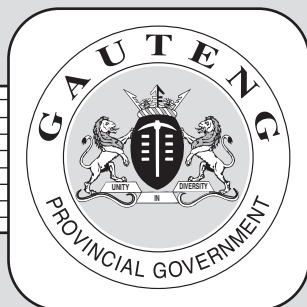


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# Provincial Gazette Provinsiale Koerant

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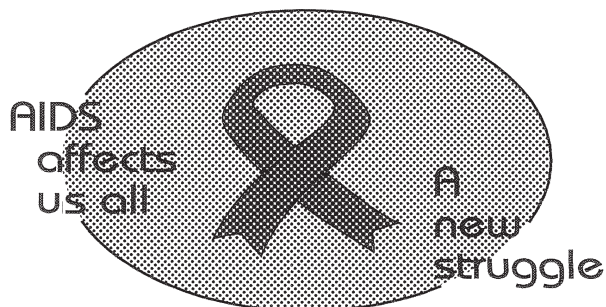
**Vol: 29**

**PRETORIA**  
22 NOVEMBER 2023  
22 NOVEMBER 2023

**No: 422**

**PART 1 OF 2**

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# Closing times for **ORDINARY WEEKLY** 2023

## GAUTENG PROVINCIAL GAZETTE

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

- 21 December, Wednesday for the issue of Wednesday 04 January 2023
- 28 December, Wednesday for the issue of Wednesday 11 January 2023
- 04 January, Wednesday for the issue of Wednesday 18 January 2023
- 11 January, Wednesday for the issue of Wednesday 25 January 2023
- 18 January, Wednesday for the issue of Wednesday 01 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
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- 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 September, Wednesday for the issue of Wednesday 27 September 2023
- 20 September, Wednesday for the issue of Wednesday 04 October 2023
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- 29 November, Wednesday for the issue of Wednesday 13 December 2023
- 06 December, Wednesday for the issue of Wednesday 20 December 2023
- 13 December, Wednesday for the issue of Wednesday 27 December 2023



**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1317 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWN PURSUANT TO SECTION 16(4) OF THE  
CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016****THE HOLDINGS X344**

We, Platinum Town and Regional Planners CC (2008/161136/23), being the authorized agent of the Landowner, hereby gives notice in terms of Section 16(1)(f) and Schedule 13 of the City of Tshwane Land Use Management By-law, 2016, that we in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 applied to the City of Tshwane Metropolitan Municipality for the establishment of the town Die Hoewes Extension 344, as referred to in the Annexure hereto.

Full details and plans (if any) may be inspected during normal office hours at the Municipal offices, as set out below, for a period of 28 days from the date of the first publication of the notice in the Provincial Gazette / Beeld / Citizen. The address of the Municipal Offices is: the Group Head: Economic Development and Spatial Planning, Centurion Municipal Offices, Room E10, co Basden and Rabie Streets, Centurion. An electronic copy of the Application can also be requested from the Applicant at [amund@vodamail.co.za](mailto:amund@vodamail.co.za) / 072 184 9621.

Any objection and/or comment, including the grounds for such objection and/or comment, with full contact details, without which the Municipality cannot correspond with the person or body who wishes to object and/or comment, can be directed to The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or at [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 November 2023 to 13 December 2023.

**Address of Municipal offices:** The Group Head: Economic Development and Spatial Planning; PO Box 3242, Pretoria, 0001 or Room E10, Centurion Municipal Offices, co Basden and Rabie Streets, Centurion.

**Closing date for any objections and/or comments:** 13 December 2023

**Address of applicant:** Platinum Town and Regional Planners, Postnet Suite #51, Private Bag X15, Somerset West, 7129; [amund@vodamail.co.za](mailto:amund@vodamail.co.za); Telephone numbers 072 184 9621 or 083 226 1316

**Dates on which notice is published:** 15 November 2023 and 22 November 2023, Government Gazette / Beeld / Citizen

**ANNEXURE**

**Name of town:** Die Hoewes Extension 344

**Full name of applicant:** Platinum Town and Regional Planners CC (2008/161136/23)

**Description of property on which the town is to be established:** Portion 263 of the farm Lyttelton 381-JR, City of Tshwane Municipal Area, Gauteng.

**Number of erven, proposed zoning and development measures:** The proposed town will consist of 2 erven (Erven 937 and 938), to be consolidated after proclamation of the town. The proposed land use is "Residential 3"; with a density of 122 units per hectare, a FAR of 0.7, a coverage of 22.5%, and a maximum height of 4 floors.

**Location of the proposed town:** The proposed town Die Hoewes X344 is situated in the north-west corner of Von Willich Street and South Street, Lyttelton, Centurion.

**Item No:** 38618

15-22

**ALGEMENE KENNISGEWING 1317 VAN 2023****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE  
STAD TSHWANE GRONDGEBRUIKBESTUURSWET, 2016****DIE HOEWES X344**

Ons, Platinum Stads- en Streekbeplanners BK (2008/161136/23), synde die gemagtigde agent van die Grondeienaar, gee hiermee ingevolge Artikel 16(1)(f) en Skedule 13 van die Stad Tshwane Grondgebruikbestuursbywet, 2016, kennis dat ons in terme van Artikel 16(4) van die Stad Tshwane Grondgebruikbestuursbywet, 2016 by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die stigting van die dorp Die Hoewes Uitbreiding 344, soos verwys na in die Bylae hierby.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Staatskoerant / Beeld / Citizen, geïnspekteer word. Die adres van die Munisipale Kantore is: die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Centurion Munisipale Kantore, Kamer E10, hv Basden en Rabie Strate, Centurion. 'n Elektroniese kopie van die Aansoek kan ook aangevra word by die Aansoeker by [amund@vodamail.co.za](mailto:amund@vodamail.co.za) / 072 184 9621.

Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar wil lewer, kan gerig word aan Die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 15 November 2023 tot 13 Desember 2023.

**Adres van Munisipale kantore:** Die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning; Posbus 3242, Pretoria, 0001 of Kamer E10, Centurion Munisipale Kantore, hv Basden en Rabie Strate, Centurion.

**Sluitingsdatum vir enige besware en / of kommentaar:** 13 Desember 2023

**Adres van aansoeker:** Platinum Stads- en Streekbeplanners, Postnet Suite #51, Privaatsak X15, Somerset Wes, 7129; [amund@vodamail.co.za](mailto:amund@vodamail.co.za)  
Telefoonnommers 072 184 9621 of 083 226 1316

**Datums waarop kennisgewing gepubliseer word:** 15 November 2023 en 22 November 2023, Staatskoerant / Beeld / Citizen

**ANNEXURE**

**Naam van dorp:** Die Hoewes Uitbreiding 344

**Volle naam van aansoeker:** Platinum Stads- en Streekbeplanners BK (2008/161136/23)

**Beskrywing van eiendom waarop dorp gestig staan te word:** Gedeelte 263 van die plaas Lyttelton 381-JR, Stad Tshwane Munisipale Area, Gauteng.

**Aantal erwe, voorgestelde sonering en ontwikkelingsmaatreëls:** Die voorgestelde dorp sal bestaan uit 2 erwe (Erwe 937 en 938), om gekonsolideer te word na proklamasie van die dorp. Die voorgestelde grondgebruik is "Residential 3"; met 'n digtheid van 122 eenhede per hektaar, 'n VRV van 0.7, 'n dekking van 22.5%, en 'n maksimum hoogte van 4 verdiepinge.

**Ligging van die voorgestelde dorp:** Die voorgestelde dorp Die Hoewes X344 is in die noordwestelike hoek van Von Willichstraat en Suidstraat, Lyttelton, Centurion geleë.

**Item No:** 38618

15-22

**GENERAL NOTICE 1318 OF 2023****NOTICE OF A JOINT REZONING AND A REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION IN TERMS OF SECTIONS 16(1) AND 16(2) RESPECTIVELY OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016, READ WITH SCHEDULE 23 THERETO:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 608, Lynnwood Glen, located at 64 Delaware Street, Lynnwood Glen, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-laws, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014), by the Rezoning of the abovementioned property from "Residential 1" to "Residential 2" at a density of 25 Units per Hectare, limited to four (4) Dwelling Units, in terms of Section 16(1) of the City of Tshwane Land Use Management By-Laws, 2016, and the simultaneous Removal of Restrictive Title Deed Conditions A(c) on Page 2, A(g), B(c), B(c)(i) and B(c)(ii) on Page 3 and (c) on Page 4 from Title Deed Number T46568/2023, in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management By-Laws, 2016. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to CityP\_Registration@Tshwane.gov.za from 15 November 2023 to 13 December 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette/Beeld/Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 11771, Hatfield, 0028. Tel. No: 0745828820: E-mail: bertus@bvtplan.co.za. COT Ref.: Item no. 38689 (Removal) & Item no. 38693 (Rezoning).

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**ALGEMENE KENNISGEWING 1318 VAN 2023****KENNISGEWING VAN 'N GESAMENTLIKE HERSONERINGS EN OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES AANSOEK INGEVOLGE ARTIKELS 16(1) EN 16(2) ONDERSKEIDELIK VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWETTE, 2016, SAAMGELEES MET SKEDULE 23:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 608, Lynnwood Glen, geleë te Delaware Straat 64, Lynnwood Glen, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursbywette, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die Hersonerings van die bogenoemde eiendom vanaf "Residensieël 1" na "Residensieël 2" teen 'n digtheid van 25 Eenhede per Hektaar, beperk tot 4 Woon Eenhede, ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuursbywette, 2016, en die gelyktydige verwydering van Beperkende Titel Akte Voorwaardes A(c) op Bladsy 2, A(g), B(c), B(c)(i) en B(c)(ii) op Bladsy 3 en (c) op Bladsy 4 van Titel Akte Nommer T46568/2023, ingevolge Artikel 16(2) en soos benodig in terme van Skedule 4 van die Stad Tshwane se Grondgebruikbestuursbywette, 2016. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 15 November 2023 tot 13 Desember 2023. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Gazette/Beeld/Citizen koerante. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, Hoek van Basden- en Rabie Strate, Centurion. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed

nie. Adres van aansoeker: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: Item no. 38689 (Opheffing) & Item no. 38693 (Hersonering).

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**GENERAL NOTICE 1319 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:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners of Portion 1 of Erf 275, Murrayfield, 33 Trevor Street, Murrayfield, hereby give notice in terms of Section 16(1)(f) and as required in terms of Schedule 4 of The City of Tshwane Land Use Management by-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of Restrictive Title Deed Conditions A. on Page 2, G. on Page 3, H. on Page 3, L. on Page 3, N., N(i) and N(ii) on Page 4 and O. on Page 4 of Title Deed Number T29107/2021, in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management by-law, 2016. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s) shall be lodged with or made in writing to: The Strategic Executive Director, City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@Tshwane.gov.za from 15 November 2023 to 13 December 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette/Beeld/Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Closing date for any objections and/or comments: 13 December 2023. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 074 582 8820: E-mail: bertus@bvtplan.co.za. City of Tshwane Reference: (Item 38517).

15-22

**ALGEMENE KENNISGEWING 1319 VAN 2023****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURSWET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars van Gedeelte 1 van Erf 275, Murrayfield, geleë te No. 33 Trevor Straat, Murrayfield, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Titelakte Voorwaardes A. op Bladsy 2, G. op Bladsy 3, H. op Bladsy 3, L. op Bladsy 3, N., N(i) en N.(ii) op Bladsy 4, O. op Bladsy 4 van Titel Akte Nommer T29107/2021, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kontak maak met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) indien nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 15 November 2023 tot en met 13 Desember 2023. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette/Beeld/Citizen koerante. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, hoek van Basden- en Rabie Strate, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 13 Desember 2023. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 11771, Hatfield, 0028. Tel. no: 074 582 8820: E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Stad Tshwane Verwysing: (Item 38517).

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**GENERAL NOTICE 1333 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  
RE-ADVERTISEMENT**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 21 Nimrodpark 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 27 Oorbietjie Street, Nimrodpark from "Residential 1" to "Residential 1", subject to a height of 2 storeys, coverage of 50% and a density of one dwelling house per 280m<sup>2</sup> (Maximum of 7 dwelling units). An application for the subdivision of the erf into 7 portions has also been lodged.

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 and at the office of Terraplan Gauteng Pty Ltd for a period of 28 days from 15/11/2023.

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, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or PO Box 13 Kempton Park, 1620 or by email to [Tshepo.Ramokoka@ekurhuleni.gov.za](mailto:Tshepo.Ramokoka@ekurhuleni.gov.za) within a period of 28 days from 15/11/2023 (on or before 13/12/2023).

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: HS3194)

15-22

**GENERAL NOTICE 1336 OF 2023****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF A REZONING AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION IN TERMS OF SECTIONS 45 AND 66 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Maria Elizabeth Human Pr Pln A1289/2004 of Townscape Planning Africa Pty Ltd, being the applicant of Portion 265 (a portion of Portion 19) of the Farm Vlakplaats 160 Registration Division I.Q., Province of Gauteng, hereby give notice in terms of Sections 45 and 66 of the Mogale City Spatial Planning and Land Use Management By-law, 2018, read with the Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013), that I/we have applied to Mogale City Local Municipality for the amendment of the Mogale City Land Use Scheme, 2022, by the rezoning of a portion of the property as described above and the removal of restrictive conditions from the deed of transfer. The property is situated on the northeastern quadrant of the N14/R24 intersection in the Tarlton Precinct area.

The rezoning of **a portion** (19.99ha) of the farm from "Agricultural" to "Agricultural" with an annexure for "Industrial Use" for a Solar Photovoltaic Energy Plant and the removal of restrictive Condition Di&ii&iii from deed of transfer T77004/2016 in respect of the farm portion.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Manager-Town Planning, from 15 November until 13 December 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 Star newspaper.

Address of Municipal offices: First Floor, Furn City Building on the corner of Human Street and Monument Street, Krugersdorp; PO Box 94, Krugersdorp, 1740.

Address of applicant:

- Townscape Planning Africa (Pty) Ltd • PO Box 35994, Menlo Park, 0102
- Contact number of the agent: 0722644979 • Our Ref: TPA060.

Closing date for any objections and / or comments: 6 December 2023. Application reference with MCLM: Amendment Scheme 0094. Dates on which the notice will be displayed onsite: 15 November until 6 December 2023.

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**GENERAL NOTICE 1341 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 735, Valhalla, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the 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 25 Aero Road, Valhalla. The application is for the removal of the following conditions: 1.(b) on page 2, 1.(c), 1.(d), 1.(e), 1.(f) and 1.(g) on page 3, and 1.(h), 1.(j) and 1.(k) on page 4 of Deed of Transfer No. T33524/1991. The intension of the applicant in this matter is to remove the 3,05m street building line and the 2,38m side and rear building lines, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s as well as all the existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 November 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 13 December 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 advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 13 December 2023. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 15 November 2023 and 22 November 2023 respectively. **Reference: CPD VAL/0688/00735 Item No: 38891.**

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or a copy can be requested from the applicant at the address indicated in the advertisement.

