

***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

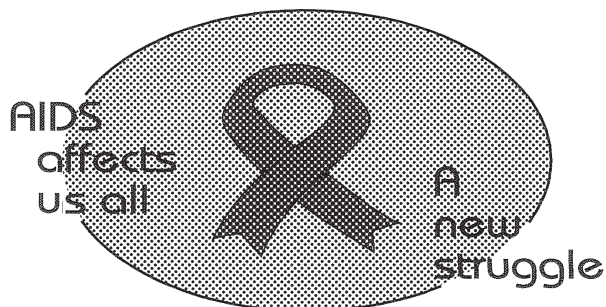
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**Vol: 28**

**PRETORIA**  
9 AUGUST 2023  
9 AUGUSTUS 2023

**No: 284**

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DEPARTMENT OF HEALTH

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## 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 February 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
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- 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 858 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 1/243 BEYERS  
PARK**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 1/243 Beyers Park, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated 33 Griessel Road, Beyers Park from "Residential 1" to "Residential 3" at a density of 18 units/ha (total of 7 dwelling units).

Simultaneously, we are also applying for the removal of Conditions 1.(a), 2.(a) to 2.(e), 2.(g) to 2.(k) and 3 in Title Deed T4138/2012 in terms of Section 50 of the City of Ekurhuleni Spatial Planning and Land Use Management By-Laws, 2019.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3<sup>rd</sup> Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg and at the offices of Terraplan Gauteng Pty Ltd, for a period of 28 days from 02/08/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3<sup>rd</sup> Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg or P O Box 215, Boksburg, 1460 or by email to [alrich.bestbier@ekurhuleni.gov.za](mailto:alrich.bestbier@ekurhuleni.gov.za) within a period of 28 days from 02/08/2023 (on or before 30/08/2023).

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: HS 3239)

**GENERAL NOTICE 859 OF 2023****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS  
OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.  
ERVEN 299 AND 312 WADEVILLE EXTENSION 3**

I, Pieter Venter on behalf of Terraplan Gauteng Pty Ltd being authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of Conditions A.a and B.a in Deed of Transfer T21271/2020 of Erven 299 and 312 Wadeville Extension 3 which properties are situated at 299 Dekema Road and 312 Commercial Road, Wadeville:

**FROM:**

The erf is subject to a servitude, 2 metres wide in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary as determined by the local authority.

**TO:**

The erf is subject to a servitude, 2 metres wide in favour of the local authority, for sewerage and other municipal purposes, along one boundary other than a street boundary as determined by the local authority.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Germiston Sub Section, Department City Planning of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Golden Heights Building, c/o Odendaal & Victoria Streets, Germiston and at the offices of Terraplan Gauteng Pty Ltd, for a period of 28 days from 02/08/2023.

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, Department City Planning of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Golden Heights Building, c/o Odendaal & Victoria Streets, Germiston or P.O. Box 145, Germiston, 1400 or by email to Itumeleng.Nkoane@ekurhuleni.gov.za, within a period of 28 days from 02/08/2023 (on or before 30/08/2023).

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 (Our ref: HS3349)

**GENERAL NOTICE 860 OF 2023****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 : ERF 10 DENNEOORD**

I, Pieter Venter being authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of a restrictive condition in the Title Deed T39541/1992 of Erf 10 Denneoord, which property is situated at 4 Hennie Street, Denneoord, Brakpan.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Brakpan Sub Section of the City of Ekurhuleni Metropolitan Municipality, E-Block, Room E212, Brakpan Civic Centre, cnr Elliot Road and Escombe Avenue, Brakpan and at the offices of Terraplan Gauteng (Pty)Ltd for a period of 28 days from 02/08/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Brakpan Sub Section of the City of Ekurhuleni Metropolitan Municipality, E-Block, Room E212, Brakpan Civic Centre, cnr Elliot Road and Escombe Avenue, Brakpan, or P O Box 15 Brakpan, 1540 or by email to Dudu.Twala@ekurhuleni.gov.za within a period of 28 days from 02/08/2023 (on or before 30/08/2023).

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 (Our ref: HS3365)

## GENERAL NOTICE 863 OF 2023

**NOTICE OF APPLICATIONS FOR SUBDIVISION AND REZONING IN TERMS OF SECTION 68  
OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING  
AND LAND USE MANAGEMENT BY-LAW, 2019  
ERF 126 SUNNYROCK EXTENSION 7 TOWNSHIP**

I, **Torben Richard Troup** of the firm **Special Places (Pty) Ltd** being authorized agent of the owners of **Erf 126 Sunnyrock Extension 7 Township**, which property is situated at Hyperama Link Road, Germiston, 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 (Germiston Care Centre) for the:

- i) Subdivision of Erf 126 Sunnyrock Extension 7 Township into 2 erven and
- ii) for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of proposed Portion 1 Sunnyrock Extension 7 Township from "Business 2" to "Industrial 1", subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Floor, Golden Heights Building, 70 F.H. Odendaal Street, Germiston, 1401, for a period of 28 days from 2 August 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, 5<sup>th</sup> Floor, Golden Heights Building, 70 F.H. Odendaal Street, Germiston, 1401 or P.O. Box 145, Germiston, 1400 or by email to [ltumeleng.nkoane@ekurhuleni.gov.za](mailto:ltumeleng.nkoane@ekurhuleni.gov.za), within a period of 28 days from 2 August 2023.

Address of the authorised agent:  
Special Places (Pty) Ltd  
C/o Torben Troup  
21 Van Bergen Street, Brackenhurst, 1448  
[torben@troup.co.za](mailto:torben@troup.co.za)  
082-904-3317

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**GENERAL NOTICE 864 OF 2023****NOTICE OF APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

We, SJA – Town and Regional Planners, being the authorized agent of the owners, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality, Edenvale Care Centre, for the removal of certain conditions contained in the Title Deed Nos. T124460/1999 and T27602/2007 of **ERVEN 132 AND 133 CHLOORKOP** which properties are situated at **2 AND 2A DUNLOP STREET, CHLOORKOP, 1624** and for the simultaneous amendment of The City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the properties from “Private Open Space” and “Residential 2”, to “Private Open Space” including a high performance centre for a soccer academy, associated medical, physiotherapy and biokinetic rooms, boarding houses, dormitories, dwelling units (for caretakers, security and staff), souvenir and coffee shop, canteens and ancillary uses, subject to conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Entrance Number 3, Room 248, Corner Lungile Mtshali Avenue and Hendrik Potgieter Street, Edenvale for a period of 28 days from 2 August 2023, being the date of the first publication of this notice. An electronic copy of the application can also be requested from the Authorised Agent.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Entrance Number 3, Room 248, Corner Lungile Mtshali Avenue and Hendrik Potgieter Street, Edenvale or P O Box 15, Edenvale, 1610 within a period of 28 days from 2 August 2023, being the date of the first publication of this notice.

Address of agent :SJA – Town and Regional Planners, 19 Orange Road, Orchards, 2192

Tel No. : 011 728 0042, Email: [kevin@sja.co.za](mailto:kevin@sja.co.za)

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**ALGEMENE KENNISGEWING 864 VAN 2023****KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 68 VAN DIE BYWET OP RUIMTELIKE BEPLANNING- EN GRONDGEBRUIKSBESTUUR, 2019 VAN DIE STAD VAN EKURHULENI METROPOLITAANSE MUNISIPALITEIT**

Ons, SJA – Town and Regional Planners, synde die gemagtigde agent van die eienaars, gee hiermee ingevolge Artikel 10 van die Bywet op Ruimtelike Beplanning- en Grondgebruiksbestuur, 2019, kennis dat ons by die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Edenvale-diensleweringssentrum, aansoek gedoen het om die opheffing van sekere voorwaardes wat vervat is in Titelaktenommers T124460/1999 en T27602/2007 van **ERWE 132 EN 133 CHLOORKOP**, geleë te **DUNLOPSTRAAT 2 EN 2A, CHLOORKOP, 1624** en vir die gelyktydige wysiging van die Stad van Ekurhuleni Grondgebruikskema, 2021, deur die hersonering van die eiendomme van “Privaat Oop Ruimte” en “Residensieel 2”, na “Privaat Oop Ruimte” met insluiting van ‘n hoë prestasie-sentrum vir a sokker-akademie, aanverwante mediese-, fisioterapie- en biokinetiese kamers, kosskole, slaapsale, wooneenhede (vir opsigters, sekuriteit en personeel), aandenkings- en koffiewinkel, eetsale en aanverwante gebruike, onderworpe aan voorwaardes.

Verdere besonderhede van hierdie aansoek lê ter insae in die kantoor van die Area Bestuurder : Stedelike Beplanning, Edenvale-diensleweringssentrum van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Ingangnommer 3, Kamer 248, hoek van Lungile Mtshalilaan en Hendrik Potgieterstraat, Edenvale, vir ‘n tydperk van 28 dae vanaf 2 Augustus 2023, synde die datum van die eerste publikasie van hierdie kennisgewing. ‘n Elektroniese afskrif van die aansoek kan ook van die gemagtigde agent aangevra word.

Enige persoon wat besware wil opper teen of verhoë wil rig in verband met die aansoek, moet binne ‘n tydperk van 28 dae vanaf 2 Augustus 2023, synde die datum van die eerste publikasie van hierdie kennisgewing, skriftelik en in duplikaat, by die Area Bestuurder : Stedelike Beplanning, Edenvale-diensleweringssentrum van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Ingangnommer 3, Kamer 248, hoek van Lungile Mtshalilaan en Hendrik Potgieterstraat, Edenvale, of Posbus 15, Edenvale, 1610, gerig word.

Adres van Agent : SJA – Town and Regional Planners, Orangeweg 19, Orchards, 2192

Tel Nr. (011) 728 0042, Epos : [kevin@sja.co.za](mailto:kevin@sja.co.za)

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**GENERAL NOTICE 867 OF 2023****NOTICE OF APPLICATIONS FOR REZONING AND WRITTEN CONSENT A IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Nkululeko Mathiela, being the authorized agent of the owner, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the rezoning & written consent A of Erf 697 Umthambeka Township, located at Cnr Quatro Street & Lawrence Phokanoka Drive in order to allow the proposed dwelling units on the site.

Particulars of the application lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Kempton Park Customer Centre of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room 506/8, Main Building, Kempton Park Civic Centre, corner C.R. Swart Road and Pretoria Road for a period of 28 days from 12 July 2023.

Objections to or representations in respect to the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality at the above address or at P.O. Box 13, Kempton Park, 1620 and the agent, within a period of 28 days from 12 July 2023.

Agent: Relics Town Planners| 63 Webb Street, Yeoville, 2198| Tel: 081-825-8906| [info@relicssf.co.za](mailto:info@relicssf.co.za) | [www.relicssf.co.za](http://www.relicssf.co.za)

**GENERAL NOTICE 868 OF 2023****NOTICE OF SIMULTANEOUS APPLICATION FOR THE REZONING AND BUILDING LINE RELAXATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPLITAN MUNICIPAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Nkululeko Mathiela, being the authorized agent of the owner, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the rezoning & building line relaxation of Erf 2138 Norkem Park Extension 4 Township, located at 13 Gamtroos Drive in order to allow the proposed dwelling units on the site.

Particulars of the application lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Kempton Park Customer Centre of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room 506/8, Main Building, Kempton Park Civic Centre, corner C.R. Swart Road and Pretoria Road for a period of 28 days from 02 August 2023.

Objections to or representations in respect to the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality at the above address or at P.O. Box 13, Kempton Park, 1620 and the agent, within a period of 28 days from 02 August 2023.

Agent: Relics Town Planners| 63 Webb Street, Yeoville, 2198| Tel: 081-825-8906| [info@relicssf.co.za](mailto:info@relicssf.co.za) | [www.relicssf.co.za](http://www.relicssf.co.za)

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**GENERAL NOTICE 872 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 READ WITH SCHEDULE 23 THERETO**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant of **ERF 2107 MONTANA X 96** 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 **56 ROOIBOS ROAD, MONTANA X 96**. The rezoning is from **RESIDENCIAL 4 SUBJECT TO CERTAIN CONDITIONS IN ANNEXURE T(B 9920) WHICH INCLUDES THAT A MAXIMUM NUMBER OF 60 DWELLING UNITS MAY BE DEVELOPED ON THE PROPERTY** to **RESIDENCIAL 4 SUBJECT TO AMENDED DEVELOPMENT CONDITIONS THAT INCLUDES THAT NOT MORE THAN 117 DWELLING UNITS MAY BE DEVELOPED ON THE PROPERTY**. The intension of the applicant in this matter is to increase the number of dwelling units in order to address the need for housing.

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

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: Economic Development and Spatial Planning, P O Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **02 AUGUST 2023** until **31 AUGUST 2023**.

**ADDRESS OF MUNICIPAL OFFICES:** Middestad Building, 252 Thabo Sehume Street, Pretoria.

**ADDRESS OF APPLICANT:** Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 4686, Pretoria, 0001, 29C 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: **2 AUGUST 2023 & 9 AUGUST 2023**

Closing date for any objections and/or comments: **31 AUGUST 2023**

**REZONING REFERENCE: (ITEM 38248)**

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**ALGEMENE KENNISGEWING 872 VAN 2023****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) 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 **ERF 2107 MONTANA X 96** gee hiermee ingevolge artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek doen om:

1. Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te **ROOIBOSWEG 56, MONTANA X 96**. Die hersonering is van **RESIDENSIEEL 4 ONDERWORPE AAN SEKERE VOORWAARDES IN BYLAE T (B 9920) WAT INSLUIT DAT 'N MAKSIMUM VAN 60 WOONEENHEDE OP DIE EIENDOM ONTWIKKEL MAG WORD** na **SRESIDENSIEEL 4 ONDERWORPE AAN GEWYSIGDE ONTWIKKELINGSVOORWAARDES WAT INSLUIT DAT DAAR MAKSIMUM 117 WOONEENHEDE OP DIE EIENDOM ONTWIKKEL MAG WORD**. Die voorneme van applikant in hierdie aangeleentheid is om **DIE AANTAL WOONEENHEDE TE VERMEERDER TEN EINDE AAN DIE BEHOEFTE VIR BEHUISING TE VOORSIEN**.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale en Applikant se kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik deur sodanige afskrif van die applikant te versoek. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte benadeel nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te verkry nie, word die versuim om 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party te bekom nie beskou as 'n rede om die verwerking en oorweging van die aansoek te verbied nie.

Enige beswaar en/of kommentaar, insluitend die redes 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 **2 AUGUSTUS 2023 tot 31 AUGUSTUS 2023**.

**ADRES VAN MUNISIPALE KANTORE:** Middestad Building, 252 Thabo Sehume Street, Pretoria.

**ADRES VAN APPLIKANT:** Van Zyl & Benadé Stadsbeplanners BK, Posbus 4686, Pretoria, 0001, Selatistraat 29 C, Ashlea Gardens, Tel: 012- 346 1805, e-mail: [vzbd@esnet.co.za](mailto:vzbd@esnet.co.za)

Datums waarop kennisgewing gepubliseer word: **2 AUGUSTUS 2023 & 9 AUGUSTUS 2023**

Sluitingsdatum vir enige besware en/of kommentare: **31 AUGUSTUS 2023**

**HERSONERING VERWYSING: (ITEM 38248)**

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**GENERAL NOTICE 875 OF 2023****MOGALE CITY LOCAL MUNICIPALITY  
NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 45 AND REMOVAL OF  
RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 66 OF THE MOGALE CITY  
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018  
AMENDMENT SCHEME: 0058**

We, Futurescope Town and Regional Planners, being the authorised agent for the owners of the Remaining Extent of Portion 68 (a Portion of Portion 44) of the Farm Rietvallei 180-IQ, hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to Mogale City Local Municipality for the rezoning of the property mentioned above, located on 68 Drift Boulevard, Muldersdrift, from 'Agricultural' to 'Agricultural' with an Annexure in order to allow for business purposes, medical consulting rooms, offices and related uses, as well as the removal of Conditions A and C from Deed of Transfer T37595/1969.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: Economic Services, First Floor, Furn City Building, cnr Human & Monument Streets, Krugersdorp from 2 until 31 August 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and can be obtained from the applicant at details listed below, for a period of 28 days from the date of first publication of the notice in the *Provincial Gazette / Citizen newspaper*. Address of Municipal offices: First Floor, Furn City Building, cnr Human & Monument Streets, Krugersdorp and at Futurescope, 146 Carol Road, Silverfields, Krugersdorp.

