultaneously with the transfer of any erf.
- (b) Erf 1237 in the township shall, upon transfer thereof as set out above, be made subject to a right-of-way servitude in favour of all members of the Serengeti Estates Property Owners Association (RF) NPC.

(8) NOTARIAL TIE OF ERVEN

- (i) No erf in Witfontein Extension 44 will be transferred before Erf 1237 Witfontein Extension 44 has been notorially tied with Erf 1074 Witfontein Extension 43 and Erf 258 Witfontein Extension 25 and Erf 476 Witfontein Extension 27 and Erf 679 Witfontein Extension 30 and Erf 861 Witfontein Extension 41 and Erf 1252 Witfontein Extension 37.
- (ii) All the abovementioned erven should be connected to a public road system by way of servitudes over Remaining Extent of Portion 5 (a portion of portion 4) of the farm Witfontein 16 I.R., and Remaining Extent of Portion 8 (a portion of portion 4) of the Farm Witfontein 16 I.R.
- (iii) Erf 1237 Witfontein Extension 44 will be notorially tied with all other access control erven in all extensions applicable to the development.

(9) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(10) REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township are to be removed to the satisfaction of the local authority, when required by the local authority to do so.

(11) ACCESS

Access to the township will be from Erf 1237 Witfontein Extension 44, via Erf 1074 Witfontein Extension 43 and Erf 258 Witfontein Extension 25 and Erf 476 Witfontein Extension 27 and Erf 679 Witfontein Extension 30 and Erf 861 Witfontein Extension 41 and Erf 1252 Witfontein Extension 37.

2. CONDITIONS OF TITLE

2.1 THE ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986:

- (1) Erven 1094, 1103, 1105, 1109 to 1111, 1116, 1122, 1128 to 1131, 1133 to 1140, 1148 to 1150, 1152, 1153, 1163, 1164, 1170, 1171, 1175, 1177, 1194, 1206 to 1212, 1216, 1218, 1222, 1225, 1227 to 1231, 1235, 1236, 1238 to 1240 (Private Open Space)  
The erf is subject to a 2,00 meter wide sewer servitude in favour of the local authority as indicated on the General Plan.

(2) Erf 1237

- (i) The entire erf is subject to a servitude for municipal purposes in favour of the local authority as indicated on the General Plan of the township for access purposes and for the purpose of maintaining the internal water, sewer and electrical engineering services (excluding the private street lights).

2.2 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:

(1) Erven 1087 – 1236

SUBJECT TO THE FOLLOWING CONDITIONS IN FAVOUR OF AND ENFORCEABLE BY THE SERENGETI ESTATES PROPERTY OWNERS ASSOCIATION (RF) NPC, REGISTRATION NUMBER 2007/013033/08:

- (a) Every owner of the erf, or of any subdivided portion thereof, or any sectional title unit on a erf or any person who has an interest therein shall become and shall remain a Member of the Property Owners Association and be subject to its constitution and rules until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion or sectional title unit thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Property Owners Association.
- (b) The owner of the erf or any subdivided portion thereof, or sectional title unit or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or sectional title unit or an interest therein without the Clearance Certificate from the SERENGETI ESTATES PROPERTY OWNERS ASSOCIATION that the provisions of the Articles of the Association of the Property Owners Association have been complied with.

- (c) Except for the written approval of the Property Owners Association and the local authority and subject to such conditions as they may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any sub-terranean water therefrom.
  - (d) The owner of each erf in the township shall become a member of the Property Owners' Association upon the transfer of the erf into his name.
- (2) Erven 1094, 1095, 1107, 1121, 1135, 1137, 1139, 1168, 1179 and 1238  
The erf is subject to a stormwater servitude, 2,00 metres wide, in favour of the Serengeti Estates Property Owners Association (RF) NPC, as indicated on the General Plan.
- (3) Erf 1237  
The entire erf is subject to a right-of-way servitude in favour of all the other residents of the Serengeti Estates Property Owners Association (RF) NPC, as indicated on the General Plan.
- (4) Erven 1122, 1134 to 1140 and 1240  
The erf is subject to a servitude to protect the Flood Area in favour of Serengeti Estates Property Owners Association (RF) NPC, as indicated by the figure T.U.V.W.X.Y.Z.A1.B1.C1.D1.E1.F1.G1.H1.J1.n.m.k.j.h.g.f.e.d.c.b.a.T on the General Plan, which servitude is 2,0191 (Two comma Zero One Nine One) Hectares in extent.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
KEMPTON PARK CUSTOMER CARE CENTRE  
CITY OF EKURHULENI LAND USE SCHEME, 2021 : AMENDMENT SCHEME K0793C

The City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013 declares that it has approved an amendment scheme, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021, comprising the same land as included in the township of WITFONTEIN EXTENSION 44 Township.

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

This amendment is known as City of Ekurhuleni Amendment Scheme K0793C and shall come into operation on the date of publication of the notice.