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

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

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## ALGEMENE KENNISGEWING 1341 VAN 2023

## STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

## KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 735, Valhalla, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titelakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Aeroweg 25, Valhalla. Die aansoek is vir die opheffing van die volgende voorwaardes: 1.(b) op bladsy 2, 1.(c), 1.(d), 1.(e), 1.(f) en 1.(g) op bladsy 3, en 1.(h), 1.(j) en 1.(k) op bladsy 4 van Titelakte Nr. T33524/1991. Die applikant is van voorneme om die 3,05m straatboulyn en die 2,38m sy en agterste boulyne, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titelakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde)- sowel as al die reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubeheer Kantoor. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za, ingedien of gerig word vanaf 15 November 2023 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 13 Desember 2023 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 13 Desember 2023. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 15 November 2023 en 22 November 2023 respektiewelik. **Verwysing: CPD VAL/0688/00735 Item Nr: 38891.**

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

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

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

15-22

## GENERAL NOTICE 1342 OF 2023

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

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 110, Sinoville, 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 243 Miriana Street, Sinoville. The application is for the removal of the following conditions: A.(f) and A.(g) on page 3, and B.(c), B.(c)(i), B.(c)(ii) and B.(d) on page 4 of Deed of Transfer No. T82218/2019. The intension of the applicant in this matter is to remove the 7,62m street building line, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s, as well as all existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 15 November 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 13 December 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 advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Economic Development and Spatial Planning: City Planning and Development, 7<sup>th</sup> Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: 13 December 2023. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 15 November 2023 and 22 November 2023 respectively. **Reference: CPD SIN/0640/00110 Item No: 38887.**

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or a copy can be requested from the applicant at the address indicated in the advertisement.

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

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

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**ALGEMENE KENNISGEWING 1342 VAN 2023****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 110, Sinoville, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titelakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Mirianastraat 243, Sinoville. Die aansoek is vir die opheffing van die volgende voorwaardes: A.(f) en A.(g) op bladsy 3, en B.(c), B.(c)(i), B.(c)(ii) en B.(d) op bladsy 4 van Titelakte Nr. T82218/2019. Die applikant is van voorneme om die 7,62m straatboulyn, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titelakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde) gebou/e en/of struktuur/ure, sowel as alle reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubeheer Kantoor. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za, ingedien of gerig word vanaf 15 November 2023 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 13 Desember 2023 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Ekonomiese Ontwikkeling en Ruimtelike Beplanning: Stedelike Beplanning en Ontwikkeling, 7de Vloer, Middestad Gebou, Thabo Sehumestraat 252, Pretoria. Sluitingsdatum vir enige besware en/of kommentare: 13 Desember 2023. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 15 November 2023 en 22 November 2023 respektiewelik.

**Verwysing: CPD SIN/0640/00110 Item Nr: 38887.**

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

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

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

15-22

## GENERAL NOTICE 1345 OF 2023

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

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 296, Waterkloof Glen, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the 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 414 Lea Street, Waterkloof Glen. The rezoning is from "Residential 1" to "Special" for a "Place of Instruction" for a maximum of 68 children (babies & toddlers) ranging from age groups 3 month olds up to 6 year olds, subject to certain proposed conditions as may be imposed by the City of Tshwane Metropolitan Municipality. The intension of the applicant in this matter is to acquire the necessary above-mentioned land-use rights in order to consequently obtain SDP and/or building plan approval from the Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 November 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 13 December 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 advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 13 December 2023. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 15 November 2023 and 22 November 2023 respectively. **Reference: CPD 9/2/4/2-7035T (Item No: 37445).**

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or a copy can be requested from the applicant at the address indicated in the advertisement.

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

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

15-22



**ALGEMENE KENNISGEWING 1345 VAN 2023****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR DIE HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE  
STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 296, Waterkloof Glen, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo genoem. Die eiendom is geleë te Leastraat 414, Waterkloof Glen. Die hersonering is vanaf "Residensieel 1" na "Spesiaal" vir 'n "Plek van Onderrig" vir 'n maksimum van 68 kinders (babas en kleuters) wat wissel vanaf ouderdomsgroep 3 maande tot en met 6 jariges, onderworpe aan sekere voorgestelde voorwaardes soos wat deur die Stad Tshwane Metropolitaanse Munisipaliteit opgelê mag word. Die applikant se bedoeling met hierdie saak is om die nodige bogenoemde grondgebruiksregte te bekom ten einde gevolglik TOP en/of bouplan goedkeuring te kry vanaf die Boubesker Kantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za), ingedien of gerig word vanaf 15 November 2023 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 13 Desember 2023 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Star en Beeld koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 13 Desember 2023. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 15 November 2023 en 22 November 2023 respektiewelik.

**Verwysing: CPD 9/2/4/2-7035T (Item Nr: 37445).**

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

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

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

15-22

## GENERAL NOTICE 1346 OF 2023

## CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

I, Sybrand Lourens Lombard of SL Town and Regional Planning CC., being the applicant of Erf 735, Valhalla, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the 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 25 Aero Road, Valhalla. The application is for the removal of the following conditions: 1.(b) on page 2, 1.(c), 1.(d), 1.(e), 1.(f) and 1.(g) on page 3, and 1.(h), 1.(j) and 1.(k) on page 4 of Deed of Transfer No. T33524/1991. The intension of the applicant in this matter is to remove the 3,05m street building line and the 2,38m side and rear building lines, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s as well as all the existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 15 November 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 13 December 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 advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 13 December 2023. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 15 November 2023 and 22 November 2023 respectively. **Reference: CPD VAL/0688/00735 Item No: .....**

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or a copy can be requested from the applicant at the address indicated in the advertisement.

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

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

15-22

## ALGEMENE KENNISGEWING 1346 VAN 2023

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN**  
**TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 735, Valhalla, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Aeroweg 25, Valhalla. Die aansoek is vir die opheffing van die volgende voorwaardes: 1.(b) op bladsy 2, 1.(c), 1.(d), 1.(e), 1.(f) en 1.(g) op bladsy 3, en 1.(h), 1.(j) en 1.(k) op bladsy 4 van Titellakte Nr. T33524/1991. Die applikant is van voorneme om die 3,05m straatboulyn en die 2,38m sy en agterste boulyne, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titellakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde)- sowel as al die reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubesker Kantoor. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za, ingedien of gerig word vanaf 15 November 2023 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 13 Desember 2023 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 13 Desember 2023. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 15 November 2023 en 22 November 2023 respektiewelik. **Verwysing: CPD VAL/0688/00735 Item Nr: .....**

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

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

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

15-22

## GENERAL NOTICE 1347 OF 2023

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

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 110, Sinoville, 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 243 Miriana Street, Sinoville. The application is for the removal of the following conditions: A.(f) and A.(g) on page 3, and B.(c), B.(c)(i), B.(c)(ii) and B.(d) on page 4 of Deed of Transfer No. T82218/2019. The intension of the applicant in this matter is to remove the 7,62m street building line, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s, as well as all existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 November 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 13 December 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 advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Economic Development and Spatial Planning: City Planning and Development, 7<sup>th</sup> Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: 13 December 2023. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 15 November 2023 and 22 November 2023 respectively. **Reference: CPD SIN/0640/00110 Item No: .....**

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or a copy can be requested from the applicant at the address indicated in the advertisement.

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

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

15-22

## ALGEMENE KENNISGEWING 1347 VAN 2023

## STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

## KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 110, Sinoville, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Mirianastraat 243, Sinoville. Die aansoek is vir die opheffing van die volgende voorwaardes: A.(f) en A.(g) op bladsy 3, en B.(c), B.(c)(i), B.(c)(ii) en B.(d) op bladsy 4 van Titellakte Nr. T82218/2019. Die applikant is van voorneme om die 7,62m straatboulyn, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titellakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde) gebou/e en/of struktuur/ure, sowel as alle reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubeheer Kantoor. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za, ingedien of gerig word vanaf 15 November 2023 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 13 Desember 2023 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Ekonomiese Ontwikkeling en Ruimtelike Beplanning: Stedelike Beplanning en Ontwikkeling, 7de Vloer, Middestad Gebou, Thabo Sehumestraat 252, Pretoria. Sluitingsdatum vir enige besware en/of kommentare: 13 Desember 2023. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 15 November 2023 en 22 November 2023 respektiewelik.

**Verwysing: CPD SIN/0640/00110 Item Nr: .....**

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

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

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

15-22



**GENERAL NOTICE 1352 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AS REQUIRED IN TERMS OF SCHEDULE 3 TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 1198, Waterkloof, situated at Number 386 Bramley Street, Waterkloof, hereby give notice in terms of section 16(1)(f) of the City of Tshwane's Land Use Management By-laws, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the Rezoning of the above mentioned property in terms of Section 16(1) of the City of Tshwane's Land Use Management By-laws, 2016, from "Residential 1" to "Residential 2", at a density of 15 units per hectare, limited to Four (4) Sectional Title Dwelling Units. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to CityP\_Registration@Tshwane.gov.za from 15 November 2023 to 13 December 2023. Closing date for any objections and/or comments: 13 December 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette, Beeld and The Citizen newspapers. Address of Municipal offices: Registration Office, Room E10, Corner of Basden and Rabie Streets, Centurion. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 074 582 8820: E-mail: bertus@bvtplan.co.za. City of Tshwane Ref.: APS Item no. 38594.

15-22

**ALGEMENE KENNISGEWING 1352 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) EN SOOS VEREIS INGEVOLGE SKEDULE 3 VAN STAD TSHWANE SE GRONDGEBRUIKSBESTUURSBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 1198, Waterkloof, geleë te Nommer 386 Bramley Straat, Waterkloof, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuursbywette, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde eiendom ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruiksbestuursbywette, 2016, vanaf "Residensieël 1" na "Residensieël 2", teen 'n digtheid van 15 eenhede per hektaar, beperk tot Vier (4) Deeltitelwooneenhede. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 15 November 2023 tot 13 Desember 2023. Sluitingsdatum vir enige besware: 13 Desember 2023. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant, Die Beeld en The Citizen. Adres van Munisipale kantore: Registrasie Kantoor, Kamer E10, Hoek van Basden- en Rabie Strate, Centurion. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: APS Item no. 38594.

15-22

**GENERAL NOTICE 1360 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)**

We, 2020 Planning Group, being the applicant(s) of erf R/418 BROOKLYN hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 22 November 2023 until 20 December 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 Site notice. 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: [admin@2020group.co.za](mailto:admin@2020group.co.za). 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.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**ALGEMENE KENNISGEWING 1360 VAN 2023****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf R/418 BROOKLYN gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

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 die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. 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.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion.

## GENERAL NOTICE 1361 OF 2023

**ERF 215 SOUTH KENSINGTON  
NOTICE OF APPLICATION FOR SIMULTANEOUS AMENDMENT OF THE CITY OF  
JOHANNESBURG LAND USE SCHEME, 2018 (REZONING) AND REMOVAL OF RESTRICTIVE  
TITLE CONDITIONS IN TERMS OF SECTION 21 AND SECTION 41 OF THE CITY OF  
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

**APPLICABLE SCHEME:**

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given in terms of Section 21 of the City of Johannesburg Municipal Planning By-law, 2016 that I / we the undersigned have applied to the City of Johannesburg for simultaneous amendment of the City of Johannesburg land use scheme, 2018 (Rezoning) and Removal of Restrictive Title Conditions.

**SITE DESCRIPTION:**

Erf 215 South Kensington situated at 143 Queen Street, South Kensington, 2094

**APPLICATION TYPE:**

The application is hereby made in terms of Section 21 and Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016. For the amendment of the City of Johannesburg land use scheme, 2018, and the Removal of restrictive title conditions.

**APPLICATION PURPOSE:**

The purpose of the application is for the rezoning of Erf 215 South Kensington from "Special" for Shops; Storage; and a Restaurant to "Business 3" as defined in terms of the City of Johannesburg Land Use Scheme, 2016, and the Removal of restrictive title conditions (b); and (f) from Deed of Transfer **T11205/2023** in order to obtain suitable land use rights for the redevelopment of the business building on the abovementioned property.

The above applications with council reference numbers Ref # 20-01-5140 (Rezoning) and Ref #20/13/3033/2023 (Removal of Restrictions) will be open for inspection weekdays from 08h00 – 13h00 (by appointment) at Forum ii, Block B, Braam Park Office Park, 33 Hoofd Street, Braamfontein for a period of 28 (twenty-eight) days from 22 November 2023. Should an interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017 or a facsimile sent to (011) 339 4000, or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by not later than 22 December 2023. Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

**AUTHORISED AGENT:**

Katlego Makhura, P.O. Box 2882, Noordheuwel, 1756, Street Address: Clearwater Office Park, Building 3, Ground Floor, Millenium Road & Christiaan de Wet Road, 1735. Cell: 076 452 6853, email: [katlego@epitychia.co.za](mailto:katlego@epitychia.co.za)



**GENERAL NOTICE 1362 OF 2023****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 246, GENERAAL ALBERTSPARK**

I, Ciska Bezuidenhout, being the authorised agent of the owner of Erf 246, Generaal Albertspark, situated at 6 Mimosa Avenue, Generaal Albertspark, hereby give notice in terms of Section 10 read with Section 50 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 (Alberton Customer Care Centre) for the removal of certain conditions contained in Title Deed T27338/1998.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, and at the offices of the authorised agent, for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, or P.O. Box 4, Alberton, 1450, or by email to [dudu.twala@ekurhuleni.gov.za](mailto:dudu.twala@ekurhuleni.gov.za), within a period of 28 days from 22 November 2023.

Address of the authorised agent: 2 Hornbill Street, Meyersdal, Alberton / Postnet Suite 107, Private Bag X30, Alberton, 1450 / 082-774-4939 / [ciska@ciska.co.za](mailto:ciska@ciska.co.za)

22-29

**GENERAL NOTICE 1363 OF 2023****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 361, RACEVIEW**

I, Ciska Bezuidenhout, being the authorised agent of the owner of Erf 361, Raceview, situated at 80 Lombard Street, Raceview, hereby give notice in terms of Section 10 read with Section 50 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 (Alberton Customer Care Centre) for the removal of certain conditions contained in Title Deeds T20777/2008 and T29933/2023.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, and at the offices of the authorised agent, for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, or P.O. Box 4, Alberton, 1450, or by email to [dudu.twala@ekurhuleni.gov.za](mailto:dudu.twala@ekurhuleni.gov.za), within a period of 28 days from 22 November 2023.