Closing date for any objections and/or comments: 31 August 2023

Address of applicant: Futurescope Town and Regional Planners CC, Postnet Suite 038, Private Bag X2, Noordheuwel, 1756, Tel: 011-955-5537 | Cell: 082-821-9138; e-mail: [petrus@futurescope.co.za](mailto:petrus@futurescope.co.za)

Dates on which notice will be published: 2 and 9 August 2023

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**GENERAL NOTICE 877 OF 2023****NOTICE OF APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW, 2019 READ WITH THE CITY OF EKURHULENI LAND USE SCHEME, 2021 (ACT 16 OF 2013)**

We/I Lehloma Development, being the authorized agent of the owner of **Erf 353 Roodekop Township**, hereby gives In terms of section 50 of the City Of Ekurhuleni Metropolitan Municipality Spatial Planning And Land Use Management By Law, 2019 Read With The City Of Ekurhuleni Land Use Scheme, 2021 (Act 16 Of 2013), that we have applied to the Ekurhuleni Metropolitan Municipality, for the removal of a certain condition contained in the Deed of Transfer T000015906/2019 to allow the owner to exercise his/her rights in terms of the town planning scheme and building by laws.

Particulars of the application will lie for inspection during normal office hours at the Ekurhuleni Metropolitan Municipality, Executive Director: Development Planning, Metropolitan Centre, Germiston Sub Section, Golden Heights Building, 5th Floor, Cnr. Victoria & Odendaal Street, Germiston, 1401 during working hours from **02 August 2023**. Objections, comments or representations in respect of the relevant application must be submitted in writing to the Ekurhuleni Metropolitan Municipality, Executive Director: Development Planning either by hand at the abovementioned address; by registered mail within a period of 28 days from **2 August 2023**.

Name and address of applicant: **Lehloma developments, 8577 Roodekop Ext 25, Cyrus Mc Cormick Crescent, Germiston 1400**

Tel: **078 323 3210**

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

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**GENERAL NOTICE 880 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:

**APPLICATION TYPE:**

The removal of Conditions 2 and 10 from Title Deed T35234/2010.

**APPLICATION PURPOSES:**

To remove the condition to allow the subdivision of the erf into a portion measuring less than 1012m<sup>2</sup> and to allow Council to consent to the relaxation of the building line.

**SITE DESCRIPTION:**

Erf 1 Greenside Township, located at 20 Gullane Road.

**COUNCIL REFERENCE NUMBER:**

20/13/2196/2023

An electronic copy of the application will be available free of any costs on request from the agent, being Schalk Botes Town Planners, for a period of 28 (twenty-eight) days from **9 August 2023.**

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 of the City of Johannesburg by e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and [sbtp@mweb.co.za](mailto:sbtp@mweb.co.za) **by no later than 6 September 2023. Please indicate the Council reference number and site description on all communication.**

**AUTHORISED AGENT:**

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

**GENERAL NOTICE 881 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:**

**APPLICATION TYPE:**

The removal of Conditions 2 and 10 from Title Deed T35234/2010.

**APPLICATION PURPOSES:**

To remove the condition to allow the subdivision of the erf into a portion measuring less than 1012m<sup>2</sup> and to allow Council to consent to the relaxation of the building line.

**SITE DESCRIPTION:**

Erf 1 Greenside Township, located at 20 Gullane Road.

**COUNCIL REFERENCE NUMBER:**

20/13/2196/2023

An electronic copy of the application will be available free of any costs on request from the agent, being Schalk Botes Town Planners, for a period of 28 (twenty-eight) days from **9 August 2023.**

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 of the City of Johannesburg by e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and [sbtp@mweb.co.za](mailto:sbtp@mweb.co.za) **by no later than 6 September 2023. Please indicate the Council reference number and site description on all communication.**

**AUTHORISED AGENT:**

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

## GENERAL NOTICE 882 OF 2023

Form E3d- Newspaper Division

Notice is hereby given, in terms of Section 35 of the City of Johannesburg Municipal Planning By-Law, 2016, that I the undersigned, intend to apply to the City of Johannesburg for:

**APPLICATION TYPE:** Division of land

**COUNCIL REFERENCE NUMBER:** 20/17/2231/2023

**APPLICATION PURPOSES:** To allow the subdivision of Holding 422 Glen Austin Agricultural Holdings Extension 1 into three portions measuring 8566m<sup>2</sup>, 8565m<sup>2</sup> and 8565m<sup>2</sup> respectively.

**SITE DESCRIPTION:** Holding 422 is located on the western side of Hampton Road, 50m north of the intersection of this road with Dale Road in the Glen Austin Agricultural Holdings Extension 1 Area. The physical address of the site is 11 Hampton Road.

An electronic copy of the application will be available free of any costs on request from the agent, being Schalk Botes Town Planners, for a period of 28 (twenty-eight) days from **9 August 2023**.

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 of the City of Johannesburg by e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and [sbtp@mweb.co.za](mailto:sbtp@mweb.co.za) **by no later than 6 September 2023. Please indicate the Council reference number and site description on all communication.**

**AUTHORISED AGENT:**

Schalk Botes Town Planners CC  
P.O. Box 975, North Riding **Code:** 2162  
7 Retief Road, Northwold, Randburg  
**Tel No:** (011) 793-5441  
**E-mail address:** [sbtp@mweb.co.za](mailto:sbtp@mweb.co.za)

**GENERAL NOTICE 883 OF 2023****APPLICATION FOR DIVISION OF LAND: SUBDIVISION INTO 2 PORTIONS**

I, François du Plooy, being the authorised agent of the owner of the Remaining Extent of Portion 48 (Portion Of Portion 23) of the farm Rietvlei 101-I.R, situated at 48 Summer Drive, hereby give notice in terms of Section 35 of the City of Johannesburg Municipal By-Law, 2016, as read together with the provisions of the City of Johannesburg Land Use Scheme, 2018, that I have applied to the City of Johannesburg, for the subdivision of the property described above, into two (2) portions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 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 21 (twenty one) days from **09 August 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), from **09 August 2023** up to **30 August 2023**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (082) 600 3174.

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

**GENERAL NOTICE 884 OF 2023****PROPOSED EXTENSION OF THE TOWNSHIP BOUNDARY: DISCOVERY EXTENSION 7****APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

Notice is hereby given in terms of Section 32 of the City of Johannesburg Municipal Planning By-law, 2016, that we, the undermentioned, intend to apply to the City of Johannesburg for the extension of the township boundary to incorporate the Remainder of Portion 51 of the farm Vogelstruisfontein 231 IQ.

**APPLICATION PURPOSES:**

The proposed extension of the township boundary will include four erven, allocated as follows:

PROPOSED ZONING	No of Erven	Erf No's	Area (ha)
Educational	1	Remainder of Erf 1873	0,1840
Private Open Space	1	Ptn 1 of Erf 1873	0,3450
Educational (Sports Field)	1	Ptn 2 of Erf 1873	0,6657
Special for private access and parking	1	Ptn 3 of Erf 1873	0,2020
<b>TOTAL</b>	<b>4</b>		<b>1,3867</b>

**SITE DESCRIPTION**

Portion Number: The Remainder of Portion 51

Farm Name: Vogelstruisfontein 231 IQ

Street Address: Marion Road, Discovery Extension 7

The above application will be open for inspection during office hours at the City's Metro Link, situated at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein, by arrangement and request, from 9 August 2023. To request this option, make direct contact with the Registration Counter, Development Planning, on 011 407 6202 during office hours. Copies of the application documents may also be requested by contacting the applicant at the email address listed below.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted by registered mail to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 399 4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 7 September 2023.

**AUTHORISED AGENT:**

Full Name: Synchronicity Development Planning  
Postal Address: PO Box 1422, Noordheuwel, 1756  
Contact number: 082 448 7368  
Email address: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)  
Fax number: 086 758 2024  
Date: 9 August 2023

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 657 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 70 DOWERGLEN TOWNSHIP

I, Sibusiso Hadebe from Izembe Consulting being authorized agent of the owner of Erf 70 Dowerglen 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 70 Milford Avenue, Dowerglen Township, 1612 from "Residential 1" to "Business 3".

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Edenvale Sub Section of the City of Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, cnr Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale (Entrance Number 3, Room 248), for a period of 28 days from 02 August 2023. Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Edenvale Sub Section of the City of Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, cnr Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale (Entrance Number 3, Room 248) or P.O. Box 25, Edenvale, 1610 or by email to [Samke.Ngcobo@ekurhuleni.gov.za](mailto:Samke.Ngcobo@ekurhuleni.gov.za), within a period of 28 days from 02 August 2023.

Address of the authorised agent: 3370 Addax Close Road, Dawn Park, Boksburg, 1459.

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## PROVINCIAL NOTICE 658 OF 2023

## CITY OF TSHWANE METROPOLITAN MUNICIPALITY

**NOTICE OF A CONSENT USE AND REMOVAL OF RESTRICTIONS APPLICATIONS IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME, 2014 AND SECTION 16(2) 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 the **Remainder of Erf 1140, Lyttelton Manor Extension 1**, hereby give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2014 and Section 16(2) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for ***Consent for a Place of Child Care and Removal of Conditions (h)1 and (i)(i)*** in Deed of Transfer T32038/2023. The subject property is situated at 240 Kruger Avenue, Lyttelton Manor. The intention of the applicant in this matter is to convert the existing buildings for use as a pre-primary school for 50 learners with a coverage of 28%, an FAR equalling 0,28 and a height of 1 storey. Application is made to Remove 2 restrictive conditions – namely, (h)1 and (i) (i) from the above Deed.

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](mailto:CityP_Registration@tshwane.gov.za) within 28 days from the date of first publication of the notice in the Provincial Gazette, namely: **2 August 2023**. The closing date for objections and/or comments: **30 August 2023**.

Should any interested and affected party wish to view a copy they may do so at Room E10, cnr Basden and Rabie Streets, Centurion or obtain a copy of the land development applications. A copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za), or alternatively by requesting an identical copy of the land development applications through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

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

In addition, the applicant may upon submission of the applications either forward a copy electronically or publish the applications, 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 applications, 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 an application shall not be regarded as grounds to prohibit the processing and consideration of the applications.

Reference: **CONSENT** [Item No: 38214]  
Reference: **REMOVAL OF RESTRICTIONS** [Item No: 38215]

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## PROVINSIALE KENNISGEWING 658 VAN 2023

## STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

**KENNISGEWING VIR 'N TOESTEMMINGSGEBRUIK- EN OPHEFFING VAN BEPERKENDE VOORWAARDESAANSOEK INGEVOLGE KOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2014 EN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, Gibbs Planning & Development, synde die applikant (wat optree as die gemagtigde agent van die eienaar) van die **Restant van Erf 1140, Lyttelton Manor Uitbr. 1**, in ons hoedanigheid, gee hiermee, ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2014 en Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuurverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir **Toestemming vir 'n plek van Kindersorg en Opheffing van Beperkende Voorwaardes (h)1 en (i)(i)** in Akte T32038/2023. Hierdie eiendom is geleë te Krugerlaan 240, Lyttelton Manor. Die doel van hierdie aansoek is om die bestaande geboue te verander vir gebruik vir 'n pre-primêrskool met 'n dekking van 28%, 'n VRV gelykstaande aan 0,28 en 'n hoogte van 1 verdieping, te ontwikkel. Aansoek is ook vir die opheffing van 2 beperkende voorwaardes – naamlik, (h)1 en (i)(i) in die bogenoemde Akte, geloods.

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 **2 Augustus 2023**. Sluitingsdatum vir enige besware/kommentare: **30 Augustus 2023**.

Indien enige belanghebbende en geaffekteerde party 'n afskrif wil bekyk, kan hulle dit in Kamer E10, cnr Basden- en Rabiestraate, Centurion doen of afskrifte van hierdie grondontwikkelingsaansoeke, van die munisipaliteit versoek deur die volgende besonderhede te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik kan identiese afskrifte van hierdie ontwikkelingsaansoeke volgens die applikant se kontakbesonderhede versoek word, wat kopieë binne 3 dae van die aanvraag aan die belanghebbende of geaffekteerde party gegee sal word:

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

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

Ten einde 'n afskrif van die aansoeke 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 grondontwikkelingsaansoeke te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoeke te verhoed nie.

**Verwysing: TOESTEMMINGSGBRUIK**  
**Verwysing: OPHEFFING VAN VOORWAARDES**

**[Item No: 38214]**  
**[Item No: 38215]**

**PROVINCIAL NOTICE 662 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR A REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Multiprof Property Intelligence (Pty) Ltd, being the authorized applicant of the owner of Erf 2778 Faerie Glen Extension 8, 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), for the rezoning of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016. The property is situated at: 799 Old Farm Road, Faerie Glen Extension 8.

The rezoning application is to rezone the property as described above from "Residential 1" to "Business 4", subject to certain conditions.

The intention of the applicant in this matter is to: obtain the primary use rights for office use, a hairdresser and beauty salon, and one dwelling-unit.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person(s) or body(ies) submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 02 August 2023 to 30 August 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 the first publication of this notice in the Gauteng Provincial Gazette, Beeld and Citizen newspapers.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](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 the application shall not be regarded as grounds to prohibit the processing and consideration of the application.

**Address of Municipal offices:**

Room F110, Corner of Basden and Rabie Street, Centurion Municipal Offices

Closing date for any objections and/or comments: **30 August 2023**

**Address of applicant:** Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042  
Tel: 012 361 5095 Email: [info@mpdp.co.za](mailto:info@mpdp.co.za)

**Date(s) on which notice will be published:** **02 August 2023** and **09 August 2023**

**ITEM NO: 38027**

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## PROVINSIALE KENNISGEWING 662 VAN 2023

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK VIR 'N HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURS BYWET, 2016**

Ons, Multiprof Property Intelligence (Edms) Bpk, synde die gemagtigde apikant te wees namens die eienaar van Erf 2778 Faerie Glen Uitbreiding 8, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs Bywet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014), vir die hersonering van die eiendom soos hierbo beskryf ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurs Bywet, 2016. Die eiendom is geleë op: Nommer 799 Old Farm Pad, Faerie Glen Uitbreiding 8.

Die hersoneringsaansoek is om die eiendom soos hierbo beskryf van "Residensieel 1" na "Besigheid 4", onderhewig aan sekere voorwaardes.

Die voorneme van die apikant in hierdie saak is om: die primêre gebruiksregte vir kantoorgebruik, 'n haarkapper en skoonheidssalon, en een wooneenheid op die terrein te verkry.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon(ne) of liggeme wat die beswaar(e) en/of kommentaar(e) indien nie, moet ingedien word by, of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 02 Augustus 2023 tot 30 Augustus 2023. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante.

Indien enige belanghebbende of geïmpakteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, 'n afskrif kan van die Munisipaliteit aangevra word deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Addisioneel, die apikant kan by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese afskrif of op hul webwerf, indien enige. Die apikant moet toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geïmpakteerde party voorsien word, die afskrif is wat by die Munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geïmpakteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker moet gee om die afskrif elektronies te kan ontvang. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die apikant nie. Indien 'n belanghebbende of geïmpakteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende of geïmpakteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verboed nie.