(Reference number CP064.2022)  
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
22/02/2023

**LOCAL AUTHORITY NOTICE 218 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CITY OF EKURHULENI AMENDMENT SCHEME K0715C  
ERF 366 RHODESFIELD TOWNSHIP**

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021; by the rezoning of Erf 366 Rhodesfield Township from "Residential 1" to "Community Facility" for a school, subject to certain further conditions.

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

This amendment scheme is known as City of Ekurhuleni Amendment Scheme K0715C and shall come into operation on the date of publication of the notice.

(Notice No:CP002.2023) CITY OF EKURHULENI METROPOLITAN MUNICIPALITY 22/02/2023

**LOCAL AUTHORITY NOTICE 219 OF 2023****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  
ERF 626 KEMPTON PARK EXTENSION 2**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 626, Kempton Park Extension 2, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 41 Kerk Street, Kempton Park Extension 2 from "Parking" to "Business 3" only for office, subject to a height of 3 storeys, coverage of 60% and a floor area ratio of 1,0.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> 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 22/02/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Level, Civic Centre c/o CR Sward and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 or by email to [tshepo.ramokoka@ekurhuleni.gov.za](mailto:tshepo.ramokoka@ekurhuleni.gov.za) within a period of 28 days from 22/02/2023 (on or before 23/03/2023).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9, Fax: 011 975 3716, E-mail: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za) (Our ref: HS3300)

**LOCAL AUTHORITY NOTICE 220 OF 2023****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  
ERF 371 RHODESFIELD**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 371, Rhodesfield, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 8 Gladiator Street, Rhodesfield from "Residential 1" to "Business 2" only for a motor dealer, subject to a height of 2 storeys, coverage of 70% and a floor area ratio of 0.7.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> 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 22/02/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Level, Civic Centre c/o CR Sward and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 or by email to [tshepo.ramokoka@ekurhuleni.gov.za](mailto:tshepo.ramokoka@ekurhuleni.gov.za) within a period of 28 days from 22/02/2023 (on or before 23/03/2023).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3716, E-mail: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za), Our ref: HS3312

## LOCAL AUTHORITY NOTICE 221 OF 2023

## MOGALE CITY LOCAL MUNICIPALITY

**NOTICE OF AN APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS  
REGISTERED AGAINST THE TITLE DEED IN TERMS OF SECTION 66 OF THE  
MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018  
AND FOR THE SIMULTANEOUS SPECIAL CONSENT OF THE LOCAL AUTHORITY IN  
TERMS OF SECTION 43 OF THAT BY-LAW**

I, Hans Peter Roos being the authorised agent of the owner of Portion 40 of the farm Elandsdrift 527 JQ hereby give notice in terms of Section 66 of the Mogale City Spatial Planning and Land Use Management By-Law, 2018, that I have applied to the Mogale City Local Municipality for the removal of certain conditions registered against the Title Deed of the above-mentioned property and for the simultaneous special consent in terms of Section 43(2) of that By-Law to enable the development of 3 dwellings on the property.

Any objections and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Manager: Development Planning of the Mogale City Local Municipality and the applicant at the addresses / contact details indicated below **within 28 days from the date that this notice was first displayed**, being 22 February 2023.

Full particulars of the application may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date on which the notice was first displayed on site.

Address of Municipal Offices:

PO Box 94, KRUGERSDORP, 1740

1<sup>st</sup> Floor, Furn City Centre Building, C/o Monument & Human Streets, Krugersdorp CBD

[glaudi.turner@mogalecity.co.za](mailto:glaudi.turner@mogalecity.co.za); [pauline.mokale@mogalecity.co.za](mailto:pauline.mokale@mogalecity.co.za)

Address of the applicant:

Peter Roos, 4 Rosemary Close, Northwold, Randburg, 2188 / P. O. Box 977, Bromhof, 2154

[peterroostp@gmail.com](mailto:peterroostp@gmail.com)

22-1

**LOCAL AUTHORITY NOTICE 222 OF 2023****AMENDMENT SCHEME 20-03-3374**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Portion 1 of Erf 2609 Fourways Extension 56 from "Business 2" to "Business 2" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-03-3374.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-03-3374 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. /2022

**LOCAL AUTHORITY NOTICE 223 OF 2023****MIDVAAL LOCAL MUNICIPALITY****ERF 232 NOLDICK TOWNSHIP**

Notice is hereby given, in terms of the 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, pertaining to Erf 232 Noldick Township from "Industrial 1" to "Residential 1" with a density of 1 dwelling unit per Erf. This amendment is known as MLUS102 and shall come into operation on the date of publication of this notice.

**MR. A.M. GROENEWALD**  
**MUNICIPAL MANAGER**  
**Midvaal Local Municipality**  
**Date: (of publication)**





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

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

This gazette is also available free online at [www.gpwonline.co.za](http://www.gpwonline.co.za)