Address of the authorised agent: 2 Hornbill Street, Meyersdal, Alberton / Postnet Suite 107, Private Bag X30, Alberton, 1450 / 082-774-4939 / [ciska@ciska.co.za](mailto:ciska@ciska.co.za)

22-29

**GENERAL NOTICE 1364 OF 2023****NOTICE IN TERMS OF SECTION 38 OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS**

I, M.C. Janse van Rensburg, from Vaalplan Town and Regional Planners being the agent of the owner of Erf 458 Vanderbijlpark S.E.4 hereby give notice in terms of Section 38 of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have submitted an application in terms of sections 36 and 38 of the said by laws on 22/11/2023 to the Emfuleni Local for the amendment of the Town Planning Scheme known as the Emfuleni Land Use Scheme, 2018, by the re-zoning of the property situated at 17 Olifantsrivier street, Se4, Vanderbijlpark from "Special" to "Public garage" and for consent to establish a place of refreshment.

Particulars of the application will lie for inspection during normal office hours at the office of the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, Old Trust Bank building, Eric Louw Street, P. O. Box 3, Vanderbijlpark, 1900, for the period of 28 days from 22 November 2023. Objections to or representations in respect of the application must be lodged with or made in writing to the Strategic Manager at the above address within a period of 28 days from 22 November 2023.

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

**ALGEMENE KENNISGEWING 1364 VAN 2023****KENNISGEWING IN TERME VAN ARTIKEL 38 VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT  
RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE WYSIGING VAN  
GRONDGEBRUIKREGTE**

Ek, M.C Janse van Rensburg, van Vaalplan Stad- en Streekbeplanners synde die gemagtigde agent van die eienaar van Erf 458 Vanderbijlpark S.E.4, gee hiermee ingevolge Artikel 38 van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek in terme van artikels 36 en 38 van die genoemde regulasies 'n aansoek by die Emfuleni Plaaslike Munisipaliteit ingedien het op 22/11/2023 vir die wysiging van die Dorpsbeplanningskema bekend as die Emfuleni Grond gebruik Skema, 2018, deur die hersonering van die eiendom geleë ter 17 Olifantsrivier straat, S.E 4, Vanderbijlpark vanaf "Spesiaal" na "Publieke motorhuis" en vergunning vir n restaurant.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, Ou Trustbank gebou, Eric Louw weg, Posbus 3, Vanderbijlpark, 1900, vir 'n tydperk van 28 dae vanaf 22 November 2023. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 22 November 2023 skriftelik by of tot die Strategiese Bestuurder by bovermelde adres ingedien of gerig word.

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

**GENERAL NOTICE 1365 OF 2023****GAUTENG GAMBLING ACT, 1995  
APPLICATION FOR A MANUFACTURER, MAINTENANCE AND SUPPLIER LICENCE.**

Notice is hereby given that Alfateq Pty Ltd intends submitting application to the Gauteng Gambling Board for a National Manufacturer, Maintenance and Supplier license.

The application will be open for public inspection at the offices of the Board from 12 December 2023

The address for the company is as follows:

Unit 8 Lone Creek, 21 Mac Mac Road, Waterfall Office Park, Midrand, 1685

Attention is directed to section 20 of the Gauteng Gambling Act, 1995 which makes written provision for the lodging of written representations in respect of the application. Such representations shall contain at least the following information.

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

Any representations not containing the information required above shall be of no force or effect and shall be deemed not to have been lodged with the Board.

Written representations should be lodged with the Chief Executive officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018 or emailed to [comments-bingo@ggb.org.za](mailto:comments-bingo@ggb.org.za) within one month from 12 December 2023.

**GENERAL NOTICE 1366 OF 2023**

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

I, Jurgens Moolman -Town Design Development Pty Ltd, being the authorized agent of the owner of Portion 97 of the Farm Wachtenbiethjeskop 506 JR, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the above mentioned property in terms of Section 16(12)(a)(iii) of the of the City of Tshwane Land Use Management By-law, 2016. The property is situated at 97 WACHETENBIETJESKOP, Bronkhorstspuit.

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

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 25 OCTOBER 2023 until 1<sup>ST</sup> NOVEMBER 2023.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to: newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi street, Pretoria

Closing date for any objections and/or comments: 4<sup>TH</sup> DECEMBER 2023

Address of applicant: 31 Gembok street, BHS, 1020 or Postnet Suite 81, Private Bag x10578, 1020

Telephone No: 0845253061 Email: jurgensmoolman@gmail.com

Dates on which notice will be published: 25 OCTOBER 2023 & 1 NOVEMBER 2023

Item No:

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**ALGEMENE KENNISGEWING 1366 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM  
ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL 16(12)(a)(iii) VAN DIE STAD TSHWANE SE  
GRONDSGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Jurgens Moolman - Town Design Development Pty Ltd, synde die gemagtigde agent van die eienaar van Gedeelte 97 van die Plaas Wachtenbietjeskop 506 JR, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Onderverdeling in gevolge van Artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, vir die bogenoemde eiendom. Die Onderverdeling van die eiendom is om die eiendom in twee (2) gedeeltes te verdeel. Die eiendom is gelee by 5 Lang Straat, Bronkhorstspuit. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir so 'n beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kommunikeer met die persoon of liggaam wat beswaar(e) en/of kommentaar(e), ingedien het, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 25 OKTOBER 2023 & 1 NOVEMBER 2023.

As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is wat ingedien is by die Munisipaliteit by newlanduseapplications@tshwane.gov.za voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek te verbied nie." Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant, Die Beeld en The Citizen koerante. Adres van Munisipale Kantore: Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria, 0002.

Sluitings datum vir Besware en Kommentaar: 4 DESEMBER 2023

Naam en Adres van aansoeker: Town Design Development Pty Ltd, 31 Gemsbok straat of Postnet Suite 81, Private Bag x10578, 1020.

Telefoon Nr: 0845253061 Epos: jurgensmoolman@gmail.com

Datum waarop kennisgewing gepubliseer word: 25 OKTOBER 2023 & 1 NOVEMBER 2023

Item Nr:

22-29

## GENERAL NOTICE 1367 OF 2023

**NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP IN TERMS  
OF SECTION 38 OF THE EKURHULENI METROPOLITAN MUNICIPALITY  
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2019  
MEYERSDAL X 31**

We, Aeterno Town Planning (Pty) Ltd, being the applicant, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni for the establishment of the township known as Meyersdal x 31. Details of the application are contained in the Annexure hereto. Particulars of the applications will lie for inspection during normal office hours at the office of the Area Manager: City Development Department, Level 11, Civic Centre, Alberton, for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the applications, must be lodged with or made in writing to the Area Manager: City Development Department, at the above address or at P. O. Box 4, Alberton, 1450, within a period of 28 days from 22 November 2023.

**ANNEXURE: MEYERSDAL X 31****Location**

The township is located north of the Meyersdal Nature Estate and south of the townships of Linmeyer and Risana. It is bordered by the Klipriviersberg ridge on its southern side, the N12 Southern By-pass on its northern side and Road R59 on its eastern side.

**Description of land:** The township is located on part of Portion 136 and Portion 240 of the farm Klipriviersberg 106 IR, located in the area of jurisdiction of the Ekurhuleni Municipality, Alberton Service Delivery Centre.

**Number and zoning of erven:**

- 240 Residential 1 erven
- 2 Special erven for an equestrian center, clubhouse and hotel
- 1 Special erf for mini storage
- 1 Special erf for a guard house
- 1 Special erf for a sports facility
- 1 Special erf for access, access control and the conveyance of municipal services
- 8 Res 3 erven to be developed at 30 units per ha
- 3 Res 3 erven for a retirement village
- 1 Business 3 erf for offices
- 8 Private open space erven

*Name of applicant:* Aeterno Town Planning (Pty) Ltd

*Address of applicant:* 338 Danny Street, Lynnwood Park, Pretoria, 0081, P O Box 1435, Faerie Glen, 0043 Tel 012 348 5081/0824435008(514)

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**GENERAL NOTICE 1368 OF 2023****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019: ERF 24 BRAKPAN**

I, Hlawulekani Manganye of Magoda Development Planners (Pty) Ltd, being authorized agent of the owner of Erf 24 Brakpan 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: 08 Regents Street, Brakpan, 1541. The rezoning is from: "Residential 1" to "Residential 3" with the intention of developing five (5) Dwelling Units.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: City Planning, City of Ekurhuleni Metropolitan Municipality, Corner Escombe Road and Elliot Avenue, Brakpan, 1541 and at the offices of the firm Magoda Development Planners (Pty) Ltd for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: City Planning, City of Ekurhuleni Metropolitan Municipality, Corner Escombe Road and Elliot Avenue, Brakpan, 1541 or PO Box 15, Brakpan, 1540 or by email to Molefiseng.Phora@ekurhuleni.gov.za, within a period of 28 days from 22 November 2023.

Address the authorised agent: Block F, Saint Andrews Office Park, 0B Meadowbrook Lane, Bryanston, 2021; / Post Net Suite 251, Private Bag X75, Bryanston, 2021. Tel: (010) 005 5869. Cell: 078 068 5299. Reference/ Scheme No: R0161C.

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**GENERAL NOTICE 1369 OF 2023****NOTICE**

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

**APPLICATION TYPE:**

Removal of Restrictive Conditions

**APPLICATION PURPOSE**

To remove the restrictive conditions in the title deed (Condition 1. That no canteens, slaughter poles or business lots will be allowed on the said lot) in order to permit Residential units.

**SITE DESCRIPTION:**

Erf/Even (Stand No): **RE/ 161**  
Township Name: **Lyndhurst**  
Street Address: **174 Lyndhurst Street**

The above application, made in terms of the City of Johannesburg Land Use Scheme, 2018, will be open for inspection from 08:00am to 15:30pm at the Registration Counter, Department of Development Planning, Room 8100, floor A-Block, Metropolitan Center, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner/agent. Agent Edwin Mashava email address [allanrhulani@gmail.com](mailto:allanrhulani@gmail.com) and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or facsimile send to 0113394000, or an email send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) by no later than 14 December 2023.

Any objections not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-law, 2016, in 28 days may be deemed invalid and may be disregarded during the assessment of the application.

**Details of OWNER/ AUTHORISED Agent**

Full Name: Fon Donald Chick  
Residential Address: 174 Lyndhurst Street  
Tel No.: N/A  
Cell No.: 0714761158  
Email Address: [allanrhulani@gmail.com](mailto:allanrhulani@gmail.com)

Date: **22 November 2023**

## GENERAL NOTICE 1370 OF 2023

## CITY OF JOHANNESBURG

NOTICE OF FINAL APPROVAL OF A SECURITY ACCESS RESTRICTION FOR  
SECURITY REASONS

Notice is hereby given that the City of Johannesburg, Pursuant to the provision of Chapter 7 of the Rationalization of Local Government Affairs Act, 1998, has considered and grants the security access restriction applied for by the **(Parkmore Central Road Closure)** Reference Number **369**. The security access restriction was originally advertised in the Government Gazette/ local newspaper for public comment on **(Government Gazette on 1<sup>st</sup> December 2021)** for a period of 30 days and all comments and objections were considered. The Security Access Restriction shall become effective from date of publication for a period of 4 years. In terms of the Municipal Systems Act, 32 of 2000. Appeals may be made to the Office of the City Manager within 21 days of notification at:

Office of The City Manager  
Metro Centre  
Council Chamber Wing  
158 Civic Boulevard  
Braamfontein  
[citymanager@joburg.org.za](mailto:citymanager@joburg.org.za)

The public is duly advised that in terms of the City's policy relating to these restrictions, No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval. No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area. Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.



City of Johannesburg  
Johannesburg Roads Agency (Pty) Ltd  
[www.jra.org.za](http://www.jra.org.za)





## GENERAL NOTICE 1371 OF 2023

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

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

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

**Site description:** **PORTION 30 OF ERF 535 SANDOWN EXTENSION 24  
(located at 6 Adrienne Street, Sandown Extension 24).**

**Application type:** Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from “Residential 1” to “Special” (permitting private parking area, dwelling unit and guardhouse – subject to conditions).

**Application purpose:** The purpose of the application is to permit private parking, dwelling unit and guardhouse subject to conditions.

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

The above application will be open for inspection from 08H00 to 15H30 at the registration counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A-Block, City of Johannesburg Metropolitan Centre, 158 Civic Boulevard, Braamfontein, **should for whatever reason access to the Local Authority buildings are not allowed an email can be sent to [kerilengd@joburg.org.za](mailto:kerilengd@joburg.org.za)** and on the e-platform of the City of Johannesburg: [www.joburg.org.za](http://www.joburg.org.za), (click on “Land Use”, followed by “Land Use Management”, followed by “Advertised Land Use Applications”. **The application reference number is (rezoning) 20-02-5201. The agent being Breda Lombard Town Planners can provide any interested party, on request, with an electronic copy of the application or the application can be inspected at 38 Bompas Road, Dunkeld.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **22 NOVEMBER 2023**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), which must be emailed no later than **20 DECEMBER 2023**.

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

**GENERAL NOTICE 1372 OF 2023****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF EKURHULENI LAND USE SCHEME, 2021 BY VIRTUE OF AN APPLICATION MADE IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
ERF 3422 TEMBISA EXTENSION 7**

We, Urbansignal (Pty) Ltd being authorized agent of the owner of **Erf 3422 Tembisa Extension 7** hereby give notice in terms of Section 10 and Schedule 12 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 33 Nyarhi Street, corner of Bongo Road and Nyarhi Streets from "Business 2" to "Business 2", to allow for 80% Coverage, Building Lines (North Boundary – 0m (Existing 5m permanent encroachment from neighbouring erven that will be accommodated), East Boundary - 3m, West Boundary – 1m, South – 1m and Parking provision; 15 Bays (1.54 bays/100m<sup>2</sup>) and Loading Bays; 1 bay (2bay/2,000m<sup>2</sup>), subject to conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, Municipal Manager: Cnr of CR Swart and Pretoria Road, Kempton Park, 1620, for a period of 28 days from, 15 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, Cnr of CR Swart and Pretoria Road, Kempton Park, 1620 or P O Box 13 Kempton Park, 1620 or by email to [Veronica.Nepfumbada@ekurhuleni.gov.za](mailto:Veronica.Nepfumbada@ekurhuleni.gov.za), within a period of 28 days from 1 November 2023, closing date of objections being 13 December 2023.

Address of the authorised agent: Urbansignal (Pty) Ltd, 50 Elandslaagte Road, Maroelana, Pretoria, 0081.