**Adres van Munisipale kantore:**

Kamer F110, Hoek van Basden en Rabie Straat, Centurion Munisipale Kantore

Sluitingsdatum vir enige besware en/of kommentaar: **30 Augustus 2023**

**Adres van apikant:** Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042  
Tel: 012 361 5095 E-pos: [info@mpdp.co.za](mailto:info@mpdp.co.za)

**Datum(s) waarop kennisgewing sal verskyn:** 02 Augustus 2023 en 09 Augustus 2023

**ITEM NO: 38027**

2-9

**PROVINCIAL NOTICE 663 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**

Ek, JC De Beer, being the owner of Remaining Extent of Erf 138, East Lynne hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of restrictive title conditions contained in the Title Deed of the above mentioned property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The property is situated at Number 2 Pieterse Avenue, East Lynne. The application is for the removal of Conditions (a) and (b), in Title Deed T 127053 06. The intension of the applicant in this matter is to: remove the above restrictive conditions in order to permit the property to be utilised for a place of public worship. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 02 August 2023 until 31 August 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. 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 31 August 2023. Address of applicant: Number 2 Pieterse Avenue, East Lynne. Tel no: 0659524554, Email: jcmaint04@gmail.com. Dates of notice publication: 02 August 2023 and 09 August 2023. Item no: 38016.

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**PROVINSIALE KENNISGEWING 663 VAN 2023****METROPOLITAANSE MUNISIPALITEIT STAD VAN TSHWANE**

KENNISGEWING VAN DIE AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES INGEVOLGE ARTIKEL 16 (2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016

Ek, JC De Beer, synde die eienaar van R/138, East Lynne, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende titelvoorwaardes vervat in die Titelakte ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 van bogenoemde eiendom. Die eiendom is geleë by nommer 2 Pieterse Avenue, East Lynne. Die aansoek is vir die opheffing van die voorwaarde (a) and (b), in Titelakte T 127053 06. *Die bedoeling van die applikant in hierdie saak is om:* die bogenoemde beperkende voorwaardes te verwyder ten einde toe te laat dat die eiendom vir 'n plek van openbare aanbidding gebruik word. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 02 Augustus 2023 totat 31 Augustus 2023. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette and koerante. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252. Souenige belanghebbende of geïmpakteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 31 Augustus 2023. Adres van applikant: Number 2 Pieterse Avenue, East Lynne. Telefoon: 0659524554, E-pos: [jcmaint04@gmail.com](mailto:jcmaint04@gmail.com). Datum van publikasie van kennisgewing: 02 Augustus 2023 en 09 Augustus 2023. Item no: 38016.

2-9

**PROVINCIAL NOTICE 673 OF 2023**

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

**Site Description:** Erf 388 Gallo Manor Ext 1, situated at 7 Shingwetzi Road.

**Application Type: Rezoning.**

**Application purpose:** Rezoning from "Residential 1" to "Residential 1", in order to sub divide into two portions (min 450m<sup>2</sup>), subject to conditions. Particulars of the above application will be available for inspection at the Metrolink building at 158 Civic Boulevard, Braamfontein and via an email request made to the applicant. Any objections to or representations with regards to the application must be submitted to both the owner/agent and sent to [objectionsplanning@joburg.gov.za](mailto:objectionsplanning@joburg.gov.za) of the Registration Section of the Department of Development Planning, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 3394000 by no later than 6 September 2023. **Authorised Agent:** Kamlesh Bhana, 14 Lamone, Sharonlea. (Cell) 084 4442424. [kamlesh@pegasustp.co.za](mailto:kamlesh@pegasustp.co.za). Date of Publication: 9 August 2023

**PROVINCIAL NOTICE 674 OF 2023****City of Johannesburg Land Use Scheme, 2018**

Notice is hereby given, in terms of Section of 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that we the undersigned intend to apply to the City of Johannesburg for an amendment to the land use scheme from use zone "Residential 1" to "Residential 2" Primary rights: Dwelling Units Only. Height: Clause 28(3) of the land use scheme shall not be applicable. Density: 12 units on site. Coverage: 60%. Floor Area Ratio: 0.8. Building Lines: 0 metres building line. Parking: As Per Scheme: Site Description: Township: Craighall Park. Erf: 533 . Street Address: 9 Buckingham Avenue, Craighall Park. The above application, will be open for inspection on the e-platform of the City of Johannesburg: [www.joburg.org.za](http://www.joburg.org.za) (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications"), or available for inspection at the Department of Development Planning's walk in services at the City's Metro Link at the Metro Centre, 158 Civic Boulevard, Braamfontein, (or at the temporary Metro Link facility in Thuso House at 61 Jorissen Street, Braamfontein) from 8:00 to 15:30 on weekdays, or a copy of the application can be requested from the. Applicant's agent as per the contact details below. Objections to, or representations with regard to this application must be submitted in writing to the E.D.: Development Planning, at the above address, or posted to Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or by facsimile send to (011) 339 4000, or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by no later than 6<sup>th</sup> September 2023. The agent can also be notified as per details below. Details of authorized agent: Full Name: Bienfait Bula, Postal Address: Suite 97, Private Bag X12, Cresta, 2118 Cell: 079 634 1952. Email Address: [bienfaitbula@gmail.com](mailto:bienfaitbula@gmail.com). Date: 09/08/2023

**PROVINCIAL NOTICE 675 OF 2023****AMENDMENT SCHEME N1538**

We, **Musuku Development (PTY) LTD**, being the authorized agent of the registered owner of **Erf 244 Bedworth Park** hereby give notice in terms section 38(2) of the Of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni local municipality for the amendment of the Town Planning Scheme in operation known as the Emfuleni Land Use Scheme, 2023, for the purpose of Rezoning the above mentioned property from "Residential 1" to "Residential 4" for residential building to be used for Student Housing.

Particulars of the application will lie for inspection during normal office hours at the office of the Land Use Manager: Land Use Management, 1st Floor, Old Trust Bank Building, corner President Kruger and Eric Louw Streets, Vanderbijlpark, for a period of 28 days from date of first publication. Objections to or representations in respect of the application must be lodged with or made in writing to the Land Use Manager: Land Use Management at the above address or at P.O. Box 3, Vanderbijlpark, 1900, within a period of 28 days from date of first publication.

Address of authorised agent: Musuku Development (PTY LTD), 162 Petrel Avenue, Rua Vista, Centurion, 0157, Tel. (076) 286 2459, mailto: [Musuku.dev@gmail.com](mailto:Musuku.dev@gmail.com)

PUBLICATION DATE: 09 AUGUST 2023

**PROVINSIALE KENNISGEWING 675 VAN 2023****WYSIGINGSKEMA N1538**

Ons, **Musuku Development (PTY) LTD**, synde die gemagtigde agent van die geregistreerde eienaar van **Erf 244 Bedworth Park** hiermee ingevolge artikel 38(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, dat ek aansoek gedoen het by die Emfuleni plaaslike Munisipaliteit vir die wysiging van die Dorpsbeplanningskema in werking bekend as die Emfuleni Grondgebruikskema, 2023, vir die doel van Hersoening van die bogenoemde eiendom vanaf "Residensieel 1" na "Residensieel 4" vir residensiële geboue wat gebruik word vir studentehuisvesting.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Bestuurder: Grondgebruik: Grondgebruikbestuur, 1ste Vloer, Ou Trust Bank Gebou, hoek van President Kruger en Eric Louwstraat, Vanderbijlpark, vir 'n tydperk van 28 dae vanaf datum van publikasie. Besware teen of verhoë ten opsigte van die aansoek moet skriftelik by die Grondgebruikbestuurder ingedien of gemaak word: Grondgebruikbestuur by bogenoemde adres of by Posbus 3, Vanderbijlpark, 1900, binne 'n tydperk van 28 dae vanaf datum van publikasie

Adres van gemagtigde agent: Musuku Development (PTY) LTD, 162 Petrel Laan, Rua Vista, Centurion, 0157, Tel. (076) 286 2459; mailto: [Musuku.dev@dev.com](mailto:Musuku.dev@dev.com)

PUBLIKASIE DATUM: 09 AUGUSTUS 2023

## PROVINCIAL NOTICE 676 OF 2023

## AMENDMENT SCHEME N1119

We, **Musuku Development (PTY) LTD**, being the authorized agent of the registered owner of **Erf 290 Bedworth Park** hereby give notice in terms section 38(2) of the Of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni local municipality for the amendment of the Town Planning Scheme in operation known as the Emfuleni Land Use Scheme, 2023, for the purpose of Rezoning the above mentioned property from "Residential 1" to "Residential 4" for residential building to be used for Student Housing for 80 student beds.

Particulars of the application will lie for inspection during normal office hours at the office of the Land Use Manager: Land Use Management, 1st Floor, Old Trust Bank Building, corner President Kruger and Eric Louw Streets, Vanderbijlpark, for a period of 28 days from date of publication. Objections to or representations in respect of the application must be lodged with or made in writing to the Land Use Manager: Land Use Management at the above address or at P.O. Box 3, Vanderbijlpark, 1900, within a period of 28 days from date of publication.

Address of authorised agent: Musuku Development (PTY LTD), 162 Petrel Avenue, Rua Vista, Centurion, 0157, Tel. (076) 286 2459, mailto: [Musuku.dev@gmail.com](mailto:Musuku.dev@gmail.com)

PUBLICATION DATE: 09 AUGUST 2023

## PROVINSIALE KENNISGEWING 676 VAN 2023

## WYSIGINGSKEMA N1119

Ons, **Musuku Development (PTY) LTD**, synde die gemagtigde agent van die geregistreerde eienaar van **Erf 290 Bedworth Park** hiermee ingevolge artikel 38(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, dat ek aansoek gedoen het by die Emfuleni plaaslike Munisipaliteit vir die wysiging van die Dorpsbeplanningskema in werking bekend as die Emfuleni Grondgebruikskema, 2023, vir die doel van Hersonerig van die bogenoemde eiendom vanaf "Residensieel 1" na "Residensieel 4" vir residensiële geboue wat gebruik word vir studentehuisvesting vir 80 studentebeddens.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Bestuurder: Grondgebruik: Grondgebruikbestuur, 1ste Vloer, Ou Trust Bank Gebou, hoek van President Kruger en Eric Louwstraat, Vanderbijlpark. **PUBLIKASIEDATUM: 29de Augustus 2023** en publikasie. Besware teen of vertoe ten opsigte van die aansoek moet skriftelik by die Grondgebruikbestuurder ingedien of gemaak word: Grondgebruikbestuur by bogenoemde adres of by Posbus 3, Vanderbijlpark, 1900, binne 'n tydperk van 28 dae vanaf datum van publikasie

Adres van gemagtigde agent: Musuku Development (PTY) LTD, 162 Petrel Laan, Rua Vista, Centurion, 0157, Tel. (076) 286 2459; mailto: [Musuku.dev@dev.com](mailto:Musuku.dev@dev.com)

**PROVINCIAL NOTICE 677 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****Notice of a Consent Use application in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014) read with section 16(3) of the City of Tshwane Land Use Management By-law, 2016**

We, **BLACK PRENEOR CONSULTING (PTY) LTD** being the applicant on behalf of the registered owner of ERF 1076 SUNNYSIDE (PTA) TOWNSHIP REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014) read with section 16(3) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for the development of rental accommodation facility in the form of a BOARDING HOUSE.

The property is situated at No. 9 IVY Street SUNNYSIDE (PTA). The current zoning of the property is "RESIDENTIAL 1" as per the Tshwane Town Planning Scheme 2008 (Revised 2014). The intension of the applicant in this matter is to develop a rental accommodation facility.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or CityP\_Registration@tshwane.gov.za from **09 AUGUST 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 **06 SEPTEMBER 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 as set out below, for a period of 28 days from the date of first publication of the notice in the Gauteng Provincial Gazette. Address of Municipal offices: Registry Office, 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and/or comments: **06 SEPTEMBER 2023**.

Address of applicant: 192 Ceadock Avenue, Lyttelton Manor, Centurion, 0157 Telephone No: 081 882 0115

Email: mogodi.neo@gmail.com

Dates on which notice will be published: **09 AUGUST 2023**.

**Item No. 38079**

9–16

**PROVINSIALE KENNISGEWING 677 VAN 2023****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****Kennisgewing van 'n Toestemmingsgebruik-aansoek ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met artikel 16(3) van die Stad Tshwane Grondgebruikbestuursverordening, 2016**

Ons, **BLACK PRENEOR CONSULTING (PTY) LTD** synde die applikant namens die geregistreerde eienaar van ERF 1076 SUNNYSIDE (PTA) DORP REGISTRASIE-AFDELING J.R. PROVINCE GAUTENG gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, (Revisie 2014) met artikel 3 (Revisie 2014, gelees) die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir die ontwikkeling van huurakkommodasiefasiliteit in die vorm van 'n KOOSHUIS.

Die eiendom is geleë te IVY straat 9 SUNNYSIDE (PTA). Die huidige sonering van die eiendom is "RESIDENSIEEL 1" volgens die Tshwane Stadsbeplanningskema 2008 (Hersien 2014). Die voorneme van die aansoeker in hierdie saak is om 'n huurakkommodasiefasiliteit te ontwikkel.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit en/of aansoeker nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) en/of kommentaar(s) indien nie, moet ingedien word by, of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za vanaf 09 AUGUSTUS 2023 (die eerste datum van die publikasie van die kennisgewing uiteengesit in Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014)), tot 06 SEPTEMBER 2023 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale Kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant. Adres van Munisipale kantore: Registrasiekantoor, Thabo Sehume straat 252, Pretoria.

Sluitingsdatum vir enige besware en/of kommentaar: **06 SEPTEMBER 2023**.

Adres van aansoeker: 192 Ceadock Avenue, Lyttelton Manor, Centurion, 0157 Telephone No: 081 882 0115

E-pos: mogodi.neo@gmail.com

Datums waarop kennisgewing gepubliseer sal word: **09 AUGUST 2023**.

**Item No. 38079**

9–16

**PROVINCIAL NOTICE 678 OF 2023****NOTICE OF AN APPLICATION FOR THE REMOVAL / AMENDMENT / SUSPENSION OF A RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, A ROLFE, being the applicant on behalf of the owner of Erf 1299, Waterkloof Ridge X2, Registration Division J.R., Province Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above- mentioned property. The property is situated at 129 Louis Str, Waterkloof Ridge X2. The application is for the removal of the following conditions: condition A (h), condition A (i), condition A (k) and condition A (r) in Title deed T000048364/2021. The intension of the applicant in this matter is to approve building plans at Tshwane Council.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to Centurion: Room E10, Townplanning Office, cnr Basden and Rabie Streets, Centurion; PO Box 14013, Lyttelton, 0140 from 9 August 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 6 September.

Should any interested or affected party wish to view or obtain a copy of the land development application:

- It can be viewed at the Office of the Municipality as indicated in the advertisement;
- 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);
- a copy can be requested from the applicant at the address indicated in the advertisement

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

**Address of Municipal Offices:** City Planning, Development and Regional Services, Room E10, Townplanning Office, cnr Basden and Rabie Streets, Centurion

**Address of Applicant:** 326 Glenwood Street, 065 844 2029, [alicia.rolfe@icloud.com](mailto:alicia.rolfe@icloud.com)

**Dates on which notice will be published:** 9 August and 16 August

**Closing dates for any objections and/or comments:** 6 September 2023

**Item Nr: 38256**

9-16

## PROVINSIALE KENNISGEWING 678 VAN 2023

**KENNISGEWING VAN AANSOEK VIR DIE VERWYDERING / WYSIGING / OPGEHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ek, A ROLFE, synde die aansoeker namens die eienaar van Erf 1299, Waterkloof Ridge x2 Dorpsgebied, Registrasie Afdeling J.R., Provinsie Gauteng gee hiermee kennis in terme van artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die verwydering van seker voorwaardes vervat in die Titellakte in terme of artikel 16(2) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 van die bogenoemde eiendom. Die eiendom is geleë te 129 Louis str, Waterkloof Ridge x2.

Die aansoek is vir die verwydering van die volgende voorwaardes in kondisie A(h), kondisie A(i), kondisie A(k) en kondisie A(r) in Titellakte T00048364/2021. Die intensies van die applikant in hierdie saak is om bouplanne goed te keur te Tshwane Stadsraad.

Enige besware en/of kommentare, insluitende die gronde vir sulke besware en/of kommentare met volle kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat 'n beswaar en/of kommentaar geloots het nie, moet geloots word by, of skriftelik gemaak word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan Centurion: Kamer E10, Stadsbeplanning kantoor, h/v Basden en Rabie-strate, Lyttelton, Centurion; Posbus 14013, Lyttelton, 0140 vanaf 9 Augustus 2023 (die eerste publikasie van die kennisgewing soos uiteengesit in artikel 16(1)(f) van die By-wet wat verwys na bogenoemde), tot 6 September 2023.

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

- dit kan by die kantoor van die Munisipaliteit besigtig word soos in die advertensie aangedui;
- 'n afskrif kan van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie in staat is om die aansoek gedurende die tydperk te besigtig wanneer die aansoek ter insae beskikbaar is nie, by die onderskeie Munisipale kantoor weens die Munisipale kantoor wat vir COVID-19 gesluit word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za;
- 'n afskrif kan ook versoek word vanaf die aansoeker by die adres wat in die advertensie aangedui word

Volle besonderhede en planne (indien enige) mag geïnspekteur word gedurende normale kantoor ure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Gazette, The Business Day en Beeld koerante.

**Adres van Munisipale Kantore:** Stadsbeplanning, Ontwikkeling en Streeksdienste, Kamer E10, Stadsbeplanning kantoor, h/v Basden en Rabie-strate, Lyttelton, Centurion

**Adres van Aansoeker:** 326 Glenwood Str, 0658442029, alicia.rolfe@icloud.com

**Datums waarop kennisgewing sal verskyn:** 9 Augustus & 16 Augustus 2023

Sluitingsdatum vir enige besware en/of kommentare: 6 September 2023

**Item Nr: 38256**

**PROVINCIAL NOTICE 679 OF 2023****2018 IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW.**

I, Emmanuel Sithagu of Urban Invent planners being the authorised agent has applied to the City of Johannesburg for a rezoning application in terms of the above scheme and by-law.

**Site Description:** Erf 359 Halfway Gardens Extension 19, address: 585 Seventh Road, Halfway Gardens.

**REF:** 20-01-4782

**Application intent:** Rezoning from “Special for dwelling house purposes” to “Special for medical rooms”.

The above application will be open for inspection from 08h00 to 15h30 at the Registration Counter Department of Development Planning Room 8100, 8<sup>th</sup> floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, information counter, for a period of 28 days from **09 August 2023**.

Any objections or representations with regard to the application must be lodged with both the agent and Registration Section of the Department of Development Planning at the above mentioned 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 no later than **28 days from 09 August 2023**.

Applicant:	Emmanuel Sithagu
Address:	01 Korea Street, Westdene JHB.
Phone no:	0724995565
Email:	emmanuel@urbaninventplanners.com

**PROVINCIAL NOTICE 680 OF 2023**

GAUTENG GAMBLING ACT NO 4, OF 1995 (as amended)

**APPLICATION FOR A GAMING MACHINE LICENCE**

Notice is hereby given that the following applicants intend on submitting an application to the Gauteng Gambling Board for a Gaming Machine Licence as listed:

- Aomar Hadj Tayob t/a Black Diamond, 239 Esslen Street, Sunnyside, Pretoria (2 LPM's)
- Lulli-Lulli Business Enterprises CC t/a Lulli-Lulli Hotel, 397 Potgieter Street, Pretoria (2 LPM's).
- Emanuel Nascimento De Sousa t/a Umoya Grill, 95 Parkland Street, Esther Park, Kempton Park (5 LPM's)
- Microlicious (Pty) Ltd t/a Coolz Crafty Corner, 110 Lakefield Avenue, Ext 39, Lakefield Benoni (5 LPM's)
- Sivapragasen Pillay t/a Sonny Restaurant, Erf 352 Bloed Street, Tshwane Central, Pretoria (2 LPM's)
- K2019224170 (South Africa) (Pty) Ltd t/a BetNova Thembisa, Shop LG 66 Mall of Thembisa, Cnr R562 Olifantsfontein & Aluminium Road, Thembisa, 1501 (5 LPM's)

**APPLICATION FOR ADDITIONAL GAMING MACHINE LICENCE**

Notice is hereby given that following applicants intend on submitting an application to the Gauteng Gambling Board for an additional gaming machine license as listed:

- Bronkhortspruit Bar (Pty) Ltd t/a Strubenvale Tops, 72 Webber Road, Germiston (10 LPM's)

**APPLICATION FOR TRANSFER OF A LICENSE**

Notice is hereby given that the following applicant has lodged an application for the transfer of a license as listed:

- Nicolas Konstantinos Meletakos t/a Taverners Village to Mellow Lifestyle (Pty) Ltd t/a Mellow Lifestyle
- Cornelia Dorothea Boyens t/a Republiek Hotel to Cruz Bar (Pty) Ltd t/a Republiek Hotel
- Cornelia Dorothea Boyens t/a Tab Elsburg to Cruz Bar (Pty) Ltd t/a Tab Elsburg

**APPLICATION FOR CONSENT TO ACQUIRE FINANCIAL INTEREST IN A LICENSEE**

Notice is hereby given that below applicants intend on submitting an application to the Gauteng Gambling Board for consent to hold a financial interest as contemplated in section 38 of the Gauteng Gambling Act, 1995, as amended, in;

- David Da Silva in Cornelia Dorothea Boyens t/a Republiek Hotel
- David Da Silva in Cornelia Dorothea Boyens t/a Tab Elsburg
- Phineas Ngwenya in Nicolos Konstantinos Meletakos t/a Taverners Village

The applications will be available for public inspection viewing on the website of the Gauteng Gambling Board from 18 August 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, within one month from 18 August 2023. Such representation shall contain at least the following:

- (a) The name of the applicant to which the 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 be divulged and the grounds for such request; and
- (e) Whether or not they wish to make oral representations at the hearing of the applicant.

## PROVINCIAL NOTICE 681 OF 2023

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

**APPLICABLE SCHEME:** JOHANNESBURG LAND USE SCHEME 2018

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

**SITE DESCRIPTION:** PORTION 5 OF ERF 195 EDENBURG

**STREET ADDRESS:** 13 RIVER ROAD, EDENBURG

**APPLICATION TYPE:** Rezoning in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016

**APPLICATION PURPOSES:** Rezoning From "Residential 3" With Consent For Guest Lodge To "Residential 3" Including A Guest Lodge As A Primary Right

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

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to [benp@joburg.org.za](mailto:benp@joburg.org.za), by not later than 05 September 2023.

**NAME AND ADDRESS OF AUTHORISED AGENT:**

TM Town Planning Consultancy, P O Box 786946, Sandton 2146, 66 Forest View, Towerby, 2191. (Cell) 079 830 8316. E-mail address: [thutom@rocketmail.com](mailto:thutom@rocketmail.com)

**DATE:** 9<sup>th</sup> August 2023

## PROVINCIAL NOTICE 682 OF 2023

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

**APPLICABLE SCHEME:** JOHANNESBURG LAND USE SCHEME 2018

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

**SITE DESCRIPTION:** Portion 1 Of Erf 1174 Winchester Hills Extension 3

**SREET ADDRESS:** 9 Bosvlier Street

**APPLICATION TYPE:** Removal of restrictive conditions in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016

**APPLICATION PURPOSES:** Removal of Restrictive Conditions of Title Deed in order to allow for approval of building plans.

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

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to [benp@joburg.org.za](mailto:benp@joburg.org.za), by not later than 05 September 2023.

**NAME AND ADDRESS OF AUTHORISED AGENT:**

TM Town Planning Consultancy, P O Box 786946, Sandton 2146, 66 Forest View, Towerby, 2191. (Cell) 079 830 8316. E-mail address: [thutom@rocketmail.com](mailto:thutom@rocketmail.com)

**DATE:** 9<sup>th</sup> August 2023

**PROVINCIAL NOTICE 683 OF 2023****NOTICE OF APPLICATION FOR THE SIMULTANEOUS SUBDIVISION OF OTHER LAND & AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 52 & 38 OF THE LESEDI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015, FOR THE AMENDMENT OF THE LESEDI LAND USE MANAGEMENT SCHEME, 2018 BY MEANS OF A REZONING APPLICATION**

WE MM Town Planning Services, being the authorized agent of the property namely **REMAINDER OF PORTION 7 OF THE FARM RIETVALLEI 172 IR, LESEDI LOCAL MUNICIPALITY**, hereby give notice in terms of the LESEDI Local Municipality Spatial Planning and Land Use Management By-Law, 2015, that we have applied to LESEDI Local Municipality for the simultaneous subdivision and amendment of the LESEDI LAND USE MANAGEMENT SCHEME, 2018, for the rezoning of the property described above from "Agricultural" to "Public Garage with an annexure".

The application will lie for inspection during normal office hours at the office of the Manager, Planning Department, Lesedi Customer Care Center, 1 H F Verwoerd Street Heidelberg, for a period of 28 days from 9 August 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, Planning Department, Lesedi Customer Care Center, 1 H F Verwoerd Street Heidelberg, within a period of 28 days from 9 August 2023

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

Closing date for objections: 6 September 2023 / Dates of placement: 9 August 2023

**PROVINCIAL NOTICE 684 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 1426 The Reeds ext 5, 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 place of Instruction and child care for educational purposes. The property is situated at 56 Yelanda Street, The Reeds ext 5. 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 Place of Instruction and Education.

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 9 August 2023 (date of the publication of the notice set out in Clause 16 of the Tshwane Town Planning Scheme 2008 (revised 2014), until 6 September 2023 (not less than 28 days after the date of first publication of the notice 9 August 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  
 Address Municipal Offices: Registration Office, Room E10, Town Planning Office cnr Basden and Rabie Streets, Centurion.

Closing date for any objections: 6 September 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: 9 August 2023***

Item: 37016

**PROVINSIALE KENNISGEWING 684 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 1426 The Reeds uitbr 5, 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 plek van opleiding vir opvoedkundige doeleindes en kindersorg. Die eiendom is geleë te Yelanda Straat 56, The Reeds uitbr. 5. 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 plek van opleiding vir opvoedkundige doeleindes en kindersorg.

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.go.za vanaf 9 Augustus 2023 (die datum van publikasie soos uiteengesit in Klousule 16 van die Tshwane Dorpsbeplanningskema 2008 (hersien 2014) tot 6 September 2023 (nie minder as 28 dae na datum van eerste publikasie van kennisgewing op 9 Augustus 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.

Adres van Munisipale kantore: Registrasie Kantoor, Kamer E10, Town Planning Office, hoek van Basden en Rabie Strate, Centurion.

Sluitingsdatum vir enige beswaar: 6 September 2023

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

Tel: 082 821 2851

***Datum van eerste publikasie van kennisgewing: 9 Augustus 2023***

Item: 37016

## PROVINCIAL NOTICE 685 OF 2023

## GAUTENG DEPARTMENT OF ROADS AND TRANSPORT

## NOTICE OF ACCEPTANCE OF AN AMENDED SECTION OF PROVINCIAL ROUTE PWV5.

## GAUTENG TRANSPORT INFRASTRUCTURE ACT, 2001 (ACT NO. 8 OF 2001)

The member of the Executive Council for Roads and Transport of Gauteng Province (MEC) hereby gives notice, in terms of section 6(11) of the Gauteng Transport Infrastructure Act, 2001 (Act No. 8 of 2001), that she has amended the alignment for a section of Provincial **PWV5** which has been prepared in terms of section 6 of Act 8 of 2001 (as amended).

The following is a broad description of the amended route section:

**Route PWV5 (Addendum 456 K2):** The proposed alignment for route PWV5 commences at the P157-1 (R21 freeway) / PWV5 interchange at km 118.480 and traverses the Farm Hartebeesfontein 17-IR Re/3/17 up to km 121.968. The alignment extends from the P157-1 (R21 freeway) / PWV5 interchange and crosses the R21 Expressway up to the powerlines towards the east. The total length of this section of the route is approximately 3.488km.

The centre line of the amended route has been determined and is indicated in route determination report which may be inspected at the following addresses during office hours from 08h00 to 15h00 on weekdays:

Office of the Gauteng Department of Roads and Transport

Life Centre Building, 18<sup>th</sup> Floor

45 Commissioner Street, Johannesburg

OR

The Plan Room, Office of the Gauteng Department of Roads and Transport

1215 Nico Smith Street, Koedoespoort, Pretoria.

Interested and affected parties are invited to submit written requests for the reasons with respect to the determination of the new and amended routes within 30 days from the date of the publication of this notice either by e-mail to the following addresses: [nokuthula.modikoe@gauteng.gov.za](mailto:nokuthula.modikoe@gauteng.gov.za) or [celeste.harmse@gauteng.gov.za](mailto:celeste.harmse@gauteng.gov.za) or by post to Private Bag X83, Marshalltown, 2107, for the attention of the Director: Transport Infrastructure Planning, quoting the relevant route and environmental report numbers.

Notice is also given that the regulatory measures contemplated in section 7 of the Act will take effect on publication of the route in terms of section 6(11) of the Act. These measures include that every application for the establishment of a township, for subdivision of land, for any change of land use in terms of any law or town planning scheme as well as for any authorisation contemplated in the National Environmental Management Act (Act 107 of 1998) and the Environmental Impact Assessment Regulations, 2014, as amended in respect of the areas mentioned in section 8(1) of the Act, must be accompanied by a written report by a consulting civil engineering firm specialising in road design and transportation engineering, reporting on the matters set out in that section. These measures appear from that section, which is quoted below for convenience:

**"7 Regulatory measures in respect of routes**

- (1) After the publication of the notice contemplated in section 6(11) and in addition to any law, every application for the establishment of a township, for subdivision of land, for any change of land use in terms of any law or town planning scheme as well as for any authorisation contemplated in the ECA and NEMA, in respect of the areas mentioned in section 8(1), must be accompanied by a written report by a consulting civil engineering firm specialising in road design and transportation engineering, reporting on the following matters:
  - (a) The effect and Impact which the granting of such application may have in respect of,
    - (i) the route contemplated in section 6(11);
    - (ii) the future preliminary design of the provincial road or railway line in respect of which the said route has been determined; and
    - (iii) any other route published or deemed to have been published in terms of section 6(11), any preliminary design in respect of which the acceptance has been published or deemed to have been published in terms of section 8(7) and any other provincial road or railway line;
  - (b) the feasibility of amending the said route and the costs in respect thereof, should the application be granted;
  - (c) the additional cost in respect of future preliminary design if an amended route should be found to be feasible, should the application be granted; and
  - (d) any other relevant matter pertaining to the said route, design and construction of the provincial road or railway line which may be relevant should the application be granted.
- (2) The consulting civil engineering firm referred to in subsection (1) must be approved by the MEC as having members with the necessary specialisation and competence as contemplated in subsection (1) and with at least ten years experience in the required disciplines.
- (3) The application accompanied by the report in addition to the provisions of any other law must be forwarded to the MEC by.
  - (a) the municipality; or
  - (b) the authority or body to which such application has been made; or
  - (c) the applicant, provided that the applicant must-
    - (i) obtain the consent of the authorities mentioned in paragraph (a) or (b); and
    - (ii) submit proof to the satisfaction of the relevant authority that the applicant has forwarded the application to the MEC.
- (4) The MEC may comment in writing on the application and accompanying report to the municipality, other authority or body to whom the application has been made, within a period of 60 days after having received the application and accompanying report, or such shorter period as may be prescribed in terms of any other law.
- (5) No application may be granted without due consideration of-
  - (a) the comments submitted by the MEC;
  - (b) the written report and matters contemplated in subsection (1) above;
  - (c) the additional costs which the granting of the application may cause directly and Indirectly to the State and the community concerned, weighed against the advantage to the applicant and the community of granting the application; and
  - (d) the extent to which the granting of the application promotes sustainable development which integrates transport planning and land use planning in view of transportation engineering requirements.
- (6) After having made its decision on the application, the municipality or other authority must Inform the MEC in writing of its decision within 14 days after having made such decision and in the event of the application having been granted, must furnish full reasons for such decision in writing to the MEC within the said period.
- (7) Within 28 days after having received the decision and reasons for having granted the application, the MEC is entitled to appeal against the decision, in accordance with the procedure prescribed in the applicable law with the necessary granges being made, to the appeal authority or appeal tribunal provided for in the relevant law, provided that where the applicable law prescribes an appeal to the Premier, any member of the Executive Committee, or Government official of the Province, the appeal must be heard and finally disposed of by the Townships Board for the Province as though the said Townships Board had the final appellate jurisdiction with regard to the appeal.
- (8) After the publication of the notice contemplated in section 6(11) and despite any law to the contrary, no service provider may after commencement of this section, lay, construct, alter or add to any pipeline, electricity line or cable, telephone line or cable, or any other structure on, over or under the areas described in section 8(1) or may construct, alter or add to any structure of any nature whatsoever on, over or under such areas, except-
  - (a) if the written permission of the MEC has been obtained and only in terms of such conditions as the MEC may prescribe; or
  - (b) in terms of an existing registered servitude."