Tel: 012 346 0911

Email: [admin@urbansignal.co.za](mailto:admin@urbansignal.co.za)

Reference: URBAN/TP074

**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 120 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CITY OF EKURHULENI LAND USE AMENDMENT SCHEME, S0207C  
REMAINDER OF ERF 156 MODDER EAST TOWNSHIP**

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of **Remainder of Erf 156 Modder East Township**, from "Residential 3" to "Business 2" with a maximum total floor area of 350m<sup>2</sup>, subject to certain restrictive conditions.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Springs Sub Section of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs, during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme S0207C and shall come into operation on the date of publication of this notice.

Reference No:15/4/9/156- Modder East

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

Date of publication : 1 November 2023 / 8 November 2023

15-22

**PROCLAMATION NOTICE 125 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CITY OF EKURHULENI LAND USE AMENDMENT SCHEME, K0388C  
ERF 548 KEMPTON PARK EXTENSION 2**

It is hereby notified in terms of the provisions of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of **Erf 548 Kempton Park Extension 2**, from "Residential 1" to "Residential 3" for dwelling units only, subject to certain further conditions.

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

This amendment is known as City of Ekurhuleni Amendment Scheme **K0388C** and shall come into operation on the date of publication of this notice.

(Notice No: CP 033.2023)

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
Date of publication: 22/11/2023

**PROCLAMATION NOTICE 126 OF 2023****CANCELLATION OF THE GENERAL PLAN FOR WHITERIDGE EXTENSION 10 TOWNSHIP**

Notice is hereby given, in terms of Section 39(8) of the City of Johannesburg Municipal Planning By-Law, 2016, read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the cancellation of the General Plan of Whiteridge Extension 10 Township, as set out in the attached Schedule.

**SCHEDULE**

General Plan *vide* SG Number 1274/2001 is hereby cancelled and reverts to Portion 116 (a portion of Portion 72) of the farm Waterval No. 211-IQ as per SG Diagram Number A638/1932.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice Number: T145/2023**

**PROCLAMATION NOTICE 127 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****CORRECTION NOTICE****DECLARATION AS APPROVED TOWNSHIP**

In terms of section 111 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with the Spatial Planning and Land Use Management Act, 16 of 2013 the City of Ekurhuleni Metropolitan Municipality hereby declares GERMISTON EXTENSION 44 to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 164 OF THE FARM DRIEFONTEIN 87 I.R. HAVE BEEN GRANTED:**

**1. CONDITIONS OF ESTABLISHMENT****(1.1) Name**

The name of the township shall be GERMISTON EXTENSION 44.

**(1.2) Design**

The township shall consist of erven and streets as indicated on **General Plan S.G. No. 680/2017**.

**(1.3) Disposal of Existing Conditions of Title**

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

(1.3.1) Excluding the following servitudes which do not affect the township area due to its location:

- A The former Remaining Extend of Portion 1 of the aforesaid farm measuring as such 1082,2282 hectares, (a portion of which is held hereunder) is subject to a servitude whereby the right was granted to THE VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the said property along the route shown on Diagram S.G. No. A 1470/30, together with ancillary rights and subject to conditions, as will more fully appear from Notarial Deed No. 1611931S registered on the 26th January, 1931, which rights were ceded to the ELECTRICITY SUPPLY COMMISSION by Notarial Deed of Cession No. 614/52S.
- B The former Remaining Extent of Portion 1 of the aforesaid farm, measuring as such 976,4758 hectares (a portion of which is held hereunder) is subject to a servitude whereby the right was granted to THE VICTORIA FALLS AND TRANSVAAL POWER COMPANY to convey electricity over the said property (as shown on diagram S.G. No. A886/34) together with ancillary rights and subject to conditions, as will more fully appear from Notarial Deed of Servitude No. 574/348, which rights were ceded to the ELECTRICITY SUPPLY COMMISSION by Notarial Deed of Cession No. 614/52S.
- C The former Remaining Extent of Portion 1 of the aforesaid farm, measuring 944,5005 hectares (a portion of which is held hereunder) is subject to a servitude in perpetuity in favour of TOWN COUNCIL OF GERMISTON as will more fully appear from Notarial Deed No. 585/43S registered on the 9<sup>th</sup> October 1943.

- E. The former Remaining Extent of Portion 1 of the aforesaid farm, measuring as such 762,7087 hectares (a portion of which is held hereunder) is subject to a servitude 3, 15 metres wide vide Diagram S.G. No. A4979/59 for constructing and maintaining a main underground sewer pipeline in favour of CITY COUNCIL OF GERMISTON, as will more fully appear from Notarial Deed of Servitude No. 419/1961S registered on the 18<sup>th</sup> April 1961.
- F. The former Remaining Extent of Portion 1 of the farm DRIEFONTEIN NO. 87, I.R., measuring as such 737,5567 hectares (portion of which is held hereunder) is subject to a perpetual right of way over two portions of the said Remaining Extent of Portion 1, measuring respectively 6526 square metres and 1921 square metres, which portions are marked respectively ABDEFGHJKLM and NOPQRS on Diagram S.G. No. A951/1967 annexed to and which will more fully appear from Notarial Deed of Servitude No. 1569/1969S registered on the 15th December 1969, in favour of the CITY COUNCIL OF GERMISTON.
- G. The former Remaining Extent of Portion 1 of the farm DRIEFONTEIN aforesaid, measuring as such 737,5567 hectares (portion of which is held hereunder) is subject to a sewer servitude 1,89 metres in width in favour of CITY COUNCIL OF GERMISTON, as will more fully appear from Notarial Deed of Servitude No. 1570/1969S registered on the 15th December 1969.

(1.3.2) The following entitlement right will not be passed on to the erven in the township:

- D The owner of the former Remaining Extent of Portion 1 of the aforesaid farm, measuring 781,4810 hectares (a portion of which is held hereunder) is entitled to a strip of ground 6,30 metres in width over Portion 77 (a portion of portion) of the aforesaid farm held under Deed of Transfer No 14102/1948, which strip of ground is indicated by the letters F G H L M N on DIAGRAM S.G. No. A1939/46 and is for the purpose of providing access to the aforesaid Remaining Extent, and no buildings or other structures of any description shall be erected or suffered to exist on the aforesaid strip.

(1.3.3) Excluding the following servitudes and condition which only affect the erven and/or streets as noted:

- H. The former Remaining Extent of Portion 1 of the farm DRIEFONTEIN No. 87, I.R. measuring as such 651, 8322 hectares (whereof the property held hereunder forms a portion) is subject to a servitude 1,89 meters in width in favour of EAST RAND PROPRIETARY MINES LIMITED for the installation and maintenance of a pipeline for the conveyance of water across the said property together with ancillary rights and subject to the conditions as will more fully appear from Notarial deed of Servitude No. K1286/1974S dated the 18th February 1974, and registered on the 25th June 1974, which servitude is indicated by the line abc diagram S.G. No. A4531/71 annexed to Certificate of Registered Title No. T37524/1974. **WHICH AFFECT ERF 1757 AND EAST RAND ROAD IN THE TOWNSHIP.**
- I. The property held hereunder is subject to the following condition imposed in terms of the provisions of Ordinance 20 of 1957 namely:  
  
Except with the written approval of the Administrator no buildings or any structure whatsoever may be erected on the property within a distance of 6,30 metres from the railway reserve boundary of the South African Railways. **WHICH AFFECT ALL THE ERVEN IN THE TOWNSHIP.**
- J. The Remaining extent of portion 134 (a portion of portion 1) of the farm DRIEFONTEIN 87 Registration Division I.R. Gauteng Province, MEASURING 8,2123 hectares is subject to a servitude in perpetuity in respect of pipelines for the purpose of conveying water, sewerage, mining by- products, effluent slimes, tailings, rock and sand, already laid and which may hereafter be laid by Cape Morgan Proprietary Limited Registration number 1965/000227/07 over any part of the property along the route(s) still to be determined by Cape Morgan



Proprietary Limited Registration number 1965/000227/07 in its sole and absolute discretion as will more fully appear from Notarial Deed of Servitude K 6078/2002S **WHICH AFFECT ALL THE ERVEN AND STREETS IN THE TOWNSHIP.**

**(1.4) Land for Municipal Purposes**

The following erven shall be transferred to the Municipality by and at the expense of the township owner:

Park/s (Public Open Space): Erf 1762.

**(1.5) Precautionary measures relating to detrimental soil and Geotechnical Conditions**

The township owner shall with respect to the geotechnical report submitted make arrangements to ensure that:

- (a) Surface water will not dam up, that the entire surface of the township area is drained properly;
- (b) All trenches and excavations be properly backfilled and compacted in 150mm thick layers and compacted to 90% of modified AASHTO density;
- (c) Water-borne sewerage reticulation must be installed and sewerage pipes must be joined using flexible watertight joints;
- (d) No trees may be planted within 5 metres from the line of the water bearing services;
- (e) When required, engineering certificates for the foundations of the structures are submitted;
- (f) Proposals to overcome detrimental soil and geotechnical conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

**(1.6) Restriction on the development and disposal of Erf 1762**

The township owner shall not erect any buildings on, not offer for sale or alienate Erf 1762 or any portion thereof to any person or body other than the State unless the Gauteng Department of Agriculture, Conservation and Environment gives permission to such development or alienation upon acceptance of proof that the predicted impact (nuisance dust) of the tailings impoundments within a 3km radius of the township has been mitigated to within acceptable limits.

**(1.7) Stormwater drainage and street construction**

- (a) The township owner shall, on request by the Municipality, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channeling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Municipality. Furthermore, the scheme shall indicate the route and gradient by which each Erf gains access to the street on which it abuts.
- (b) The township owner shall, when required to do so by the Municipality, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Municipality under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Municipality as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and storm water drainage system to the satisfaction of the Municipality until the streets and storm water drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Municipality shall be entitled to do work at the cost of the township owner.

**(1.8) Obligations in regard to essential services**

- (1.8.1) The township owner shall, within such period as the Municipality may determine, fulfill obligations in respect of the provision of water and sanitary services, and the installation of systems in connection with these services, as previously agreed upon between the township owner and the Municipality.
- (1.8.2) The township owner shall, within such period as the Municipality may determine, arrange for the provision of the electricity and the installation of systems in connection with electricity provision.

**(1.9) Removal or replacement of municipal services**

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owner. The township owner shall consult the Municipality before any existing municipal service(s) need to be replaced or removed.

**(1.20) Acceptance and disposal of stormwater**

The township owner shall a range for the drainage of the township to fit in with those of adjacent public roads, and for all storm water running off or being diverted from the roads to be received and disposed of.

**(1.21) Access**

- (1.21.1) Ingress and egress from the township shall be to the satisfaction of the Head of Department: Roads and Storm water,
- (1.21.2) No direct access shall be allowed from Road K110 to any erven in the township.
- (1.21.3) No direct access shall be allowed from Knights Road to any erven in the township. Access is only allowed through the access point indicated on the layout plan.

**(1.22) Demolition of buildings and structures**

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or other common boundaries to be demolished to the satisfaction of the Local Authority, if and when required by the Local Authority to do so.

**2. CONDITIONS OF TITLE**

- (2.1) All erven shall be subject to the following conditions, imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

- (2.1.1) Erven used for Residential 4 purposes are subject to a servitude, 2m wide, in favour of the Municipality for sewerage and other municipal services, along the mid-block / rear boundary and a side boundary, and in the case of a panhandle erf, an additional servitude for municipal services 2m wide across the access portion of the erf if and when required by the Municipality: provided that the Municipality may relax or dispense with any such servitude.
- (2.1.2) Unless otherwise specified below, all other erven are subject to a servitude 2m wide, in favour of the Municipality, for sewerage and other municipal services, along any two boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal services 2m wide across the access portion of the erf if and when required by the Municipality: provided that the Municipality may relax or dispense with any such servitude.
- (2.1.3) No building or other structure shall be erected within the aforesaid servitude areas and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.

(2.1.4) The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude areas such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of construction, maintenance or removal of such sewerage mains and other works being made good by the Municipality.

(2.2) Conditions, imposed by the Gauteng Department of Mineral Resources in terms of Section 68(1) of the Mineral Act 50 of 1951 as amended: -

All erven forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations, whether past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

**3. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION**

(3.1) Erven 1754 to 1762 is subject to the following conditions: -

ERF #	ZONING	DENSITY	COVERAGE	HEIGHT	FAR	NO. OF UNITS	NO. OF PARKING BAYS
1754	Residential 4	57 du/ha	21%	14.76m	0.81	48	24
1755	Residential 4	113 du/ha	25%	14.76m	1.0	118	59
1756	Residential 4	114 du/ha	29%	14.76m	1.5	140	72
1757	Residential 4	110 du/ha	21%	14.76m	0.75	88	44
1758	Residential 4	124 du/ha	23%	14.76m	0.9	118	59
1759	Residential 4	126 du/ha	27%	14.76m	1.1	144	72
1760	Residential 4	108 du/ha	27%	14.76m	1.1	120	60
1761	Business 2	30 du/ha	41%	14.76m	1.5	30	Refer to (4.3) below
1762	Public Open Space	N/A	As per Scheme	As per Scheme	As per Scheme	N/A	Refer to (4.4) below
	Public Road						

(3.2) Erven 1754 to 1760 is further subject to the following conditions:

(3.2.1) Buildings, including outbuildings, hereafter erected on the property, shall be located not less than 2 meters on all boundaries. Refuse areas are to be constructed on the boundary walls.

(3.2.2) A site development plan shall be submitted to the Council for approval prior to the commencement of construction on the site.

(3.3) Erf 1761 is further subject to the following conditions:

(3.3.1) The Shop floor area is restricted to 1316 meters square.

(3.3.2) Effective and paved parking together with the necessary manoeuvring area shall be provided on the erf or elsewhere to the satisfaction of the Municipality.

(3.3.3) Buildings erected on the property shall be located not less than 3 metres from the street boundary.

(3.3.4) A site development plan shall be submitted to the Council for approval prior to the commencement of construction on the site.

(3.3.5) Special founding solutions must be implemented for all single and double storey structures.

**(3.4) Erf 1762 is further subject to the following conditions:**

(3.4.1) Parking shall be provided to the satisfaction of the Municipality.

(3.4.2) The erven and buildings erected thereon or to be erected thereon may also be used for a Creche and Social Hall.

(3.4.3) A site development plan shall be submitted to the Council for approval prior to the commencement of construction on the site.

**(3.5) PUBLIC ROAD**

Roads indicated on the layout and General Plan is subject to the following conditions:

(3.5.1) The road reserve may be used for the purposes of Local, Provincial or National Roads and/or streets for public or private use (including engineering services such as storm water drainage, water pipes, electricity lines and sewerage lines).