**PROVINCIAL NOTICE 686 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).

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 876 OF 2023****THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.**

I, **JH Schoeman**, being authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in Title Deed T88386/2011 of **Portion 30, farm Finaalspan 114 I.R.** which property is situated south of North Boundary Road.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, Civic Centre, Cnr Commissioner Street and Trichardts Road, Boksburg, for a period of 28 days from **2 August 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, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, Civic Centre, Cnr Commissioner Street and Trichardts Road, Boksburg or PO Box 215, Boksburg, 1460, within a period of 28 days from **2 August 2023**.

Address of the authorised agent: 658 Trichardts Road, Beyers Park, Boksburg

## LOCAL AUTHORITY NOTICE 878 OF 2023

**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS  
OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
POMONA X299**

We, Planit Planning Solutions CC. being the authorized agent of the owner, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni for the establishment of the township, referred to in the Annexure hereto.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park, for a period of 28 days from 2 August 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 Ekurhuleni Metropolitan Municipality, Kempton Park CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or P.O. 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 2 August 2023.

Closing date for any objections and/or comments: 30 August 2023

Address of applicant: 10 Fairbairn Street, Rynfield, Benoni, P.O. Box 12381, Benoryn 1504.

Telephone: (011) 849 7833

Dates on which notice will be published: 2 August 2023 & 9 August 2023.

**ANNEXURE**

Name of township: Pomona Extension 299

Full name of applicant: Planit Planning Solutions CC.

Number of erven - 2, proposed zoning - "Residential 3", height - 2 storeys, coverage - 50%

The intension of the applicant in this matter is to establish a "Residential 3 Township".

Locality and description of property on which township is to be established; The property, is Remainder of Holding 91 Brentwood Park Agricultural Holdings Extension 1.

The proposed township is situated at 91 Middel Road, Brentwood Park Agricultural Holdings Extension 1, Kempton Park

**Reference:** 1 0 9 0

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## LOCAL AUTHORITY NOTICE 890 OF 2023

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

I TJAARD DU PLESSIS, being the authorised agent of the owner hereby give notice in terms of Section 16(1)(f) and as required in terms of Schedule 4 of The City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of conditions number A.(f), A.(l), contained in the Title Deed of T227/2014 of Erf 700 of Meyerspark Ext.1 Township, Registration Division J.R., Province of Gauteng, which property is situated at 115 AnaleesStr., Meyerspark. Pretoria. The intention of the Registered Owners with this application is to enable them to apply for a relaxation of the street building line. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the said authorised local authority at the 1<sup>st</sup> Floor Middestad Building, 252 Thabo Sehume Street, Pretoria . Posbus 3242, Pretoria, 0001, or at CityP\_Registration@tshwane.gov.za from 2 August 2023 until 30 August 2023. Any person who wishes to object to the application or submit representations in respect thereof must lodge the same in writing with the said authorised local authority at its address specified above on or before 30 August 2023. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party : email: [info@duparchitecture.co.za](mailto:info@duparchitecture.co.za) Postal address: 54 Sandvygie Crescent, Palm Drive 32, Doornpoort 0186. Tel 0677324220 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: Dates of Notice 2 August & 9 August 2023 CPD/ 0424/00700 Item No. 36322

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## PLAASLIKE OWERHEID KENNISGEWING 890 VAN 2023

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

Ek TJAARD DU PLESSIS, synde die aansoeker namens die eienaar van erf 700 gelee in die Dorp Meyerspark Ext. 1, Registrasie Afdeling J.R. Provinsie Gauteng, gee hiermee ingevolge Artikel 16(1)(f) en soos vereis in terme van Skedule 4 van die City of Tshwane Land Use Management By-law, 2016, kennis dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die verwydering van voorwaarde nommer(s) A.(f), A.(l), vervat in die Transportakte van T22736/201 van erf 700 gelee in die Dorp Meyerspark Ext.1, Registrasie Afdeling J.R. Provinsie Gauteng wat gelee is te Analeesstr. 115, Meyerspark, Pretoria. Die bedoeling van die Geregistreeerde Eienaars met hierdie aansoek is om hulle in staat te stel om aansoek te doen vir 'n verslapping van die straatboulyn. Alle dokumente wat van toepassing is op die aansoek sal beskikbaar wees vir inspeksie gedurende normale kantoor-ure by die kantoor van die genoemde gemagtigde plaaslike bestuur te 1<sup>st</sup> Floor Middestad Building, 252 Thabo Sehume Street, Pretoria . Posbus 3242, Pretoria, 0001, of by CityP\_Registration@tshwane.gov.za vanaf 2 Augustus 2023 tot 30 Augustus 2023. Enige persoon wie beswaar wil aanteken teen, of vertoe wil rig ten opsigte van die bogenoemde voorstelle moet die vertoe skriftelik indien by die genoemde gemagtigde plaaslike bestuur by die adres wat hierbo gespesifiseer is, op of voor 30 Augustus 2023. Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word: • Epos adres: [info@duparchitecture.co.za](mailto:info@duparchitecture.co.za) • Posadres: 54 Sandvygie Singel, Palm Drive 32, Doornpoort 0186 • Kontak telefoon nommer: 067 732 4220 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. Datums van publikasie 2 Augustus & 9 Augustus 2023

Verwysing: CPD/0424/00700      Item No: 36322

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**LOCAL AUTHORITY NOTICE 892 OF 2023****NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAW OF 2019 – ERF 24 FARRAR PARK TOWNSHIP  
CELUS NO: F 0518C**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Boksburg Sub Section) for the Removal of Conditions 1. (a), 1. (b), 1. (c), 1. (e), 1. (f), 1.(h)(i) and (ii), 1. (i) and 1. (j) and the Amendment of Conditions 1. (l) and 1. (m) from Deed of Transfer T. 12959/2021 pertaining to Erf 24 Farrar Park Township, which property is located at No. 231 Rondebult Road (Service Road), Farrar Park, Boksburg and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: F 0518C), by the rezoning of the said property from its current "Business 3" zoning to a zoning of "Business 2" solely for Shops including a Pharmacy with a subservient clinic, a Hair/Beauty Salon, a Coffee Shop, a Seamstress Shop and a Modelling School, subject to certain conditions as well as a Parking Relaxation for the said property.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of The Manager: Town Planning Department, Boksburg Sub Section, Third Floor, Civic Centre, Trichardt Road, Boksburg, for a period of 28 days from 2 August 2023.

Any person who wishes to object to the application, or submit representations in respect thereof, must lodge the same in writing with the said authorised local authority at the above address or P. O. Box 215, Boksburg, 1460 or Email: [Francois.Vos@ekurhuleni.gov.za](mailto:Francois.Vos@ekurhuleni.gov.za), on or before 30 August 2023.

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Cell: 082 924 7882 – Email: [info@mztownplanning.co.za](mailto:info@mztownplanning.co.za)

Dates of publications: 2 and 9 August 2023.

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**LOCAL AUTHORITY NOTICE 893 OF 2023****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW OF 2019  
ERF 115 MOREHILL TOWNSHIP**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Sub Section), for the Removal of Conditions 1. (e), 1. (g), 1. (h) and 2. contained in Deed of Transfer T. 14301/2022 pertaining to Erf 115 Morehill Township, which property is located at No. 19 Barbara Avenue, Morehill, Benoni.

Particulars of the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning, Benoni Sub Section, 6<sup>th</sup> Floor, Civic Centre, Elston Avenue, Benoni, for the period of 28 days from 2 August 2023.

Objections to or representations in respect of the application must be lodged with or made in writing with the said authorised local authority at the above address or at Private Bag X 014, Benoni 1500, or Email: [Shaunise.Mitchell@ekurhuleni.gov.za](mailto:Shaunise.Mitchell@ekurhuleni.gov.za) - on or before 30 August 2023.

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

Dates of Publications: 2 and 9 August 2023.

2-9

**LOCAL AUTHORITY NOTICE 895 OF 2023****AMENDMENT SCHEME 01-16252**

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 146 The Gardens** from “**Residential 1**” to “**Business 4**”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 01-16252**, 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, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 426/2023

**LOCAL AUTHORITY NOTICE 896 OF 2023****AMENDMENT SCHEME 20-05-3668**

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 4969 Weltevredenpark Extension 128** from “**Special**” to “**Business 1**”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-05-3668**, 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, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 301/2023

## LOCAL AUTHORITY NOTICE 897 OF 2023



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

**RESOLUTION LEVYING OF PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2023 TO 30 JUNE 2024.**

Notice is hereby given in terms of Section 14 (1) and (2) of the Local Government: Municipal Property Rates Act, no 6 of 2004, that the Council of Mogale City Local Municipality resolved by way of resolution number K(ii) 2 (06/2023), to levy the rates on properties reflected in the schedule below with effect from 1 July 2023.

NO	Category	Ratio	Cent in a Rand rate determined for the relevant property category
1	Residential property	1:1	0.01602
2	Industrial Properties	1:2	0.03203
3	Business and Commercial	1:2	0.03203
4	Agricultural property	1:0:25	0.00400
5	Mining Properties	1:2.5	0.04005
6	Vacant Properties	1:4	0.06408
7	Public Benefit Organisation	1:0:25	0.00400
8	Public Service Purpose	1:2	0.03203
9	Educational (Private School)	1:2	0.03203
10	Private Open Space	1:1.02	0.01631
11	Public Open Space	1:1.02	0.01631
12	Place of Public Worship		Exempted
13	Public Service Infrastructure		Exempted
14	Municipal Property		Exempted

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

**MAKHOSANA MSEZANA**  
**MUNICIPAL MANAGER**

**Date:**

**Notice no: 2/2023**



MOGALE CITY LOCAL MUNICIPALITY  
**PROPERTY RATES  
POLICY**

2023 -2024

GT481

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## **SECTION A: INTRODUCTION, DEFINITIONS AND PRINCIPLES**

### **1. INTRODUCTION**

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

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

### **LEGISLATIVE CONTEXT**

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

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

## 2. DEFINITIONS

- 2.1 “**Act**” means the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004);
- 2.2 “**Agent**”, in relation to the owner of a property, means a person appointed by the owner of the property-
  - (a) to receive rental or other payments in respect of the property on behalf of the owner; or
  - (b) to make payments in respect of the property on behalf of the owner;
- 2.3 “**Agricultural property**” property that is used primarily for agricultural purposes but, without derogating from section 9 of the MPRA 6 of 2004, excludes any portion thereof that is used commercially for the hospitality of guests, and excludes the use of the property for the purpose of eco-tourism or for the trading in or hunting of game.
- 2.4 “**Agricultural purpose**” refers to a property that is predominantly and regularly used in the generation of a bona fide farmer’s main income from farming activities on an agricultural property.
- 2.5 “**Annually**” means once every financial year;
- 2.6 “**Bona fide farmer**” Is the registered owner of agricultural land which is predominantly used for agricultural purposes and who is also registered as such with the South African Revenue Services.
- 2.7 “**Business**” means the use of property for the activity of buying, selling or trading in commodities or services on a property and includes any office or other accommodation on the same property, the use of which is incidental to such activity, but does not include the business of agriculture, farming, or any other business consisting of the cultivation of soils, the gathering in of crops, the

rearing of livestock or the propagation and harvesting of fish or other aquatic organisms.

2.8 **“Category”**

- a) in relation to property, means a category of properties determined in terms of Section 7 of this policy; and
- b) in relation to owners of properties, means a category of owners determined in terms of Section 8 of this policy.

2.9 **“Child-headed household”** means a household where the main caregiver of the said household is younger than 18 years of age. Child-headed household means a household headed by a child as defined in the section 28(3) of the Constitution.

2.10 **“Commercial”** means land used or a building designed or used for Commercial and Business purposes.

2.11 **“Covid 19”** A mild to severe respiratory illness that is caused by a coronavirus (Severe acute respiratory syndrome coronavirus 2 of the genus Beta coronavirus), is transmitted chiefly by contact with infectious material (such as respiratory droplets) or with objects or surfaces contaminated by the causative virus, and is characterised especially by fever, cough, and shortness of breath and may progress to pneumonia and respiratory failure.

2.12 **“Demolition Certificate”** A certificate issued by Building Control when the buildings on the property are demolished. The category of properties where the buildings are demolished will be changed as per date of the demolition certificate, to vacant land.

2.13 **“Development Land”** Land earmarked for development/subdivision into multiple units/properties. Applies where the property owner is creating 10 or more residential units/stands, or 5 or more Business / Industrial units/stands or proclaiming new townships.  
This does not include properties earmarked as development land where the buildings are completed and used for their purpose.

2.14 **“Definitions, words and expressions”** as used in the Act are applicable to this policy document wherever it is used;

2.15 **“Educational (Private School)”** means a school that is established, conducted, and primarily supported by nongovernmental agency or a group of private individuals and is under the financial and managerial control of a private body, accepting mostly fee-paying pupils.

2.16 **“Grant-in-aid”** means an additional grant awarded to persons who are in receipt of an old age grant, disability grant or war veteran’s grant, and are unable to take

care of themselves.

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

operations as defined in the Mineral and Petroleum Resource Development Act, 2, (Act No.28 of 2002).

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

public service infrastructure as envisaged in the definition of “publicly controlled”, provided that a person mentioned below may for the purposes of this Act be regarded by a municipality as the owner of a property in the following cases:-

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

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

2.34 **“Official residence in relation to a place of public worship”, means:-**

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

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

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

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

2.38 **“Property”** means –

- (a) Immovable property registered in the name of a person, including, in the case of a sectional title scheme, a sectional title unit registered in the name of a person;
- (b) a right registered against immovable property in the name of a person, excluding a mortgage bond registered against the property;
- (c) a land tenure right registered in the name of a person or granted to a person in terms of legislation; or
- (d) Public service infrastructure.

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

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

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

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

- (j) rights of way, easements or servitudes in connection with infrastructure mentioned in paragraphs (a) to (i);

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

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

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

2.44 **“Residential property”** means improved property that:-

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

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

2.46 **“State trust land”** means land owned by the state-

- (a) in trust for persons communally inhabiting the land in terms of a traditional system of land tenure;
- (b) over which land tenure rights were registered or granted; or

- (c) which is earmarked for disposal in terms of the Restitution of Land Rights Act, 1994 (Act No. 22 of 1994).

2.47 **“Vacant land”** means any property irrespective of its zoning and/or current land use that does not have any immovable improvements on it. Properties will be classified as vacant until such time as an inspection can be conducted or a new occupation certificate is issued. This will include any undeveloped land, bulk land identified by the municipality and where there is an approved Surveyor General Plan, Township Layout or approved Surveyor General Diagram.

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

### 3. PRINCIPLES

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

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

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

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

(a) Equity

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

(b) Affordability

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

(c) Financial Sustainability

Rating of property will be implemented in a way that:

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

(d) Cost efficiency

Rates will be based on the value of all rateable property and will be used to fund community and subsidised services after taking into account surpluses generated on trading (water, electricity) and economic (refuse removal, sewerage removal) services and the amounts required to finance exemptions, rebates, reductions and phasing-in of rates as approved by the municipality from time to time.

(e) Poverty Alleviation

Poverty alleviation refers to initiatives that the Municipality has, which are meant to improve the quality of life for those people currently living in poverty. The Municipality has an indigent program which is administered through the Indigent Management Policy and is aimed at providing financial relief on municipal service charges for those earning below a certain income.

#### **4. SCOPE OF THE POLICY**

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

#### **5. APPLICATION OF THE POLICY**

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

#### **6. PRINCIPLES APPLICABLE TO FINANCING OF SERVICES**

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

(a) Trading services

- i. Water
- ii. Electricity

(b) Economic services

i. Refuse removal

ii. Sewerage disposal

(c) Community and subsidised services

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

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

## **SECTION B: CATEGORIES OF PROPERTY**

### **7. CATEGORIES OF PROPERTIES**

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

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

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

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

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

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

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

- 7.6 Different rates may be levied in respect of the following categories of rateable

properties and such rates will be determined on an annual basis during the compilation of the annual budget:-

- 7.6.1 Residential properties;
  - 7.6.2 Industrial properties;
  - 7.6.3 Business and Commercial properties;
  - 7.6.4 Agricultural properties (including small holdings used for agricultural purposes);
  - 7.6.5 Mining properties;
  - 7.6.6 Public Service Infrastructure;
  - 7.6.7 **Public Service Purpose** (Properties owned by an organ of state and used for public service purpose);
  - 7.6.8 Vacant properties (Res & Non-Res, excluding agricultural/farming land);
  - 7.6.9 Multiple use properties;
  - 7.6.10 Public Benefit Organization;
  - 7.6.11 Place of public worship;
  - 7.6.12 Educational (Private Schools);
  - 7.6.13 Private / Public Open Space;
  - 7.6.14 Municipal Properties
- 7.7 Any agricultural property that is used for anything other than as an agricultural property as defined, such as for residential, industrial, business and commercial, or any other purpose, is not eligible to be rated at the 1: 0.25 ratio applicable for agricultural properties in the Regulations. The properties that are outside the meaning of agricultural property as defined should be rated based on actual use or permitted use.
- 7.8 Property owned by the National and Gauteng Provincial Government is rateable and will be categorised according to the use of the property. If property owned by the National and Gauteng Provincial Government has a zoning which permits the provision of residential accommodation, the property will be classified as "residential" and the residential rate will be applicable upon presentation of a Certificate of Occupancy. Only if the property owned by the National and Gauteng Provincial Government is used for the provision of community-type services, will it be categorised as Public Service Purpose – "Properties owned by an organ of state and used for public service purpose" in which case the rate for this category of property will be applicable.
- 7.9 Any property earmarked for development and complying with the definition of development land will be categorised in accordance to the above categories in terms of its current use. Development land can only be recognised as such

if all the portions of such development is held/registered under one title deed number in the Deeds Office.

- 7.10 Rates on properties used for multiple purposes will be levied in accordance with the “different uses” by apportioning the market value of a category of property to the different purposes for which the property is used for, and categorising such apportioning relevant to the use of the specific portion.

APPROVED

## **SECTION C: DIFFERENTIAL RATING**

### **8. DIFFERENTIAL RATING**

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

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

### 9. CATEGORIES OF OWNERS

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

- (a) Indigent  
100% rebate will be granted to those owners who qualify and who are registered as indigents in terms of the adopted indigent policy of the municipality;
- (b) Retired and the physically and mentally disabled  
A pensioner who by definition is a person who will have reached the age of 60 or more during the Municipality's financial year for which the rebate will be applicable, or a person who is physically or mentally disabled and who can prove that he/she receives a social pension, or a person certified by the Health Practitioner as being physically or mentally disabled may, in terms of the Act receive a remission of 45% on the general property rates due for the financial year. The rebate is subtracted from the rates amount that remains payable after rebates are given per paragraph 12.1(a). The rebate is granted subject to the following conditions:
  - i) The joint household income of the applicant if any, may not exceed **R150 000 per annum** for a financial year, which amount may be reviewed during the Municipality's annual budget process;
  - ii) The rateable property in question must be owned by the pensioner (in a case of co-ownership all owners must be qualifying pensioners as defined) and may be occupied by only the applicant and his/her spouse, if any, and by dependants with no income, or by certain persons in specific circumstances at the discretion of the Manager Revenue Division. However, the rateable property excludes residential properties e.g. old age homes that are only occupied but not owned by the pensioners.
  - iii) **First time applicants:** An application using the prescribed pensioner's rebate application form can be lodged at any time after the owner reaches the age 60 years and must thereafter be applied for annually. Applicants who apply for the first time during the financial year will have the pensioner's rebate implemented as from the date that the application is approved until 30 June of that financial year.

- iv) **Renewal applicants:** A pensioner's rebate renewal application using the prescribed pensioner's rebate application form for each subsequent financial year must be received by no later than the 30<sup>th</sup> of June of the preceding financial year. The information furnished must be substantiated by an affidavit by the applicant. If approved, the pensioner's rebate will be implemented as from 1 July until 30 June of that financial year.
  - v) **Pensioners older than 70 years:** A pensioner's rebate of 100% will be given to pensioners older than 70 years, provided that the property value is equal to or below R1 000 000 (one million rand) and the pensioner complies with all the specified qualifying criteria outlined under clause 9.1(b).
  - vi) First time applicants, renewal applications and applications for pensioners older than 70 years, must apply annually per subparagraphs (iii) and (iv) above on a form, which will be made available for this purpose by the Finance Department – Revenue Division.
  - vii) Applications by postal mail must be sent to Finance Department – Revenue Division. The Municipality does not accept any responsibility/liability for postal items (including registered post) that do not reach us by 30 June. Applications can be submitted on email at [pensionerrebates@mogalecity.gov.za](mailto:pensionerrebates@mogalecity.gov.za) or physically at the Municipal Revenue Offices, including cashier satellite offices.
  - viii) The applicant must submit proof of his/her age and identity and, in the case of a physically or mentally disabled person, proof of receipt of a social pension and/or, if no such pension is received, proof of certification by a Health Practitioner.
  - ix) The applicant's municipal account for the property to which the application relates must be paid in full, or if not, an arrangement to pay the debt must be in place.
  - x) The property must be categorised as residential;
  - xi) If the applicant complies in all respects with these conditions, the amount remitted will be credited on the account and will be included in the monthly levy.
  - xii) This rebate is subject to the availability of funds in the applicable financial year.  
The above category of properties will be treated in terms of clause 12 of this Policy;
- (c) Disaster-hit property owners:  
Owners of property situated within an area affected by-

- i. a disaster within the meaning of the Disaster Management Act, 2002 (Act No. 57 of 2002); or

- ii. Serious adverse social or economic conditions.

The above category of customers will be treated in terms of clause 10 of this Policy;

- (d) Residential property owners:

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

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

- (e) Agricultural Property:

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

- (f) Child headed families:

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

## 10. EXEMPTIONS AND IMPERMISSIBLE RATES

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

- (a) Municipal properties:

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

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

- (b) Residential properties

(Including residential properties in Privately Owned towns)

The first R50 000.00 is exempted on the market value of a property assigned in the valuation roll or supplementary valuation roll of a municipality to a category determined by the municipality for residential properties; or for properties used for multiple purposes, provided one or more components of

the property are used for residential purposes. The impermissible rates on the R15 000 contemplated in terms of section 17(1) (h) of the Property Rates Act is included in the amount referred to above as annually determined by the municipality. This is an important part of the council's indigent policy and is aimed primarily at alleviating poverty.

(c) Development/Improvement of Vacant Land

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

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

10.3 Exemptions in 10.1 (c) will not automatically apply. The onus remains with the owner to submit proof that he/she has completed the residential building within the specified timeframes.

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

(a) Child headed families:

- i. Child headed families are exempted from paying rates, according to monthly household income. To qualify for exemption the head of the family must:-
- ii. Occupy the property as his/her normal residence;
- iii. Not be older than 18 years of age;
- iv. Still be a scholar or jobless; and

- v. Be in receipt of a total monthly household income from all sources not exceeding an amount equal to twice the amount of two state pensions;
- vi. The applications for exemption as a child headed family must be made in terms of adopted indigent policy of the municipality.

(b) Indigent consumers:

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

Applications for consideration as indigents must be accompanied by

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

These applications must be made in terms of the in terms of the adopted indigent policy of the municipality and must be supported by any other documents and information specified in the approved Indigent Policy of the municipality.

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

10.5 Impermissible Rates:

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

- (a) On those parts of a special nature reserve, national park or nature reserve within the meaning of the National Environmental Management: Protected Areas Act, 2003 (Act No.57 of 2003) or of a national botanical garden within the meaning of the National Environmental Management: Biodiversity Act, No. 10 of 2004, which are not developed or used for commercial, business, or residential agricultural purposes.
- (b) On mineral rights within the meaning of paragraph (b) of the definition of "property" in section 1 of the Act.
- (c) On a property belonging to a land reform beneficiary or his or her heirs, provided that this exclusion lapses ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds.
- (d) On a property registered in the name of a religious community and used primarily as a place of public worship by a religious community, including an

official residence registered in the name of that community which is occupied by an office-bearer of that community who officiates at services at that place of worship.

## 11. REDUCTIONS

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

11.1.1 Partial or total destruction of a property.

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

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

11.2.1 The owner referred to in 11.1.1 shall apply in writing for a reduction and the onus will rest on such applicant to prove to the satisfaction of the municipality that his property has been totally or partially destroyed. He/ she will also have to indicate to what extent the property can still be used and the impact on the value of the property.

11.2.2 Property owners will only qualify for a rebate if affected by a disaster as referred to in the Disaster Management Act, 2002 (Act No. 57 of 2002).

11.2.3 Upon verification by the Municipal Valuer, the destroyed property will be treated as a vacant stand.

11.2.4 If rates were paid in advance prior to granting of a reduction the municipality will give credit to such an owner as from the date of reduction until the date of lapse of the reduction or the end of the period for which payment was made whichever occurs first.

## 12. REBATES

12.1 Categories of properties

(a) Residential properties:

In addition to the impermissible rates of R15 000.00 as referred to in paragraph 10.1 (b) above, a further R35 000.00 exemption in the market value of a property will be granted totalling to an exemption of R50 000 per paragraph 10.1.(b). A further rebate of 45% on the tariff computed after deduction of the R50 000 exemption will be granted to all residential properties including properties owned by an organ of state and used as residential properties. Nevertheless, the R50 000.00 rebate on market value and the 45% rebate is not applicable to residential properties that are vacant.

(b) Agricultural properties:

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

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

(d) **Public Service Infrastructure** as per definition, relates to essential services and shall therefore be **exempted from property rates (Section 93A of MPRA Amendments).**

(e) Rates for property used for **Mining purposes** shall be determined by means of a ratio 1:2,5 in relation to residential property.

(f) Public Benefit Organisation Property (PBOs):

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

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

Public Benefit Organisation (PBO) must annually furnish (before End June of each financial year) the municipality (Valuation Division) with their current PBO Tax exemption Certificate, failing which the category will revert back to the actual use/zoning of the property.

i. Welfare and Humanitarian organisations

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

ii. Health care organisations

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

iii. Education and Development organisations

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

(g) Properties used for Public Service purposes

Public Service purpose properties include hospitals and clinics, schools, pre-schools, early childhood development centres and FETs; national and provincial libraries, police stations, prisons and courts of law. These properties are involved in rendering service directly to the public and should be considered for rebates in terms of section 15 (2a) (g) of MPRA amendment Act no 29 of 2014.

12.2 Retired and Disabled Persons Rate Rebate:

Retired and Disabled Persons qualify for special rebate of 45% according to monthly household income. A pensioner's rebate of 100% will be given to pensioners older than 70 years. The criteria for qualification will be as per clause 9 of this policy.

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

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

- (a) Agricultural
- (b) Business and commercial properties
- (c) Industrial Property

- (d) Mining properties
- (e) Non-permitted use

## **SECTION E: LIABILITY FOR RATES**

### **13. PAYMENT OF RATES**

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

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

#### **14. ACCOUNTS TO BE FURNISHED**

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

#### **15. PHASING IN OF RATES**

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

#### **16. SPECIAL RATING AREAS**

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

referred to in clause 16.3 whenever a special rating is being considered:-

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

**17. FREQUENCY OF VALUATION**

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

**18. COMMUNITY PARTICIPATION**

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

## **19. REGISTER OF PROPERTIES**

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

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

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

## **21. ANNUAL REVIEW OF RATES POLICY**

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

## **22. ENFORCEMENT/IMPLEMENTATION**

This policy will be implemented by Mogale City Local Municipality with effect from **1<sup>st</sup> July 2023**.

**23. 2023 / 2024 TARIFF RATIOS**

<b>NO</b>	<b>CATEGORY</b>	<b>RATIO</b>
1	Residential Properties	1:1
2	Industrial Properties	1:2
3	Business & Commercial Properties	1:2
4	Agricultural Properties	1:0.25
5	Mining Properties	1:2.5
6	Vacant Properties	1:4
7	Public Benefit Organisation	1:0.25
8	Public Service Purpose	1:2
9	Educational (Private School)	1:2
10	Private Open Space	1:1.02
11	Public Open Space	1:1.02
12	Place of Public Worship	1:0
13	Public Service Infrastructure	1:0.25
14	Municipal Property	1:0

## SECTION F: DISCLAIMER AND DELEGATION OF POWER

### 24. DISCLAIMER

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

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

### 25. DELEGATION OF POWER

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

### ADDENDUM

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

## ADDITIONS AND OR AMENDMENTS RECOMMENDED

1. Replacement under Table of Contents: ~~Section~~ Section A
2. Changed Introduction: Municipal property rates are set, collected, and used locally. Revenue from property rates is spent within a municipality, where the citizens and voters have a voice in decisions on how the revenue is spent as part of the Integrated Development Plans (IDPs) and budget processes, which a municipality invites communities to provide inputs on prior to Municipal Council adoption of the budget.
3. Change of paragraph 1.6: This policy ~~must be read together with~~, and is subject to the stipulations of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004) as amended and any regulations promulgated in terms thereof from time to time.
4. Inclusion of definition 2.4: **“Agricultural purpose”** refers to a property that is predominantly and regularly used in the generation of a bona fide farmer’s main income from farming activities on an agricultural property.
5. Change of definition 2.6: **“Bona fide farmer”** ~~is a person who is a fulltime farmer, who owns land that is used bona fide and exclusively used for agricultural purposes by him or occupiers of such.~~ Is the registered owner of agricultural land which is predominantly used for agricultural purposes and who is also registered as such with the South African Revenue Services.
6. General change in reference to ~~Local Government: Property Rates Act 6 of 2004~~ Local Government: Property Rates Act 6 of 2004 (as amended)
7. Changed Paragraph 2.34 **“Official residence in relation to a place of public worship”, means:-**
8. Changed Paragraph 2.44 (a) is used predominantly for residential purposes including any adjoining property registered in the name of the same owner and used together with such residential property as if it were one property. Any such grouping shall be regarded as one residential property for rates rebate or valuation reduction purposes.
9. Changed Paragraph 3.3 There would be no phasing in of rates based on ~~the~~ a new valuation roll, except as prescribed by legislation and in accordance with clause 15 of this policy.
10. Changed Paragraph 3.4 (e) added Poverty alleviation refers to initiatives that the Municipality has, which are meant to improve the quality of life for those people currently living in poverty. The Municipality has an indigent program which is administered through the Indigent Management Policy and is aimed at providing financial relief on municipal service charges for those earning below a certain income.