**(3.6) ERVEN SUBJECT TO SPECIAL CONDITIONS**

(3.6.1) Erf 1762

The township owner shall not erect any buildings on, nor offer for sale or alienate Erf 1762 or any portion thereof to any person or body other than the State unless the Gauteng Department of Agriculture, Conservation and Environment gives permission to such development or alienation upon acceptance of proof that the predicted impact (nuisance dust) of the tailings impoundments within a 3km radius of the township has been mitigated to within acceptable limits.

(3.6.2) Erven 1757 and 1758

Buildings erected on the erf, shall be located not less than 16m from the boundary of the erf.

(3.6.3) Erven 1755 to 1758 and 1762

Ingress and egress from the erf shall not be permitted along the boundary thereof abutting on Road K11 0 and Knights Road.

(3.6.4) Erven 1758 to 1760 and 1762

An 8-metre building line is applicable along the boundaries of the erf adjoining the railway reserve.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CITY OF EKURHULENI AMENDMENT SCHEME G0522C  
ERVEN 1754 TO 1760, 1761 AND 1762 GERMISTON EXTENSION 44**

The City of Ekurhuleni Metropolitan Municipality hereby in terms of provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986 read together with the Spatial Planning and Land Use Management Act, 16 of 2013, declares that it has approved the Amendment Scheme, being an amendment of the City of Ekurhuleni Land Use Scheme 2021, comprising the same land as included in the township of Germiston Extension 44.

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

This amendment is known as City of Ekurhuleni Amendment Scheme G 0522 C and shall come into operation on the date of publication of the notice.

Reference number: Germiston X44)

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

**PROCLAMATION NOTICE 128 OF 2023**

**PROCLAMATION NOTICE- EMFULENI LOCAL MUNICIPALITY**

**EMFULENI LAND USE SCHEME, 2023 – R23**

**PORTIONS 3 & 4 OF ERF 1408 BEDWORTH PARK EXTENSION 7**

Notice is hereby given in terms of the provisions of section 39(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By Laws, 2018 that Emfuleni Local Municipality has approved the amendment of the Emfuleni Land Use Scheme, 2023 (previously the Vereeniging Town Planning Scheme, 1992) by the rezoning of the following properties:

Portions 3 & 4 of Erf 1408 Bedworthpark Extension 7 Township from “Residential 1” “Residential 4” with an annexure for student accommodation subject to certain conditions.

The above will come into operation on 22 November 2023. In terms of section 43(1) of the Emfuleni Municipality Spatial Planning and Land Use Management By Laws, 2018 this approval will lapse after 3 years from the date of approval if conditions are not being complied with.

The amendment scheme is filed with the Manager Land Use Management, 1st floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times.

This amendment scheme is known as the Emfuleni Land Use Scheme, 2023 – R23.

**APRIL NTULI, MUNICIPAL MANAGER**

22 November 2023

Notice Number: LUM 004/2023

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 986 OF 2023****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee being authorized agent of the owner of Erf 2047 Bedfordview Extension 410 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme (CELUS), 2021, by the rezoning of the property described above, situated at 19a Pine Road, Bedfordview from "Residential 1" to "Residential 3" to allow 3 residential homes.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 15 November 2023 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 15 November 2023. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za) 083 255 6583

15–22



**PROVINCIAL NOTICE 993 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.**

I, **SAFFIYYA DAYA/ATIYYAH SALOOJEE (NODE TOWN PLANNING AND DESIGN)** being the authorized agent of the owner, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain restrictive conditions contained in the **Title Deed T027481/2009 of PORTION 216 OF THE FARM KLIPPOORTJE 110-IR**, which property is situated at **129-132 LAMP ROAD, WADEVILLE**

Conditions to be Removed, as follows: Conditions 1 A (a-e), Condition B and Condition E (a -c)

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Itumeleng Nkoane (011) 999- 0148, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78C President Street, Germiston, 1401, for a period of 28 days from **15 NOVEMBER 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, Itumeleng Nkoane (011) 999- 0148 Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78C President Street, Germiston or P O BOX X1069, GERMISTON 1400, within a period of 28 days from **15 NOVEMBER 2023**

**Address of the authorised agent:****NODE TOWN PLANNING AND DESIGN**

082 908 7386 / 083 775 2223

info@nodetownplanning.co.za

1 WESTINGHOUSE BLVD., VANDERBIJLPARK, 1911

15-22

**PROVINCIAL NOTICE 994 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.**

I, **SAFFIYYA DAYA/ATIYYAH SALOOJEE (NODE TOWNPLANNING AND DESIGN)** being the authorized agent of the owner, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in the **Title Deed T000048685/2020 of PORTION 266 OF THE FARM KLIPPOORTJE 110-IR**, which property is situated at **129-132 LAMP ROAD WADEVILLE**

**Conditions to be Removed, as Follows: 1(a), 2(a)-(d)**

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Itumeleng Nkoane (011) 999- 0148, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78C President Street, Germiston, 1401, for a period of 28 days from **15 NOVEMBER 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, Itumeleng Nkoane (011) 999- 0148 Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78C President Street, Germiston or P O BOX X1069, GERMISTON (POSTAL ADDRESS), 1400, within a period of 28 days from **15 NOVEMBER**

**Address of the authorised agent:****NODE TOWN PLANNING AND DESIGN**

082 908 7386 / 083 775 2223

info@nodetownplanning.co.za

1 WESTINGHOUSE BLVD., VANDERBIJLPARK, 1911

15-22

## PROVINCIAL NOTICE 995 OF 2023

SCHEDULE 39 – REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATIONS  
ADVERT

ROR-3

PROVINCIAL GAZETTE / NEWSPAPER ADVERTISEMENT FOR  
REMOVAL OF RESTRICTIONS APPLICATIONSNOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF  
SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.

I, **SAFFIYYA DAYA/ATIYYAH SALOOJEE (NODE TOWNPLANNING AND DESIGN)** being the authorized agent of the owner, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in the **Title Deed T200/2020 of PORTION RE/265 OF THE FARM KLIPPOORTJE 110-IR**, which property is situated at **129-132 LAMP ROAD WADEVILLE**

**Conditions to be Removed, as Follows: 1(a), 1(b), 2(a)-2(e), 4(a)-4(c)**

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Itumeleng Nkoane (011) 999- 0148, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78C President Street, Germiston, 1401, for a period of 28 days from **15 NOVEMBER 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, Itumeleng Nkoane (011) 999- 0148 Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78C President Street, Germiston or P O BOX X1069, GERMISTON (POSTAL ADDRESS), 1400, within a period of 28 days from **15 NOVEMBER 2023**

**Address of the authorised agent:****NODE TOWN PLANNING AND DESIGN**

082 908 7386 / 083 775 2223

info@nodetownplanning.co.za

1 WESTINGHOUSE BLVD., VANDERBIJLPARK, 1911

15-22

**PROVINCIAL NOTICE 998 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12) (a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Nkanivo Development Consultants, being the authorized agent/applicant of the owner of Portion 194 of the Farm Hartebeespoort 328-JR hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property described below.

The intention of the applicant in this matter is to subdivide the property into 2 portions of which one will then be established into a township.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or 1st Floor Middestad Building, 252 Thabo Sehume Street, Pretoria or to CityP\_Registration@tshwane.gov.za from 15 November 2023 until 12 December 2023.

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

**Address of Municipal offices:** The Strategic Executive Director, City Planning and Development, Middestad Building, 252 Thabo Sehume Street, Pretoria.

**Address of applicant:** Nkanivo Development Consultants, Unit 79, Block 5, Lombardy Business Park, 66 Graham Road, Shere, 0084, P.O Box 11948, Silverlakes, 0054

**Telephone No:** 012 807 7445.

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

**Closing date for any objections and/or comments:** 12 December 2023.

**Description of Property:** Portion 194 of the Farm Hartebeespoort 328-JR

**Number and area of proposed portions:**

1. Proposed Portion 238 of the Farm Hartebeespoort 328-JR measuring 14 207 m<sup>2</sup> in extent
2. Proposed Remaining Extent of Portion 194 of the Farm Hartebeespoort 328-JR measuring 48 955 m<sup>2</sup> in extent

**Item No:** 38070

15-22

**PROVINSIALE KENNISGEWING 998 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK OM 'N ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL 16(12) (a)(iii) VAN DIE STAD TSHWANE VERORDENING OP GRONDGEBRUIKBESTUUR, 2016**

Ons, Nkanivo Development Consultants, synde die gemagtigde agent/aansoeker van die eienaar van Gedeelte 194 van die Plaas Hartebeespoort 328-JR gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom wat hieronder beskryf word.

Die voorneme van die applikant in hierdie saak is om die eiendom in 2 gedeeltes te onderverdeel waarvan een dan in 'n dorp gestig sal word.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of 1ste Vloer Middestadgebou, Thabo Sehumestraat 252, Pretoria of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 15 November 2023 tot 12 Desember 2023.

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

**Adres van Munisipale kantore:** Die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Middestadgebou, Thabo Sehumestraat 252, Pretoria.

**Adres van aansoeker:** Nkanivo Development Consultants, Eenheid 79, Blok 5, Lombardy Business Park, Grahamweg 66, Shere, 0084, Posbus 11948, Silverlakes, 0054

**Telefoonnommer:** 012 807 7445.

**Datums waarop kennisgewing gepubliseer sal word:** 15 November 2023 en 22 November 2023.

**Sluitingsdatum vir enige besware en/of kommentaar:** 12 Desember 2023.

**Beskrywing van Eiendom:** Gedeelte 194 van die Plaas Hartebeespoort 328-JR

**Aantal en oppervlakte van voorgestelde gedeeltes:**

1. Voorgestelde Gedeelte 238 van die Plaas Hartebeespoort 328-JR wat 14 207 m<sup>2</sup> in omvang
2. Voorgestelde Resterende Gedeelte van Gedeelte 194 van die Plaas Hartebeespoort 328-JR wat 48 955 m<sup>2</sup> in omvang

**Item No:** 38070

15-22

## PROVINCIAL NOTICE 1007 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 in our capacity as the authorized agent acting for the owner of PORTION 1 OF ERF 1609 PRETORIA WEST TOWNSHIP AND THE REMAINING EXTEND OF ERF 1609 PRETORIA TOWNSHIP REGISTRATION DIVISION J.R. OF THE 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 the Consent Use of the resulting erf from the consolidation application of the above mentioned properties. The subject properties are situated along number 518 and 522 FREDERICK STREET, PRETORIA Township. It is the intention of the land development applicant in this matter to acquire the required Consent from the City of Tshwane Metropolitan Municipality, to exercise the secondary rights of the current "Residential 1" zoning in order to develop a Boarding House facility accommodating 84 rooms.

Any objection(s) and/or comment(s), including the grounds of such objection(s) and/or comment(s) with full contact details, without which the municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) from 15 November 2023, until 13 December 2023. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, a copy of the applicant's land development application may be requested using the following contact details of the applicant:

Address of Municipal Offices: City Planning, Development and Regional Services, Middestad Building, 7th Floor, 252 Thabo Sehume Street, Pretoria | Applicant Email address: [mogodi.neo@gmail.com](mailto:mogodi.neo@gmail.com) | Postal and Physical Address: 192 Cradock Avenue, Lyttelton Manor, Centurion, 0157 | Contact Telephone Number: 081 8820115.

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Date of 1<sup>st</sup> publication: 15 November 2023 | Date of 2<sup>nd</sup> publication: 22 November 2023 | Closing date for any objections/comments: 13 December 2023 Reference: **Item Number: 38680**

15-22



## PROVINSIALE KENNISGEWING 1007 VAN 2023

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE**  
**TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) GELEES SAAM MET ARTIKEL 16(3) VAN DIE**  
**STAD TSHWANE-GRONDBEPLANNING BY LAAT 2016W.**

Ons, **BLACK PRENEOR CONSULTING (Pty) Ltd**, synde die applikant in ons hoedanigheid as die gemagtigde agent wat optree vir die eienaar van GEDEELTE 1 VAN ERF 1609 PRETORIA WEST TOWNSHIP EN DIE OORBLYWENDE UITBREIDING VAN ERF 1609 PRETORIA DORP REGISTRASIE AFDELING VAN DIE PROGOUTIN. , gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad aansoek gedoen het van Tshwane Metropolitaanse Munisipaliteit vir die Toestemmingsgebruik van die erf wat voortspruit uit die konsolidasie-aansoek van bogenoemde eiendomme. Die eiendomme is geleë langs nommer 518 en 522 FREDERICKSTRAAT, PRETORIA Township. Dit is die voorneme van die grondontwikkelaarsaansoeker in hierdie aangeleentheid om die vereiste toestemming van die Stad Tshwane Metropolitaanse Munisipaliteit te verkry om die sekondêre regte van die huidige "Residensieel 1" sonering uit te oefen ten einde 'n Losieshuisfasiliteit te ontwikkel wat 84 kamers akkommodeer.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde van 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 indien die beswaar(te) en/of kommentaar(s) moet ingedien word by, of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) vanaf 15 November 2023 tot 13 Desember 2023. Indien enige belangstellende of geaffekteerde party 'n afskrif van die grondontwikkelaarsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n afskrif van die aansoeker se grondontwikkelaarsaansoek aangevra word deur die volgende kontakbesonderhede van die aansoeker te gebruik:

Adres van Munisipale Kantore: Stadsbeplanning, Ontwikkeling en Streeksdienste, Middestadgebou, 7de Vloer, Thabo Sehumestraat 252, Pretoria | Aansoeker se e-posadres: [mogodi.neo@gmail.com](mailto:mogodi.neo@gmail.com) | Pos- en Fisiese Adres: Cradocklaan 192, Lyttelton Manor, Centurion, 0157 | Kontak Telefoonnommer: 081 8820115.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die aansoeker soos hierbo uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale gazette.

Datum van 1ste publikasie: 15 November 2023 | Datum van 2de publikasie: 22 November 2023 | Sluitingsdatum vir enige besware/kommentaar: 13 Desember 2023 Verwysing: **Itemnommer: 38680**

15-22

## PROVINCIAL NOTICE 1008 OF 2023

**JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, read with Section 2(2) and the Relevant Provisions of the Spatial Planning and Land Use Management Act, 2013. We, the undersigned, intend to apply to the City of Johannesburg Municipality for the Removal of Restrictive Title Deed Conditions: B.(b)(i), B.(c)(iv), B.(c)(v) to allow a portion of the property to be leased (Short and/or Long term) for the construction of a steel structure (Telecommunication Mast and Base Station) within the restrictive street building line of 15.74m on Portion 1 of Holding 253 Chartwell Agricultural Holdings, situated at 27, 6th Road, Chartwell Agricultural Holdings.

Title Deed Conditions:

B. (b)(i): "The holding may not be sub-divided nor may any portion of it be sold, leased or disposed of in any way without the written approval of the Board first had and obtained."