11. Changed Paragraph 9.1 (b) added The rebate is subtracted from the rates amount that remains payable after rebates are given per paragraph 12.1(a).
12. Changed Paragraph 9.1 (b) iii) added using the prescribed pensioner's rebate application form
13. Changed Paragraph 9.1 (b) iv) added using the prescribed pensioner's rebate application form
14. Changed Paragraph 9.1 (b) v) ~~paragraph (ii) above.~~ all the specified qualifying criteria outlined under clause 9.1(b).
15. Changed Paragraph 9.1 (b) vi) subparagraphs (ii-iii) and (iii iv)
16. Changed Paragraph 9.1 (b) ix) The applicant's ~~current~~ municipal account for the property to which the application relates must be paid in full, or if not, an arrangement to pay the debt must be in place.
17. Changed Paragraph 9.1 (e) ~~Farm owners~~ Agricultural Property: Owners of Agricultural ~~farm~~ properties as referred to in clause 12.1; and
18. Changed Paragraph 10.1 (a) added City Local Municipality
19. Changed Paragraph 10.1 (a) (ii) replaced a the
20. Changed Paragraph 10.1 (c) (i) In relation to vacant land developed with a dwelling house to a residential property, the same rebates will apply as in 10.1 (b) above **backdated to date of transfer at the Deeds Office** provided that the owner submits proof of ~~finalising~~ completing the residential property (Occupation Certificate) to the Valuation Division within a year ~~of~~ from date purchase and transfer of the property.
21. Changed Paragraph 10.1 (c) (ii) In relation to vacant land sub-divided for the development of freehold ownership residential properties, each property will be rated at the imposed category after development, **backdated to date of transfer of the property at the Deeds Office**, provided that the property was developed within a 24-month period from date of approval of the township establishment. The onus remains with the owner of each freehold residential property, to submit proof (Occupation Certificate) to the Valuation Division that the property development complies with the 24-month time frame. ~~The date of implementation cannot precede the implementation date of the General Valuation Roll.~~ The back dating of the supplementary valuation cannot precede the General Valuation Roll implementation date to which the supplementaries are effected.
22. Changed Paragraph 10.3 Exemptions in 10.1 (c) will not automatically apply. The onus remains with the owner to submit proof that he/she has ~~finalised~~ completed the residential building within ~~1 year of purchase and transfer of same~~ the specified timeframes.

23. Changed Paragraph 10.4 (a) (vi) These applications for exemption as a child headed family must be made in terms of adopted indigent policy of the municipality.
24. Changed Paragraph 10.4 (b) included These are
25. Changed Paragraph 10.4 (b) Applications for consideration as indigents must be accompanied by
26. Changed Paragraph 10.4 (b) (iv) These applications must be made in terms of the in terms of the adopted indigent policy of the municipality and must be supported by any other documents and information specified in the approved Indigent Policy of the municipality.
27. Changed Paragraph 10.4 (d) On a property registered in the name of a religious community and used primarily as a place of public worship by a religious community, including an official residence registered in the name of that community which is occupied by an office-bearer of that community who officiates at services at that place of worship.
28. Changed Paragraph 12.1 (a) In addition to the impermissible rates of R15 000.00 as referred to in paragraph 10.1 (b) above, a further R35 000.00 exemption in the market value of a property will be granted totalling to an exemption of R50 000 per paragraph 10.1.(b). A further rebate of 45% on the tariff computed after deduction of the R50 000 exemption will be granted to all residential properties including properties owned by an organ of state and used as residential properties. Nevertheless, the R50 000.00 rebate on market value and the 45% rebate is not applicable to residential properties that are vacant.
29. Changed Paragraph 12.1 (f) (ii) Properties owned and used by organisation whose sole purpose is the provision of health care services to poor and needy persons, the care or counselling of terminally ill persons with a severe physical or mental disability, and the counselling of their families in this regard, the prevention of HIV infection, the provision of preventative and education programmes relating to HIV/AIDS etc.as listed in item 2 of part 1 of the Income Tax Act, No. 58 of 1962. Private health care facilities will be categorised as Business and Commercial.
30. Changed Paragraph 12.1 (f) (iii) Properties owned and used by organisations that provide education, higher education, Adult Basic education and training, further education and training i.e. schools, higher education institutions, public or private colleges etc. as defined by the South African Schools Act, 1996, Act 84 of 1996; the Higher Education Act, 1997, (Act 101 of 1997); the Adult Basic Education and Training Act, 2000, Act 52 of 2000; the Further Education and Training Colleges Act, 2006, Act 16 Of 2006 as listed in item 4 of part 1 of the Income Tax Act, No. 58 of 1962. Private educational facilities will be categorised as Educational.

31. Changed Paragraph 12.2 Retired and Disabled Persons qualify for special rebate of 45% according to monthly household income. A pensioner's rebate of 100% will be given to pensioners older than 70 years. The criteria for qualification will be as per clause 9 of this policy.
32. Changed Paragraph 16.7 removed ~~GAMAP~~
33. Changed Paragraph 18.1 Before the municipality adopts the rates policy, the Municipal Manager will follow the process of community participation envisaged in chapter 4 of the Local Government: Municipal Systems Act (as amended) and comply with the following requirements:



# **MOGALE CITY LOCAL MUNICIPALITY**

## **PROPERTY RATES**

### **BY-LAWS**

#### **2023 - 2024**

APPROVED

## MOGALE CITY RATES BY-LAWS

### MUNICIPAL PROPERTY RATES-BY-LAW

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## MOGALE CITY RATES BY-LAWS

### MUNICIPAL PROPERTY RATES BY-LAW

#### 1. LEGISLATIVE CONTEXT

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

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

#### 2. DEFINITIONS

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

In this by-laws, unless otherwise indicated –

**“Municipality”** means Mogale City Local Municipality

**“Municipal Property Rates Act”** means Local Government Municipal Property Rates Act of 2004 (as amended).

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

### **3. OBJECTIVE**

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

### **4. THE RATES POLICY**

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

### **5. CATEGORIES OF RATEABLE PROPERTY**

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

### **6. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES**

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

### **7. ENFORCEMENT OF THE RATES POLICY**

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

**8. SHORT TITLE**

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

APPROVED

**9. ADDITIONS AND OR AMENDMENTS TO THE PROPERTY RATES BY-LAW 2023/2024**

- 9.1 All dates previously referring to 2022/2023 or the year 2022 have been changed to 2023/2024 and 2023 respectively.

APPROVED



Tel: (011) 951-1513  
Fax: (011) 951-2543

Krugersdorp  
P O Box 94  
1740

20 June 2023

**EXTRACT FROM THE MINUTES OF 24<sup>th</sup> SPECIAL COUNCIL MEETING OF MOGALE CITY  
LOCAL MUNICIPALITY HELD ON 20 JUNE 2023**

**ITEM K(ii) 2 (06/2023)**

**2023-2024 ANNUAL APPROVAL BUDGET & MTREF**

**RESOLVED:**

- 1.1 Of the annual budget Mogale City Local Municipality for the financial years 2023/2024 and the indicative estimates for the two projected outer years for 2024/2025 and 2025/2026, as set out in the schedules listed below be table for approval.
- 1.2 Of the report tabling the approval of annual budget and its supporting documents (proposed tariffs schedules and amended budget related policies) for the 2023/2024 to 2025/2026 Medium Term Revenue & Expenditure Framework (MTREF) as required by section 24 (1) of the Municipal Finance Management Act (MFMA) No.56 of 2003.
2. Of the annual budget of the municipality for the financial year 2023/2024 and the multi-year and single year capital appropriations as set out in accordance with Municipal Budget and Reporting (MBRR) section 9 in the following tables be table for approval:
  - 2.1 Budgeted Financial Performance (revenue and expenditure by standard classification) as contained in (MBRR Table A1).
  - 2.2 Budgeted Financial Performance (revenue and expenditure by standard classification) as contained in (MBRR Table A2).
  - 2.3 Budgeted Financial Performance (revenue and expenditure by municipal vote) as contained in (MBRR Table A3).
  - 2.4 Budgeted Financial Performance (revenue by source and expenditure by type) as contained in (MBRR Table A4).
  - 2.5 multi-year and single-year capital appropriations by municipal vote and functional classification and associated funding by source as contained in (MBRR Table A5).

- 2.6 Budgeted Financial Position as contained in (MBRR Table A6).
  - 2.7 Budgeted Cash Flows as contained in (MBRR Table A7).
  - 2.8 Cash backed reserves and accumulated surplus reconciliation as contained in (MBRR Table A8).
  - 2.9 Asset management as contained in (MBRR Table A9).
  - 2.10 Basic service delivery measurement as contained in (MBRR Table A10).
3. Of the provision made for a 5,4% increase in the salaries of employees which was informed by the average CPI expected and confirmed by South African Local Government Bargaining Council excluding Section 54A & 56 officials.
  4. The municipality has budgeted remuneration to councillors 5.4% increase to avoid under budgeting an increase based on the projected average CPI percentages for 2023.
  5. Of the reviewed Integrated Development Plan (IDP) in which the Executive Mayor had identified and prioritized the community needs as well as recommending to the Municipal Council the strategies, programmes, and services to address these priority needs.
  6. That the Council of Mogale City Local Municipality, acting in terms of Section 75A of the Local Government: Municipal Systems Act (Act 32 of 2000) tables for approval the following tariffs:
    - 6.1 the tariffs for electricity – as set out in Schedule 3 (a).
    - 6.2 the tariffs for restructuring of electricity – as set out in Schedule 3 (b).
    - 6.3 the tariffs for the supply of water – as set out in Schedule 3 (a).
    - 6.4 the tariffs for sanitation services – as set out in Schedule 3 (a).
    - 6.5 the tariffs for property rates – as set out in Schedule 3 (a).
    - 6.6 the tariffs for solid waste removal – as set out in Schedule 3 (a).
    - 6.7 the tariffs for other services, as set out in Schedule 3 (a).
    - 6.8 the tariffs for bulk contributions and wayleaves, as set out in Schedule 3 (c).
  7. That the Council of Mogale City Local Municipality, in terms of Section 5 of the Local Government: Municipal Property Rates Act (Act 6 of 2004) tables the reviewed rates policy for approval.
  8. That the Council of Mogale City Local Municipality, in terms of Section 6 of the Local Government: Municipal Property Rates Act (Act 6 of 2004) tables the rates by-laws to give effect to the rates policy.
  9. That the following reviewed and new budget related policies be tabled for approval:

Annexure 1: Reviewed Property Rates Policy

Annexure 2: Reviewed Property Rates By-Law

- Annexure 3: Reviewed Supply Chain Management
- Annexure 4: Procurement Preferential Policy (new)
- Annexure 5: Reviewed Credit Control and Debt Collection Policy
- Annexure 6: Tariff Policy
- Annexure 7: Financial Misconduct Policy (new)
- Annexure 8: Water and Sanitation Tariff Policy (new)
- Annexure 9: Electricity Tariff Policy (new)
- Annexure 10: Reviewed 2% Corporate Social Responsibility
- Annexure 11: Reviewed Fruitless, Wasteful, Irregular & Unauthorised Expenditure Policy
- Annexure 12: Reviewed Cash Management & Investment Policy
- Annexure 13: Reviewed Borrowing Policy
- Annexure 14: Reviewed Funding and reserves
- Annexure 15: Reviewed Long Term Financial Plan Policy
- Annexure 16: Reviewed Asset Management Policy
- Annexure 17: Reviewed Indigent Management Policy
- Annexure 18: Reviewed Employment Equity policy
- Annexure 19: Reviewed Recruitment Policy
- Annexure 20: Reviewed Overtime Policy
- Annexure 21: Reviewed Grant in Aid Policy
- Annexure 22: Reviewed Indigent Burial Policy
- Annexure 23: Reviewed Liquidity Policy
- Annexure 24: Waste Management norm & standard policy (new)
- Annexure 25: Reviewed Unclaimed Monies Policy
- Annexure 26: Reviewed Cost Containment Policy
- Annexure 27: Reviewed Budget Management Policy
- Annexure 28: Reviewed Adjustment Budget Policy
- Annexure 29: Reviewed Virement Policy
- Annexure 30: Reviewed Cashier Shortages and Surpluses
- Annexure 31: VAB Remuneration Policy VAB Members (new)
- Annexure 32: Mogale City Local Municipality By-Laws for the control of outdoor advertising Signs and Hoardings. (new)
- Annexure 33: Capital project and Infrastructure investment policy (new)

- 10 That the following budget related policies be noted as were approved during the past financial years and remain in force for the 2023/2024 financial year:

10.1 Write Off Policy.

10.2 Sports & Recreation Facilities Tariff Policy.

10.3 Public Safety Tariff Policy.

10.4 Water Services By-laws.

10.5 Mogale City Tree Management & Conservation Policy.

10.6 Mogale City Parks By-Laws.

10.7 Fleet Management Policy.

10.8 Methodology – Impairment Assessment of Useful lives for Assets Policy

10.9 Reviewed Bulk Contributions Policy.

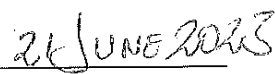
11. Of the need for the entire municipal management (assistant managers, managers and executive managers) within service delivery Departments (Economic Development, Integrated Environmental Management, Strategic Investments Programme and Infrastructure Development) to assist Mogale City in raising external grant funding/financing for the implementation of the City's service delivery priorities. This would be regularised through Section 32 and 35 of the Local Government: Municipal Staff Regulations, 2021.

12. That transporting employees from their place of residence to work be stopped from 01 March 2024 and employees must be informed to make alternative means of transport. As a cost containment measure and positive financial prudence whereby, savings accrued from this practice can be redirected towards critical service delivery areas.

**CERTIFIED A TRUE EXTRACT**



Cllr L. G. Sele  
Speaker of Council



Date of Signature

Tel: 011 951 2000  
Fax: 011 660 4043

P O Box 94  
Krugersdorp  
1740

21 June 2023

EXTRACT FROM THE MINUTES OF THE 24<sup>th</sup> SPECIAL MEETING OF THE COUNCIL OF  
MOGALE CITY LOCAL MUNICIPALITY FOR THE TERM 2021-2026, HELD ON TUESDAY, 20  
JUNE 2023 AT 10:00 IN THE COUNCIL CHAMBER

ITEM K (ii) 1(06/2023)

2023/24 Annual IDP Revision of the 5 year 2021/22 – 2025/26

Resolved:


It is recommended that the:

1. 2023/24 IDP with community inputs on the draft IDP projects and 2023/24 budget consultation be noted.
2. 2023/24 IDP be considered by Council for adoption.
3. 2023/24 IDP be placed in for public notice after adoption.
4. 2023/24 IDP be submitted to the MEC for local government after Council adoption.

CERTIFIED A TRUE EXTRACT



Councillor LG SELE  
Speaker of Council



Date of Signature

Tel: 011 951 2000

Fax: 011 660 4043

P O Box 94  
Krugersdorp  
1740

21 June 2023

EXTRACT FROM THE MINUTES OF THE 24<sup>th</sup> SPECIAL MEETING OF THE COUNCIL OF  
MOGALE CITY LOCAL MUNICIPALITY FOR THE TERM 2021-2026, HELD ON TUESDAY, 20  
JUNE 2023 AT 10:00 IN THE COUNCIL CHAMBER

ITEM K (ii) 3 (06/2023)

2023 – 2024 Proposed MTREF Budget Support Plan

Resolved:


That cognizance be taken of the following:

1. the proposed 2023/2024 final MTREF budget support plan be noted.
2. that all affected departments must work towards ensuring the implementation plan for the budget support plan.
3. that all activities in the support plan must be included in the SDBIP for all Senior Managers.

CERTIFIED A TRUE EXTRACT



Councillor LG SELE  
Speaker of Council



Date of Signature

**LOCAL AUTHORITY NOTICE 898 OF 2023****Form E3d – Newspaper Rezoning****NOTICE OF APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

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

**APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018.

**SITE DESCRIPTION:**

Erven 477 and 478 Selby Extension 15, situated at No. 01 and 07 Press Road, Selby Extension 15.

**APPLICATION TYPE:**

Application is made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 read with the Spatial Planning and Land Use Management Act (SPLUMA), 2013, (Act 16 of 2013) for the Amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 477 and 478 Selby Extension 15 respectively from "Commercial 1" and "Business 4" to "Commercial 1", subject to conditions.

**APPLICATION PURPOSES:**

The primary purpose of this application is to essentially rezone Erven 477 and 478 Selby Extension 15 in order to allow comparable land use rights on the application sites for the purposes of an integrated development. Erven 477 and 478 Selby Extension 15 shall be consolidated into one erf to the satisfaction of the Local Authority.