B. (c)(iv): "No building erected on the holding shall be located within a distance of 15,74 metres from the boundary of that holding abutting on a road."

B. (c)(v): "No wood and/or iron buildings shall be erected on the holding."

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

Any objection or representation with regard to the application must be submitted to **both** the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than 13 December 2023 (28 days from date on which the application notice was first displayed).

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

AUTHORISED AGENT

Full Name: Vukani Infrastructure Planning Services Inc.

Postal Address: P O Box 15017, Lynn East, Code: 0039

Physical Address: 418 Rustic Road, Silvertondale, Code: 0184

Tel: 012 804 1504,

E-mail: [pp@infraplan.co.za](mailto:pp@infraplan.co.za)

Reference Number: ATGA1604

**DATE OF FIRST DISPLAY:** 15 November 2023

15-22

**PROVINCIAL NOTICE 1009 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 104 SALFIN EXTENSION 5**

I, Percy Makwinzha being the authorized agent of the owner of Erf 104 Salfin Extension 5 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 48 Pudumo Street from "Residential 1" to "Business 2" for a pub and restaurant only subject to certain restrictive conditions.

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, Cnr. Market and Trichardt Road, for a period of 28 days from 15 November (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, Cnr. Market and Trichardt Road or PO BOX 215 Boksburg 1460 or by email to [Francois.Vos@ekurhuleni.gov.za](mailto:Francois.Vos@ekurhuleni.gov.za), within a period of 28 days from 15 November (date of first advertisement)

Address of the authorised agent: 91 Storms Road, Norkem Park. Postal: PO Box 13018 Norkem Park 1631.

15-22

## PROVINCIAL NOTICE 1010 OF 2023

## THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

**NOTICE OF AN APPLICATION FOR THE EXCISION OF LAND FROM THE AGRICULTURAL HOLDING REGISTER IN TERMS OF SECTION 32 AND SCHEDULE 22 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AND FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Multiprof Property Intelligence (Pty) Ltd, being the authorized applicant of the owner of **Remaining Extent of Holding 88 Raslouw Agricultural Holdings Registration Division J.R, Province of Gauteng**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the excision of land from the agricultural holding register in terms of section 32 and schedule 22 of the City of Tshwane Land Use Management By-Law, 2016 and for the subdivision of the property described above in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016. The property is situated at Number 285 Lulu Avenue, Raslouw AH.

The intention of the applicant in this matter is to: subdivide the property as described into two portions [proposed portion A = 6910 m<sup>2</sup> and proposed portion B = 6730 m<sup>2</sup> (all dimensions and areas are subject to final survey)].

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person(s) or body(ies) submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to **CityP\_Registration@tshwane.gov.za** from **15 November 2023** to **13 December 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**. In addition, upon submission of the application, the applicant may either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to **newlanduseapplications@tshwane.gov.za**.

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

**Address of Municipal offices:** City of Tshwane Metropolitan Municipality, Registry Office, Room E10, Corner of Basden Avenue and Rabie Street, Centurion Municipal Offices

**Closing date for any objections and/or comments:** 13 December 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:** 15 November 2023 and 22 November 2023

**Reference:** Item No: 38635

15-22

## PROVINSIALE KENNISGEWING 1010 VAN 2023

## STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BYWETTE, 2016

**KENNISGEWING VAN 'N AANSOEK VIR DIE UITSLUITING VAN GROND UIT DIE LANDBOUHOWEREGISTER INGEVOLGE ARTIKEL 32 EN BYLAE 22 VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BYWETTE, 2016 EN VIR 'N ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BYWETTE, 2016.**

Ons, Multiprof Property Intelligence (Edms) Bpk, synde die gemagtigde aplikant te wees namens die eienaar van **Resterende Gedeelte van Hoewe 88 geleë te Raslouw Landbouhoewes Registrasie Afdeling J.R., Provinsie van Gauteng**, 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 verwydering van grond uit die landbouhoweregister ingevolge artikel 32 en skedule 22 van die Stad van Tshwane Grondgebruikbestuur Bywette, 2016 en vir die onderverdeling van die eiendom hierbo beskryf ingevolge Artikel 16(12)(a)(iii) van die Stad van Tshwane Grondgebruikbestuur Bywette, 2016. Die eiendom is geleë op: Lululaan 285, Raslouw Landbouhoewes.

Die voorneme van die aplikant in hierdie saak is om: die eiendom soos beskryf in twee gedeeltes [voorgestelde gedeelte A = 6910 m<sup>2</sup> en voorgestelde gedeelte B = 6730 m<sup>2</sup> (alle afmetings en oppervlaktes is onderhewig aan finale opname)].

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon(ne) of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet ingedien word by, of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan **CityP\_Registration@tshwane.gov.za** vanaf **15 November 2023** tot en met **13 Desember 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 geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, 'n afskrif kan van die Munisipaliteit aangevra word deur die volgende kontakbesonderhede: **newlanduseapplications@tshwane.gov.za**. Addisioneel, die aplikant kan by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese afskrif of op hul webwerf, indien enige. Die aplikant moet toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die afskrif is wat by die Munisipaliteit ingedien is aan **newlanduseapplications@tshwane.gov.za**.

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

**Adres van Munisipale kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit, Registrasiekantoor, Kamer E10, Hoek van Basdenlaan en Rabiestraat, Centurion Munisipale Kantore.

**Sluitingsdatum vir enige besware en/of kommentaar:** 13 Desember 2023

**Adres van aplikant:** Eenheid 25, Garsfontein kantoorpark, Jacqueline-Rylaan 645, Garsfontein, 0042  
Tel: 012 361 5095 E-pos: info@mpdp.co.za

**Datum(s) waarop kennisgewing sal verskyn:** 15 November 2023 en 22 November 2023

**Verwysing:** Item No: 38635

15-22

## PROVINCIAL NOTICE 1012 OF 2023

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

We, **BLACK PRENEOR CONSULTING (Pty) Ltd**, being the applicant in our capacity as the authorized agent acting for the owner of PORTION 2 OF ERF 1309 LAUDIUM TOWNSHIP REGISTRATION DIVISION JR OF THE PROVINCE OF GAUTENG, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the Tshwane Land Use Management By-law, 2016 of the property as described above. The subject property is situated along number 259 TANGERINE STREET, LAUDIUM Township. The rezoning is from "Residential 1" to "Business 1" as per the Tshwane Town Planning Scheme 2008 (Revised 2014). It is the intention of the land development applicant to procure land use zoning rights for a business site in order to establish a Place of Refreshments accommodating 200 seats and has 25 number of working stuff including Management. The required rights have the following development controls: 80% Coverage, 3.0 F.A.R, ^ Storeys of Height and 8 parking Bays off-site.

Any objection(s) and/or comment(s), including the grounds of such objection(s) and/or comment(s) with full contact details, without which the municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) from 15 November 2023, until 13 December 2023.

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

Address of Municipal Offices: City Planning, Development and Regional Services, Middestad Building, 7th Floor, 252 Thabo Sehume Street, Pretoria | Applicant Email address: [mogodi.neo@gmail.com](mailto:mogodi.neo@gmail.com) | Postal and Physical Address: 192 Cradock Avenue, Lyttelton Manor, Centurion, 0157 | Contact Telephone Number: 081 8820115

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Date of 1<sup>st</sup> publication: 15 November 2023 | Date of 2<sup>nd</sup> publication: 22 November 2023 | Closing date for any objections/comments: 13 December 2023 Reference: Rezoning Application: **Item Number: 38680**

15-22



## PROVINSIALE KENNISGEWING 1012 VAN 2023

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK OOR HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD  
TSHWANE VERORDENING OP DIE BESTUUR VAN GRONDGEBRUIK, 2016**

Ons, **BLACK PRENEOR CONSULTING (Pty) Ltd**, synde die applikant in ons hoedanigheid as die gemagtigde agent wat optree vir die eienaar van GEDEELTE 2 VAN ERF 1309 LAUDIUM DORP REGISTRASIE AFDELING JR VAN DIE PROVINSIE GAUTENG, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van van Artikel 16(1) van die Tshwane Grondgebruikbestuursverordening, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë langs nommer 259 TANGERINE STREET, LAUDIUM Township. Die hersonering is van "Residensieel 1" na "Besigheid 1" volgens die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014). Dit is die voorneme van die grondontwikkelingsaansoeker om grondgebruiksoneringsregte vir 'n besigheidspersoneel te verkry ten einde 'n Plek van Verversings te vestig wat 200 sitplekke akkommodeer en het 25 aantal werkende goed insluitend Bestuur. Die vereiste regte het die volgende ontwikkelingskontroles: 80% Dekking, 3.0 F.A.R., ^ Verdiepings van Hoogte en 8 parkeerbaai buite die perseel.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde van 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 indien die beswaar(te) en/of kommentaar(s) moet ingedien word by, of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [city\\_registration@tshwane.gov.za](mailto:city_registration@tshwane.gov.za) vanaf 15 November 2023 tot 13 Desember 2023.

Indien enige belangstellende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n afskrif van die aansoeker se grondontwikkelingsaansoek aangevra word deur die volgende kontakbesonderhede van die aansoeker te gebruik:

Adres van Munisipale Kantore: Stadsbeplanning, Ontwikkeling en Streeksdienste, Middestadgebou, 7de Vloer, Thabo Sehumestraat 252, Pretoria | Aansoeker se e-posadres: [mogodi.neo@gmail.com](mailto:mogodi.neo@gmail.com) | Pos- en Fisiese Adres: Cradocklaan 192, Lyttelton Manor, Centurion, 0157 | Kontak Telefoonnommer: 081 8820115.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die aansoeker soos hierbo uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante.

Datum van 1ste publikasie: 15 November 2023 | Datum van 2de publikasie: 22 November 2023 | Sluitingsdatum vir enige besware/kommentaar: 13 Desember 2023 Verwysing: Hersoneringsaansoek: **Itemnommer: 38680**

15-22

## PROVINCIAL NOTICE 1013 OF 2023

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

We, Multiprof Property Intelligence (Pty) Ltd, being the applicant on behalf of the owner of **Erf 1193 Waterkloof Ridge Extension 2 Township Registration Division JR Province of Gauteng**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land use management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the 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 405 Cliff Avenue, Waterkloof Ridge X02.

The application is for the removal of conditions 1.; 2.(a); 2.(b); 2.(c); 2.(d); 2.(e); 2.(f); 2. (g); 2.(h); 2.(i); 2.(l); 3.(a); 3.(b)(i) 3.(b)(ii); 3. (c); 4.; WOORDOMSKRYWING 6. (i) and 6. (ii) in Title Deed T51995/2008.

The intention of the applicant in this matter is to apply to the Municipality to obtain the approval of building plans for which condition which is restrictive and considered outdated and/or no longer relevant to the property must be removed.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or submitted in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **15 November 2023 to 13 December 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 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 completion 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, 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.

**Address of municipal offices:** City of Tshwane Metropolitan Municipality, Registry Office, Room E10, Corner of Basden Avenue and Rabie Street, Centurion Municipal Offices.

**Closing date for any objections and/or comments:** 13 December 2023.

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

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

**Reference:** Item no.38712

**PROVINSIALE KENNISGEWING 1013 VAN 2023****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN  
AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE  
TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE  
GRONDGEBRUIKSBESTUURS BY-WET, 2016**

Ons, Multiprof Property Intelligence (Edms) Bpk., van die eienaar van **Erf 1193 Waterkloof Ridge Uitbreiding 2 Dorpsregistrasie Afdeling JR Provinsie Gauteng**, gee hiermee kennis ingevolge Artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur By-wet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardesvervat in die title akte ingevolge Artikel 16 (2) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Clifflaan 405, Waterkloof Ridge X02.

Die aansoek is vir die opheffing van beperkende title voorwaardes 1.; 2. (a); 2. (b); 2.(c); 2.(d); 2.(e); 2.(f); 2. (g); 2.(h); 2.(i); 2.(l); 3.(a); 3.(b)(i) 3.(b)(ii); 3. (c); 4.; WOORDOMSKRYWING 6. (i) and 6. (ii) in Titel Akte T 51995/2008.

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

Enige beswaar(e) en/of kommentaar(e), met gronde vir die beswaar(e) en/of kommentaar(e) asook volle kontak besonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of per e-pos na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **15 November 2023 tot en met 13 Desember 2023**.

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

Addisioneel kan die aansoeker met indiening van die aansoek 'n elektorniese afskrif aanstuur of die aansoek adverteer, met bevestiging van volledigheid deur die Munisipaliteit, begeleidende die elektroniese afskrif op die webblad, indien enige. Die aansoeker moet verseker dat die afskrif wat aan enige belanghebbende en aangeraakte party gegee word, dieselfde is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

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

Indien enige party wat belang stel of geaffekteer word, geen stappe volg om die aansoek te verkry of te besigtig nie, sal die mislukking hiervan deur die geaffekteerde of belangstellende party nie die aansoek op enige manier benadeel nie. Die rede mag nie gebruik word om die verwerking en oorweging van die aansoek te verbied nie.

**Adres van munisipale kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, Hoek van Basdenlaan en Rabiestraat, Centurion Munisipale Kantore.

**Sluitingsdatum vir enige kommentaar(e) en/of beswaar(e):** 13 Desember 2023.

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

**Datum van publikasie van die kennisgewing:** 15 November 2023 en 22 November 2023

**Verwysing:** Item nr.: 38712

15-22

**PROVINCIAL NOTICE 1018 OF 2023****NOTICE OF APPLICATION IN TERMS OF SECTION 38 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018 READ TOGETHER WITH THE SECTION 2 OF SPATIAL PLANNING AND LAND USE MANAGEMENT (ACT, 16 OF 2013).**

We, Mampondo Town and Regional Planners,, being the authorised agent of the owner of Remaining Extent of Portion 70 Farm Vanderbijlpark 550 IQ, Gauteng Province, hereby give notice in terms of Application in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-laws, 2018, read together with Section 2(2) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 Of 2013) that we applied to the Emfuleni Local Municipality for the amendment of the Town Planning Scheme known as the Vanderbijlpark Town Planning Scheme, 1987, by the rezoning of the property described above, situated at corner Boy Louw, Frikkie Mayer Boulevard and Houtkop Road, currently zoned "Agricultural" to "Industrial 3". on the property described above. Particulars of the application will lie for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, 1st Floor, corner of President Kruger Street and Eric Louw Street, Old Trust Bank Building, Vanderbijlpark for a period of 28 days from 07 November 2023. Objections to or representations in respect of the application must be lodged with or made in writing to the Strategic Manager Land Use Management at the above address or at P.O. Box 3, Vanderbijlpark, 1900, or Fax (016) 950 5533, within a period of 28 days from 07 November 2023. Address of applicant: Mampondo Town and Regional Planners, 65 Skosana Section, Katlehong, 1431, Tel.:(083) 4007858.

**PROVINSIALE KENNISGEWING 1018 VAN 2023****KENNISGEWING VAN AANSOEK OM WYSIGING VAN ARTI-KEEL 38 VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN LANDGEBRUIK BESTUUR BYWETTE, 2018 SAAM GELEES MET ARTI-KEEL 2 (2) VAN DIE RUIMTELIKE BEPLANNING EN LANDGEBRUIK BESTUUR (ACT 16 VAN 2013).**

Ons, Mampondo Stads- en Streek beplanners, synde die gemagtigde agent van die eienaaroorblywende omvang van Gedeelte 70 vir Plaas Vanderbijlpark 550 IQ, Gauteng Provinsie, gee hiermee kennisdatons, ingevolge artikel 38 Van Emfuleni Munisipaliteite Ruimtelike Beplanning En Grondgebruikbestuur Bywette, 2018 Verdeling Van Saam Gelees Met Arti -Keel 2(2) van die Wet op Ruimtelike Beplanning en Grondgebruik bestuur, Wet 16 van 2013, by die Emfuleni Plaaslike Munisipaliteit aansoekgedoen het vir die wysiging van die Dorpsbeplanningskema, bekend as die Vanderbijlpark Dorps beplanning skema, 1987, deur die hersonering van die eiendom hierbo beskryf, hoekte Boy Louw, Frikkie Mayer Boulevard and Houtkop Road, tans gesoneer "Landbou" na "Industriële". Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiks bestuur, 1ste vloer, hoek van President Krugerstraten Eric Louwstraat, Ou Trustbank Gebou, Vanderbijlpark, vir 'n tydperk van 28 dae vanaf 07 November 2023. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 07 November 2023 skriftelik tot die Strategiese Bestuurder: Grondgebruik Bestuur, Posbus 3, Vanderbijlpark, 1900, of by bovermelde adres of Faks (016) 950 5533, ingedien of gerig word. Adres van applikant: Mampondo Stads – en Streekbeplanners, 65 Skosana Section, Katlehong, 1431, Tel.: (083) 4007858.

## PROVINCIAL NOTICE 1019 OF 2023

MEC FOR SOCIAL DEVELOPMENT, AGRICULTURE, RURAL DEVELOPMENT AND ENVIRONMENT

GAUTENG DEPARTMENT OF AGRICULTURE, RURAL DEVELOPMENT AND ENVIRONMENT

NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT, 2003  
(ACT NO. 57 OF 2003)

## GENERAL NOTICE

## INTENTION TO DECLARE A NATURE RESERVE AND AMEND THE BOUNDARY OF AN EXISTING NATURE RESERVE

I, **Mbali Dawn Hlophe**, MPL and MEC for Social Development, Agriculture, Rural Development and Environment in the Province of Gauteng, hereby, in terms of section 33(1) of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("the Act"), do publish—

- (1) the intention to declare the Kloofendal Nature Reserve under section 23 of the Act, on the properties as described in Schedule 1; and
- (2) the intention to amend the boundary of the existing Klipriviersberg Nature Reserve by incorporating the land portions, as described in Schedule 2, under section 23 of the Act.

The proposed nature reserve and the proposed land portions to be incorporated into the existing nature reserve, are located on the properties as indicated in Schedules 1 and 2 below, within the area of jurisdiction of the City of Johannesburg Metropolitan Municipality.

Members of the public are hereby invited to submit written representations or objections on the proposed declarations of the above-mentioned nature reserve and the amendment of the boundary of the existing nature reserve, within 60 days of this notice publication in the Provincial Gazette.

Written representations or objections may be addressed for the attention of Ms Christina Seegers, Control Biodiversity Officer: Biodiversity Stewardship as follows:

- (1) Hand Delivery:

Gauteng Department of Agriculture, Rural Development and Environment  
56 Eloff Street | Umnotho House | Johannesburg | 2000

Or

- (2) E-mail: [christina.seegers@gauteng.gov.za](mailto:christina.seegers@gauteng.gov.za)

  
**MBALI DAWN HLOPHE, MPL**  
**MEC FOR SOCIAL DEVELOPMENT, AGRICULTURE, RURAL DEVELOPMENT AND ENVIRONMENT**

DATE: 25 July 23





<b>SCHEDULE 1</b>				
<b>The proposed Kloofendal Nature Reserve, situated in the area of jurisdiction of the City of Johannesburg Metropolitan Municipality, consisting of the following land portions:</b>				
<b>Property Description as per Title Deed</b>			<b>Size (Hectares)</b>	<b>Title Deed Number</b>
<b>Township Name</b>	<b>Erf / Portion No.</b>	<b>Council</b>		
The Township Kloofendal	Erf 349 - 353	City Council of Roodepoort	0.8722	T2816/1972
The Township Kloofendal	Erf 364 - 371	City Council of Roodepoort	0.8256	T2816/1972
The Township Kloofendal	Erf 383 - 406	City Council of Roodepoort	3.7842	T2816/1972
The Township Kloofendal	Erf 412 - 460	City Council of Roodepoort	8.2649	T2816/1972
The Township Kloofendal	Erf 464 - 471	City Council of Roodepoort	1.3326	T2816/1972
The Township Kloofendal	Erf 473 - 587	City Council of Roodepoort	20.9330	T2816/1972
The Township Kloofendal	Erf 596 - 650	City Council of Roodepoort	12.9130	T2816/1972
The Township Kloofendal	Erf 656 - 675	City Council of Roodepoort	5.2834	T2816/1972
The Township Kloofendal	Erf 704 - 710	City Council of Roodepoort	24.1568	T2816/1972
The Township Kloofendal	Erf 749 - 764	City Council of Roodepoort	Unknown <sup>1</sup>	T2816/1972
The Township Kloofendal	Erf Re/765	City Council of Roodepoort	0.2020	T33437/1965
The Township Kloofendal	Erf 766 - 768	City Council of Roodepoort	2.3586	T2816/1972
The Township Kloofendal	Erf Re/ 769	City Council of Roodepoort	1.2868	T8834/1987
The Township Kloofendal	Erf 785 - 786	City Council of Roodepoort	Unknown <sup>1</sup>	T2816/1972
Roodepoort 237 - IQ	181	City Council of Roodepoort	11.9824	T64440/1980
The Township Horison Park	Portion 1 of Erf 238	City of Johannesburg	6.2521	T72695/1998
The Township Honey Hill	Erf 101	Town Council of Roodepoort	1.3777	T15717/1969
The Township Horison Extension 1	Erf 1279	Town Council of Roodepoort - Maraisburg	2.6553	T8501/1957
The Farm Wilgespruit 190 - IQ	211	City Council of Roodepoort	7.2844	T46705/1982
<b>TOTAL</b>			<b>123.4273</b>	

Total hectares stipulated are based on information obtained from the Surveyor General's Office in Pretoria, Gauteng, as the relevant title deed is silent on the extent of the area.

<b>SCHEDULE 2</b>				
<b>The proposed land portions to be incorporated into the Klipriviersberg Nature Reserve, situated in the area of jurisdiction of the City of Johannesburg Metropolitan Municipality, consisting of the following land portions:</b>				
<b>Property Description as per the Title Deed</b>			<b>Size (Hectares)</b>	<b>Title Deed Number</b>
<b>Township Name</b>	<b>Erf No.</b>	<b>Council</b>		
Olifantsvlei 327- IQ	120	City of Johannesburg Metropolitan Municipality	10.1661	T101574/2014
Olifantsvlei 327-IQ	137	Southern Metropolitan Substructure of the Greater Johannesburg Transitional Metropolitan Council	9.3114	T132013/97
Olifantsvlei 327-IQ	138	Southern Metropolitan Substructure of the Greater Johannesburg Transitional Metropolitan Council	9.5488	T132013/97
Olifantsvlei 327-IQ	179	Southern Metropolitan Substructure of the Greater Johannesburg Transitional Metropolitan Council	24.9943	T20869/1999
Olifantsvlei 327-IQ	180	Southern Metropolitan Substructure of the Greater Johannesburg Transitional Metropolitan Council	28.8985	T99846/99
Township Mondeor	Erf 1458	City Council of Johannesburg	15.2807	T11324/1948
Township Suideroord	Erf 673	City Council of Johannesburg	0.1888	T20594/1982
Township Suideroord	Erf 674	City Council of Johannesburg	1.0165	T20594/1982
Township Suideroord	Erf 675	City Council of Johannesburg	2.3885	T20594/1982
Township Suideroord	Erf 677	City Council of Johannesburg	3.4368	T20594/1982
Rietvlei 101 - JR	16	City Council of Johannesburg	81.5062	T22774/47
Rietvlei 101 - JR	87	Substructure of the Greater Johannesburg Transitional Metropolitan Council	1.5853	T71552/2000
Rietvlei 101 - JR	88	Substructure of the Greater Johannesburg Transitional Metropolitan Council	2.3289	T71552/2000
<b>TOTAL</b>			<b>190.6508</b>	

06/04/2023  
 CAUTENG  
 [Signature]



## LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

## LOCAL AUTHORITY NOTICE 1471 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**

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning, the applicant in my capacity as authorised agent of the owner of the property namely Erf 801, Hennospark Extension 19, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 58 Mopani Road, Hennospark.

The rezoning is **from** "Residential 1" with a density of "One dwelling per 3500m<sup>2</sup>" and a height of 2 storeys **to** "Special" for a Hostel (45 learners and 4 supervisors), Dining Hall, Dwelling-units (3), Administration block, Squash Courts, Guard House and Utilities. The height of the hostel will be 3 storeys (13m) and the other uses will be 2 storeys (10m).

The intension of the applicant in this matter is to apply for the above mentioned rights to complement Hoërskool Zwartkop which is located directly north of the property across Mopani Road.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to **CityP\_Registration@tshwane.gov.za** within 28 days from the date of first publication of the notice in the Provincial Gazette, Die Beeld and Citizen newspapers.

Dates on which notice will be published: **15 November 2023** (first date) and **22 November 2023** (second date).  
Closing date for any objections and/or comments: **13 December 2023**.

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

- E-mail address: **smeissner@icon.co.za**
- Postal Address: SMR Town & Environmental Planning, PO Box 7194, Centurion, 0046
- Physical Address of offices of applicant: 9 Charles de Gaulle Crescent, Highveld Office Park, Highveld Extension 12
- Contact Telephone Number: 012 665 2330

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

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

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

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

Reference: CPD 9/2/4/2-\_\_\_\_\_T Item No. \_\_\_\_\_

15-22

**PLAASLIKE OWERHEID KENNISGEWING 1471 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE  
LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Erf 801, Hennospark Uitbreiding 19, gee hiermee kennis in terme van Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Mopanistraat 58, Hennospark.

Die hersoning is **van** "Residensieël 1" met 'n digtheid van "Een woonhuis per 3500m<sup>2</sup>" en 'n hoogte van 2 verdiepings **na** "Spesiaal" vir 'n Koshuis (45 leerders en 4 toesighouers), Eetsaal, Wooneenhede (3), Administrasieblok, Muurbalbane, Waghuis en Dienste. Die hoogte van die koshuis sal 3 verdiepings (13 m) wees en die res van die gebuie sal 2 verdiepings (10m) wees.

Die voorneme van die applikant is om aansoek te doen vir die bogenoemde regte wat Hoërskool Zwartkop komplimenteer wat direk noord van die eiendom geleë is, oorkant Mopanistraat.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of **CityP\_Registration@tshwane.gov.za** binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: **15 November 2023** (eerste datum) en **22 November 2023** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **13 Desember 2023**

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

- Epos adres: **smeissner@icon.co.za**
- Posadres: SMR Town & Environmental Planning, Posbus 7194, Centurion, 0046
- Fisiese adres van die kantoor van die applikant: Charles de Gaullesingel 9, Highveld Office Park, Highveld Uitbreiding 12.
- Kontak telefoonnommer: 012 665 2330

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

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

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

Verwysing: CPD 9/2/4/2-\_\_\_\_\_T      Item Nr. \_\_\_\_\_

15-22

**LOCAL AUTHORITY NOTICE 1473 OF 2023****NOTICE OF APPLICATION FOR 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  
ERVEN 741 TO 798 AND 801 TO 802, BRENTWOOD EXTENSION 39**

I, Gideon Johannes Jacobus van Zyl (ID Number 7002085252087), 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 (Benoni Customer Care Area) for the removal of condition 2 in Certificate of Registered Title Number T27217/2023 in respect of Erf 801 Brentwood Extension 39 which property is situated at Trig Road, Brentwood Extension 39, and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of Erven 748 - 797, Brentwood Extension 39 from "Residential 3" to "Residential 3" with an increase in density from 25 dwelling units per hectare to 60 dwelling units per hectare, the rezoning of Proposed Portion 1 of Erf 802, Brentwood Extension 39 from "Private Open Space" to "Residential 3", the rezoning of Erf 801, Brentwood Extension 39 from "Roads" to "Residential 3" subject to certain restrictive conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 15 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, or Private Bag X014 BENONI 1500 or by email to [Mdumiseni.Mkhize@ekurhuleni.gov.za](mailto:Mdumiseni.Mkhize@ekurhuleni.gov.za), within a period of 28 days from 15 November 2023.

Address of the authorised agent: Deon van Zyl Town Planners, 4 Claret, Glen Erasmia, Kempton Park;  
P.O. Box 12415, Aston Manor, 1630.  
011 391 4618 / 011 391 3354

15-22

**LOCAL AUTHORITY NOTICE 1474 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  
GOEDEBURG EXTENSION 74: THE REMAINING EXTENT OF HOLDING 31 BRENTWOOD  
PARK AGRICULTURAL HOLDINGS (ALSO KNOWN AS PORTION 120 OF THE FARM RIETPAN  
66 I.R)**

I Gideon Johannes Jacobus van Zyl being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) 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, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 15 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, or Private Bag X014 BENONI 1500 or by email to [Mdumiseni.Mkhize@ekurhuleni.gov.za](mailto:Mdumiseni.Mkhize@ekurhuleni.gov.za), within a period of 28 days from 15 November 2023.

Closing date for any objections and /or comments: 13/12/2023

Dates on which notice will be published: 15/11/2023 and 22/11/2023

Address of the authorised agent: Deon van Zyl Town Planners, 4 Claret Place, Glen Erasmia, Kempton Park; P.O. Box 12415, Aston Manor, 1630.

Telephone No: (011) 391-4618

**ANNEXURE**

Name of township: **GOEDEBURG EXTENSION 74**

Full name of applicant: **GIDEON JOHANNES JACOBUS VAN ZYL**

Number of erven, proposed zoning and development control measures:

Erven 1 and 2: "Industrial 2" for "Commercial purposes" including "Warehouse retail" and/or "Shops" as a primary right and a Public Road, subject to Height 2 storeys, Coverage 70%, F.A.R. 0,8

The intension of the applicant in this matter is to: Establish a commercial/business (warehouse retail) on the property.