Particulars of the application will lie for inspection during normal office hours from 08:00 to 15:30 at the office of Urban Vision Town and Regional Planners Consultant, situated at No. 9 Stafford Street, Westdene, Johannesburg or at the City of Johannesburg: Registration Section of the Department of Development Planning, situated at No. 158 Civic Boulevard, Braamfontein, 8<sup>th</sup> Floor, A Block-Metro Centre Building or on the e-platform of the City of Johannesburg: [www.joburg.org.za](http://www.joburg.org.za), (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications" for a period of 28 days from 09 August 2023. Copies of application documents are available from [www.joburg.org.za](http://www.joburg.org.za) and will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

The application reference numbers are (Rezoning - 20-01-4960 and 20-01-4966).

Any objection or representation with regard to the application must be submitted to both the authorized agent and the Registration Section of the Department of Development Planning at the above addresses, 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 [hcjoburg20@gmail.com](mailto:hcjoburg20@gmail.com) by not later than 06 September 2023

**Authorised Agent** : Urban Vision Town and Regional Planners

**Postal Address** : PO Box 68, Westhoven; Code: 2142;

**Contact Details** : Cell: 082 767 6785; E-mail address: [Hcjoburg20@gmail.com](mailto:Hcjoburg20@gmail.com)

**Date** : 09 August 2023

**LOCAL AUTHORITY NOTICE 899 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 4990T**

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 **4990T**, being the rezoning of Part ABCDEA of Holding 124, Klerksoord Agricultural Holdings Extension 2, from "Residential 1", to "**Industrial 1**", Table B, Column 3, including Industry, 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 **4990T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4990T (Item 29491))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

9 AUGUST 2023  
(Notice 313/2023)

**LOCAL AUTHORITY NOTICE 900 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 6752T**

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 **6752T**, being the rezoning of Erf 691 (previously Erven 226 and 227), Willow Park Manor Extension 5, from "Special" for the purposes of shops and offices with a coverage of 40%, FAR of 4.0 and Height of 2 storeys; and "Residential 3" for the purpose of Duplex Dwellings, Dwelling-units and Home undertakings, to "**Residential 3**", Table B, Column (3), with a density of 72 dwelling-units per hectare (maximum dwelling units shall be restricted to 138 dwelling-units on the consolidated 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 **6752T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6752T (Item 35923))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

9 AUGUST 2023  
(Notice 314/2023)

**LOCAL AUTHORITY NOTICE 901 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 6500T**

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 **6500T**, being the rezoning of Part A-B-C-D-E-F-G-H-J-K-L-M-N-P-Q-R-S-T-U-V-W-A of Erf 92, Monavoni Extension 3, from "Residential 2, to **"Residential 1"**, Table B, Column 3, with a density of one (1) dwelling house per 800m<sup>2</sup>; and Part D-E-F-G-H-J-K-L-M-N-P-Q-R-S-D of Erf 92, Monavoni Extension 3, to **"Special"**, Access, Access Control and Engineering Services, 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 **6500T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6500T (Item 35618))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

9 AUGUST 2023  
(Notice 316/2023)

**LOCAL AUTHORITY NOTICE 902 OF 2023**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 6502T**

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 **6502T**, being the rezoning of Part A-B-C-D-E-F-G-H-J-K-L-M-N-P-Q-R-S-T-A of Erf 93, Monavoni Extension 3, from "Residential 2, to **"Residential 1"**, Table B, Column 3, with a density of one (1) dwelling house per 800m<sup>2</sup>; and Part C-D-E-F-G-H-J-K-L-M-N-P-Q-R-S-T-U-V-W-C of Erf 93, Monavoni Extension 3, to **"Special"**, Access, Access Control and Engineering Services, 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 **6502T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6502T (Item 35620))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

9 AUGUST 2023  
(Notice 317/2023)

**LOCAL AUTHORITY NOTICE 903 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 T18800/2003, with reference to the following property: Portion 816 of the farm Grootfontein 394JR.

The following conditions and/or phrases are hereby removed: Conditions X4 and X6.

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

(CPD 394-JR/0791/816 (Item 36096))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

9 AUGUST 2023  
(Notice 600/2023)

**LOCAL AUTHORITY NOTICE 904 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 T79861/14, with reference to the following property: Portion 1 of Erf 258, Menlo Park.

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

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

(CPD MLP/0416/258/1 (Item 29522))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

9 AUGUST 2023  
(Notice 601/2023)

**LOCAL AUTHORITY NOTICE 905 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 T49217/96, with reference to the following property: Portion 1 of Erf 264, Menlo Park.

The following conditions and/or phrases are hereby removed: Conditions 1 and 2.

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

(CPD MLP/0416/264/1 (Item 31752))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

9 AUGUST 2023  
(Notice 602/2023)

**LOCAL AUTHORITY NOTICE 906 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 T16452/2017, with reference to the following property: Erf 268, Menlo Park.

The following conditions and/or phrases are hereby removed: Conditions (a), (c), (d), (e), (f) and (g).

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

(CPD MLP/0416/268 (Item 27409))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

9 AUGUST 2023  
(Notice 603/2023)

**LOCAL AUTHORITY NOTICE 907 OF 2023****REF NO:20/13/4423/2021**

Notice is hereby given in terms of section 42. (4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Remaining extent of portion 5 of erf 138 Atholl extension 1**:

- a) The removal of conditions A.(a), A.(c), A.(d),A.(e),A.(f),A.(g),A.(h),A.(i),A.(j),A.(k)(i),A.(k)(ii),A.(k)(iii) and A.(l) and the amendment of conditions A.(b) which reads: "A.(b) THE erf shall be subject to the existing conditions and servitude" to read "A.(b) The erf shall be subject to the existing Servitudes, from Deed of Transfer T23848/2011

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

**Notice 337/2023**

**LOCAL AUTHORITY NOTICE 908 OF 2023****AMENDMENT SCHEME 20-01-4575**

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, in respect of the rezoning of **the Remaining Extent of Erf 284 Parktown North** from "Special" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4575.

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 20-01-4575 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

**Notice No. 390/2023**

**LOCAL AUTHORITY NOTICE 909 OF 2023**  
**PORTION 44 OF ERF 547 LINDEN EXTENSION**

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

The removal of Conditions a), c), d), e), f), g) and h) from Deed of Transfer T1622/2018 in terms of reference number 20/13/1096/2023.

The Application 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.

This notice will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 450/2023

**LOCAL AUTHORITY NOTICE 910 OF 2023****LINBRO PARK EXTENSION 202**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Linbro Park extension 202 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 IMPROVON GROWTH FUND PROPRIETARY LIMITED REGISTRATION NUMBER 2001/021688/07 AND INTAPROP INVESTMENTS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/020175/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 322 (A PORTION OF PORTION 13) OF THE FARM MODDERFONTEIN 35 IR, GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is Linbro Park extension 202.

**(2) DESIGN**

The township consists of erven and a road as indicated on General Plan SG No. 1159/2022

**(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) ELECTRICITY**

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

**(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not been commenced with before 07 August 2031 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.

**(6) ACCESS**

Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

**(7) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

**(8) REFUSE REMOVAL**

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

**(9) REMOVAL OR REPLACEMENT OF EXISTING SERVICES**

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(11) RESTRICTION ON THE DEVELOPMENT OF ERVEN

Erf 271 and Erf 272 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act 95 of 1986.

(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.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. 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 such certificate had been issued by ESKOM.

(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) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarially tie Erven 271 and 272, to the local authority for approval.

**3. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

All erven shall be made subject to existing conditions and servitudes, if any.

**4. CONDITIONS OF TITLE.**

**(A) Conditions of Title imposed by the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.**

(1) ALL ERVEN

(a) The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be 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 S.

(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 City of Johannesburg Land use scheme, 2018, comprising the same land as included in the township of Linbro Park extension 202. 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 20-02-0752.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T131/2023**  
**09 August 2023**

**LOCAL AUTHORITY NOTICE 911 OF 2023****AMENDMENT SCHEME 20-02-4468**

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 **The Remaining Extent of Erf 6 Kelvin View** from “**Institutional**” to “**Special**”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-02-4468**, 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, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 467/2023

**LOCAL AUTHORITY NOTICE 912 OF 2023****ERF 103 WINDSOR**

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

The removal of Definitions (a), (b), (c), (d), (e), (f), (g), and (h) from Deed of Transfer T56161/2020 in terms of reference number 20/13/3486/2022.

The Application 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.

This notice will come into operation on the date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 469/2023

**LOCAL AUTHORITY NOTICE 913 OF 2023****CORRECTION NOTICE**

A. The City of Johannesburg Metropolitan Municipality herewith gives notice that Local Authority Notice 280 dated 2 March 2016 in respect of Erven 340 and 342 Bordeaux, has been amended as follows:

**THE ENGLISH AND THE AFRIKAANS NOTICES:**

By the substitution in paragraph (1) **of the expression** "The removal of Conditions (c), (e), (i), j(i) to j(iii) from Deed of Transfer T3733/2012 and Conditions (c), (e), (g), h(i) to h(iii) from Deed of Transfer T8180/2012 in respect of Erf 340 Bordeaux." **with the expression** "The removal of Conditions (c), (e), (i), j(i) to j(iii) from Deed of Transfer T78180/2012 in respect of Erf 340 Bordeaux and Conditions (c), (e), (g), h(i) to h(iii) from Deed of Transfer T003733/2012 in respect of Erf 342 Bordeaux".

B. Die Stad van Johannesburg Metropolitaanse Munisipaliteit gee hiermee kennis dat Plaaslike Bestuurskennisgewing 280 gedateer 2 March 2016 ten opsigte van Erven 340 and 342 Bordeaux soos volg gewysig is:

**DIE AFRIKAANSE EN DIE ENGELSE KENNISGEWING:**

Deur die vervanging in paragraaf (1) **van die uitdrukking** "Die opheffing van Voorwaardes (c), (e), (i), j(i) tot j(iii) vanuit Akte van Transport T3733/2012 en Voorwaardes (c), (e), (g), h(i) tot h(iii) vanuit Akte van Transport T8180/2012 ten opsigte van Erf 340 Bordeaux" **met die uitdrukking** "Die opheffing van Voorwaardes (c), (e), (i), j(i) tot j(iii) vanuit Akte van Transport T78180/2012 ten opsigte van Erf 340 Bordeaux en Voorwaardes (c), (e), (g), h(i) tot h(iii) vanuit Akte van Transport T003733/2012 ten opsigte van Erf 342 Bordeaux."

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 917/2015C

**LOCAL AUTHORITY NOTICE 914 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014), READ WITH SCHEDULE 23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I/We, **THEUNIS JOHANNES VAN BRAKEL AND/OR RUANDRO MINNAAR**, the applicant in my capacity as authorised agent of the owner of property namely **REMAINDER OF HOLDING 73 MNANDI AGRICULTURAL HOLDINGS**, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (revised 2014) that I/we have applied to the City of Tshwane Metropolitan Municipality for the Consent Use for **A "PLACE OF PUBLIC WORSHIP" WITH ANCILLARY USES**.

The property is situated at: **64 LLOYS ELLIS AVENUE, MNANDI AGRICULTURAL HOLDINGS, CENTURION, 0157**.

The intention of the applicant in this matter is to: **SEEK THE NECESSARY PERMISSION TO UTILIZE THE SITE AS A "PLACE OF PUBLIC WORSHIP" WITH ANCILLARY USES FOR GO CHRISTIAN CHURCH COMMUNITY VIA CONSENT**.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality **and/or applicant** cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **9 AUGUST 2023**, until **6 SEPTEMBER 2023**.

Should any interested and affected party wish to view the application it can be perused at the following Municipal Office **ECONOMIC DEVELOPMENT & SPATIAL PLANNING, ROOM F7, TOWN-PLANNING OFFICE, CNR BASDEN AVENUE AND RABIE STREETS, CENTURION**.

Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za), alternatively by requesting such copy through the contact details of the form the applicant. E-mail address: **THEUNS@VANBRAKELPPPS.CO.ZA / RUANDRO@VANBRAKELPPPS.CO.ZA**

Postal Address: **POSTNET SUITE 60, PRIVATE BAG X17, WELTEVREDENPARK, 1715**

Physical Address of offices of applicant: **12 GIGI AVENUE, NORTHCLIFF**

Contact Telephone Number: **011 431 0464 / 083 307 9243 / 076 928 3953**

Website: <http://vanbrakelppps.co.za>

In addition, the applicant may upon submission of the application either forward a copy electronically to any interested and affected party and may publish the application on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the same land development application submitted with the Municipality to **ECONOMIC DEVELOPMENT & SPATIAL PLANNING, ROOM F7, TOWN-PLANNING OFFICE, CNR BASDEN AVENUE AND RABIE STREETS, CENTURION**.

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 notice on the land development area.

Closing date for any objections and/or comments: **6 SEPTEMBER 2023**.

Reference No: **38047**

App ID.: **2941**

**PLAASLIKE OWERHEID KENNISGEWING 914 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE  
DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), GELEES SAAM MET BYLAE 23 VAN DIE STAD TSHWANE  
GRONDGEBRUIKBESTUUR BYLAAG, 2016.**

Ek/ons, **THEUNIS JOHANNES VAN BRAKEL EN/OF RUANDRO MINNAAR**, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik **RESTANT VAN HOEWE 73 MNANDI LANDBOUHOEWE**, gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014) dat ek/ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Toestemmingsgebruik vir **'N "PLEK VAN OPENBARE AANBIJDING" MET BYKOMENDE GEBRUIKE**.

Die eiendom is geleë te: **LLOYS ELLISLAAN 64, MNANDI AGRICULTURAL HOLDINGS, CENTURION, 0157**.

Die voorneme van die applikant in hierdie aangeleentheid is om: **DIE NODIGE TOESTEMMING TE VERSOEK OM DIE TERREIN AS 'N "PLEK VAN PUBLIEKE AANBIJDING" MET BYKOMENDE GEBRUIK VIR GO CHRISTELIKE KERK GEMEENSAP TE GEBRUIK DEUR TOESTEMMING**.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede (selnommer en/of e-posadres), waarsonder die Munisipaliteit en/of aansoeker nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) en/of kommentaar(e) indien nie, moet ingedien word by, of skriftelik gerig word aan: die groepheof: **Ekonomieie Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001** of **CityP\_Registration@tshwane.gov.za** vanaf **9 AUGUSTUS 2023**, tot **6 SEPTEMBER 2023**.

Indien enige belanghebbende en geaffekteerde party die aansoek wil besigtig, kan dit by die volgende Munisipale Kantoor besigtig word **EKONOMIESE ONTWIKKELING & RUIMTELIKE BEPLANNING, KAMER F7, STADSBEPLANNINGSKANTOOR, CNR BASDENLAAN EN RABIESTRATE, CENTURION**.

Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: **newlanduseapplications@tshwane.gov.za**, alternatiewelik deur so 'n afskrif deur die kontakbesonderhede van die aansoeker aan te vra. E-posadres: **THEUNS@VANBRAKELPPPS.CO.ZA / RUANDRO@VANBRAKELPPPS.CO.ZA**

Posadres: **POSTNET SUITE 60, PRIVAAT SAK X17, WELTEVREDENPARK, 1715**

Fisiese adres van kantore van aansoeker: **GIGILAAN 12, NORTHCLIFF**

Kontak Telefoonnommer: **011 431 0464 / 083 307 9243 / 076 928 3953**

Webwerf: **<http://vanbrakelppps.co.za>**

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n kopie elektronies aan enige belanghebbende en geaffekteerde party stuur en kan die aansoek op hul webwerf publiseer, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, dieselfde grondontwikkelingsaansoek is wat by die Munisipaliteit ingedien is by **EKONOMIESE ONTWIKKELING & RUIMTELIKE BEPLANNING, KAMER F7, DORPSBEPLANNINGSKANTOOR, CNR BASDENLAAN EN RABIESTRATE, CENTURION**.

Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk sal maak op intellektuele eiendomsregte van die aansoeker nie.

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

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Sluitingsdatum vir enige besware en/of kommentaar: **6 SEPTEMBER 2023**.

Verwysing Nr: **38047**

Aansoek ID.: **2941**

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