Locality and description of property on which township is to be established: Remaining Extent of Holding 31 Brentwood Park Agricultural Holdings (also known as Portion 120 of the farm Rietpan 66 I.R)

The proposed township is situated on Holding 31, Van Wyk Road, between Great North Road and Van Wyk Road, Brentwood Park Agricultural Holdings.

Reference: 15/3//2-A11/74

15-22

**LOCAL AUTHORITY NOTICE 1475 OF 2023****CITY OF TSHWANE LAND USE MANAGEMENT  
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii)  
OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, E Castelyn from E Castelyn Town planners, being the applicant and authorized agent of the registered owners hereby give notice, in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property described below.

The intension of the applicant in this matter is to: Subdivide the Remainder of Portion 180 of the farm Tweefontein 372 JR situated at 47 (CoT Gis 2121) Midas Street, Olympus in a remainder where the house is situated and two vacant portions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, including an email address, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 November 2023 until 13 December 2023.

Full particulars and plans (if any) may be inspected during normal office hours at the Centurion Municipal Offices, City Planning Registration, Room E10, corner of Basden and Rabie Streets, Centurion or should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such a copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or from the applicant at [ecstads@castelyn.com](mailto:ecstads@castelyn.com), for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Address of applicant: 98 Tenth Street, Menlo Park, Pretoria / P O Box 36262 Menlo Park, 0102 Tel. No: 012 3468772 / 083 3055487

Closing date for any objections and/or comments: 13 December 2023

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

Description of property: Re/180 Tweefontein 372 JR

Number of proposed portions: 3 (remainder + 2)

Proposed Remainder: 1,2847

Proposed Portion 323: 0,5 ha

Proposed Portion 324: 0,5 ha

TOTAL: 2,2847 ha

Item No 38752

15-22

**LOCAL AUTHORITY NOTICE 1476 OF 2023****NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING  
APPLICATION IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN  
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
ERF 203 ELANDSFONTEIN TOWNSHIP**

I, Gideon Johannes Jacobus van Zyl (ID Number 7002085252087), 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 (Germiston Customer Care Area) for the removal of conditions B (a), (b) and (c) from Title Deed T2093/2001, which property is situated at 3 Sirkel Street, Elandsfontein, and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from "Residential 1" to "Residential 3" for a "Dwelling House " and "Residential Building " with a maximum of six (6) "Boarding Rooms " subject to certain restrictive 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, Golden Height Building, 5th floor, Cnr Victoria Street & Odendaal Street, Germiston, for a period of 28 days from 15 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Germiston Subsection of the City of Ekurhuleni Metropolitan Municipality, Golden Height Building, 5th floor, Cnr Victoria Street & Odendaal Street, Germiston or PO Box 145, Germiston, 1401 or by email to [Samke.Ngcobo@ekurhuleni.gov.za](mailto:Samke.Ngcobo@ekurhuleni.gov.za), within a period of 28 days from 15 November 2023.

Address of the authorised agent: Deon van Zyl Town Planners, 4 Claret, Glen Erasmia, Kempton Park;  
P.O. Box 12415, Aston Manor, 1630.  
011 391 4618 / 011 391 3354

15-22



**LOCAL AUTHORITY NOTICE 1477 OF 2023****NOTICE OF APPLICATION FOR 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  
ERVEN 3041 TO 3049, BEDFORDVIEW EXTENSION 574**

I, Gideon Johannes Jacobus van Zyl (ID Number 7002085252087), being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Area) for the removal of conditions 1.1(d) to (g); 2(2)(a) to (b); 3(2)(a) to (b); 4(2)(a) to (b); 5(2)(a) to (b); 6(2)(a) to (b); 7(2)(a) to (b); 8(2)(a) to (b); 9(2)(a) to (b) and 10(2)(a) to (b) inclusive be removed from Certificate of Registered Title Number T8908/2023 in respect of Erven 3041 to 3049, Bedfordview Extension 574, which property is situated at 13 De Wet Street, Bedfordview Extension 574, and for the simultaneous consolidation and amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from "Residential 1" to "Residential 3" for a maximum of 9 dwelling units subject to certain restrictive conditions.

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, (Entrance Number 3, Room 248), Edenvale Civic Centre, cnr Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale, for a period of 28 days from 15 November 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, (Entrance Number 3, Room 248), Edenvale Civic Centre, cnr. Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale or PO Box 25, Edenvale, 1610 or by email to Samke.Ngcobo@ekurhuleni.gov.za, within a period of 28 days from 15 November 2023.

Address of the authorised agent: Deon van Zyl Town Planners, 4 Claret, Glen Erasmia, Kempton Park; P.O. Box 12415, Aston Manor, 1630.  
011 391 4618 / 011 391 3354

15-22

**LOCAL AUTHORITY NOTICE 1478 OF 2023****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.  
THE REMAINDER OF PORTION 158 AND THE REMAINDER OF PORTION 6 (A PORTION OF PORTION 4) OF THE FARM DAGGAFONTEIN 125 I.R**

I, Gideon Johannes Jacobus van Zyl (ID Number 7002085252087), 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 (Springs Customer Care Area) for the removal of certain conditions contained in the Title Deed T151360/2001, under which the Remainder of Portion 6 (A Portion of Portion 4) and the Remainder of Portion 158 of the Farm Daggafontein 125 I.R., is held in terms of Section 50 of "The By-Law", which property is situated approximately 400m to the north of the intersection of the N17 and Wit Road (R51).

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Springs Sub Section of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs, for a period of 28 days from 15 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Springs Sub Section of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs or P O Box 45, Springs, 1560 or by email to [Dirk.vanrooyen@ekurhuleni.gov.za](mailto:Dirk.vanrooyen@ekurhuleni.gov.za), within a period of 28 days from 15 November 2023.

Address of the authorised agent: Deon van Zyl Town Planners, 4 Claret, Glen Erasmia, Kempton Park; P.O. Box 12415, Aston Manor, 1630.  
011 391 4618 / 011 391 3354

15-22

**LOCAL AUTHORITY NOTICE 1479 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 3667, POMONA EXTENSION 140**

I, Gideon Johannes Jacobus van Zyl (ID Number 7002085252087) being the authorized agent of the owner of **Erf 3667, Pomona Extension 140** hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Area) for the amendment of the City of Ekurhuleni Land Use Management Scheme, 2021, by the rezoning of the property described above, situated at Cnr of Constantia Avenue and Deodar Street, Pomona Extension 140, from "Industrial 1" to "Industrial 1" for "commercial purposes" (excluding "warehouse retail"), "Industries" and "ancillary", "fitment centre", "light industries", "motor workshops" and "panel beater", subject to certain restrictive conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> 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 15 November 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, 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr. CR Swart and Pretoria Roads, Kempton Park or PO Box 13, Kempton Park, 1620 or by email to [Tshepo.Ramokoka@ekurhuleni.gov.za](mailto:Tshepo.Ramokoka@ekurhuleni.gov.za), within a period of 28 days from 15 November 2023.

Address of the authorised agent: Deon van Zyl Town Planners, 4 Claret, Glen Erasmia, Kempton Park;  
P.O. Box 12415, Aston Manor, 1630.  
011 391 4618 / 011 391 3354

**LOCAL AUTHORITY NOTICE 1484 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 1134 KEMPTON PARK EXTENSION 3**

I, Saziso Zumbu Buthelezi of Amandlakhona Construction and Projects Pty Ltd being the authorized agent of the owner of Erf 1134 Kempton Park Extension 3, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 19 Huggett Street, Kempton Park Extension 3 from "Residential 1" to "Residential 3", for dwelling units (excluding residential buildings), subject to a Height of 2 storeys, Coverage of 60%, Floor Area Ratio of 0.6 and a Density of 25 dwelling units per hectare (3 dwelling units).

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Level, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 for a period of 28 days from 15 November 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, 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr. CR Swart and Pretoria Roads, Kempton Park or PO Box 13, Kempton Park, 1620 or by email to [Tshepo.Ramokoka@ekurhuleni.gov.za](mailto:Tshepo.Ramokoka@ekurhuleni.gov.za), within a period of 28 days from 15 November 2023.

Address of the authorised agent:  
198 SOTELEKA STREET, ETWATWA, 1519  
[Xmdevelopmentprojects@gmail.com](mailto:Xmdevelopmentprojects@gmail.com)

15-22

**LOCAL AUTHORITY NOTICE 1492 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **HENNING LOMBAARD** being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of Portion 69 of the Farm Brakfontein 390 JR in terms of section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016.

The intension of the applicant in this matter is to: Subdivide Portion 69 of the farm Brakfontein 390JR into two portions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 November 2023 until 13 December 2023.

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

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected must provide the Municipality and the applicant with an e-mail address or other means by which to provide said copy electronically. No part of the documentation provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of the application shall not be regarded as grounds to prohibit the processing and considerations of the application.

Address of Municipal offices: Centurion Municipal Offices, Room E10, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: 13 December 2023.

Address of applicant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 or Po Box 39727, Faerie Glen, 0043  
Email: [henning.lombaard@m-t.co.za](mailto:henning.lombaard@m-t.co.za)  
Tel No: 012 676 8500

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

Description of properties: Portion 69 of the Farm Brakfontein 390 JR  
Number and area of proposed portions:  
Proposed portion: 1348m<sup>2</sup> in extent.  
Proposed remainder: 2.3635 Ha in extent.

**Item No: 38763**

15-22

**PLAASLIKE OWERHEID KENNISGEWING 1492 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DIE ONDERVERDEELING VAN GROND IN TERME VAN ARTIKEL  
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016,**

Ek, **HENNING LOMBAARD** synde die applikant in my hoedanigheid, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van Gedeelte 69 van die Plaas Brakfontein 390 JR, in terme van Artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruiksbestuurverordening 2016.

Die voorneme van die applikant in die aansoek is: Gedeelte 69 van die Plaas Brakfontein 390JR te onderverdeel in twee gedeeltes.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 15 November 2023 tot en met 13 Desember 2023.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en Star nuusblaaie, by die Munisipale kantore soos hieronder bevestig. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Daarbenewens kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat enige belangstellende en geaffekteerde partye die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet verskaf om elektroniese afskrifte te ontvang. Geen deel van die dokumentasie wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorwegings van die aansoek te verhoed nie.

Adres van Munisipale kantore: Centurion Munisipale Kompleks, Kamer E10, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): 13 Desember 2023.

Adress van applikant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 of  
Po Box 39727, Faerie Glen, 0043  
Epos: [henning.lombaard@m-t.co.za](mailto:henning.lombaard@m-t.co.za) en [cobus.cronje@m-t.co.za](mailto:cobus.cronje@m-t.co.za)  
Tel No: 012 676 8500

Datums van publikasie: 15 November 2023 en 22 November 2023

Beskrywing van eindom: Gedeelte 69 van die Plaas Brakfontein 390 JR.  
Nommer en area van voorgestelde gedeeltes:  
Voorgestelde gedeelte: 1348m<sup>2</sup>  
Voorgestelde restant: 2.3635 Ha

**Item No: 38763**

15-22

**LOCAL AUTHORITY NOTICE 1493 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
LOUWLARDIA EXTENSION 88**

I, **HENNING LOMBAARD** being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township Louwladia Extension 88 in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto,

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 November 2023 until 13 December 2023.

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

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected must provide the Municipality and the applicant with an e-mail address or other means by which to provide said copy electronically. No part of the documentation provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of the application shall not be regarded as grounds to prohibit the processing and considerations of the application.

Address of Municipal offices: Centurion Municipal Offices, Room E10, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: 13 December 2023.

Address of applicant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 or Po Box 39727, Faerie Glen, 0043  
Email: [henning.lombaard@m-t.co.za](mailto:henning.lombaard@m-t.co.za)  
Tel No: 012 676 8500

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

**ANNEXURE**

Name of township: Louwladia Extension 88.

Full name of applicant: Henning Lombaard

Number of erven, proposed zoning and development control measures: 64 erven with Zoning: "Residential 1" with a Coverage of 60%, Height of 2 Storeys, 1 Erf with Zoning "Special" for Access, Access control and Engineering services and 3 Erven with Zoning "Private Open Space".

The intension of the applicant in this matter is to: Establish a township on a part of Portion 69 and a part of the Remaining Extent of Portion 68 the farm Brakfontein 390JR to be known as Louwladia Extension 88.

Locality and description of property(ies) on which township is to be established: The proposed township is situated within the Heritage Hill development area. The proposed township will be situated to the North and adjacent to the existing Heritage Hill Estate.

**Item No: 38857**

15-22



**PLAASLIKE OWERHEID KENNISGEWING 1493 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016  
LOUWLARDIA UITBREIDING 88**

Ek, **HENNING LOMBAARD** synde die applikant in my hoedanigheid, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp Louwardia Uitbreiding 88 in terme van Artikel 16(4) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, soos beskryf in die Bylae hierby.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 15 November 2023 tot en met 13 Desember 2023.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en Star nuusblaai, by die Munisipale kantore soos hieronder bevestig. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Daarbenewens kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat enige belangstellende en geaffekteerde partye die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet verskaf om elektroniese afskrifte te ontvang. Geen deel van die dokumentasie wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorwegings van die aansoek te verhoed nie.

Adres van Munisipale kantore: Centurion Munisipale Kompleks, Kamer E10, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): 13 Desember 2023.

Adress van applikant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 of  
Po Box 39727, Faerie Glen, 0043  
Epos: [henning.lombaard@m-t.co.za](mailto:henning.lombaard@m-t.co.za) en [cobus.cronje@m-t.co.za](mailto:cobus.cronje@m-t.co.za)  
Tel No: 012 676 8500

Datums van publikasie: 15 November 2023 en 22 November 2023

**BYLAE**

Naam van Dorp: Louwardia Uitbreiding 88.

Volle naam van aansoeker: Henning Lombaard

Aantal erwe, voorgestelde zonering en ontwikkelings beheer maatreels: 64 erwe met zonering: "Residentieel 1" met 'n dekking van 60%, Hoogte van 2 verdiepings, Een (1) erf met Zonering "Spesiaal" vir toegan, toegansbeheer en Ingenieurs dienste en Drie (3) erven met Zonering "Privaat Oop Ruimte".

Die voorneme van die applikant in die aansoek is: Om 'n dorp te stig op 'n gedeelte van Gedeelte 69 en 'n gedeelte van die Restant van gedeelte 68 van die Plaas Brakfontein 390JR wat bekend sal staan as Louwardia uitbreiding 88.

Ligging en beskrywing van eindome waarop die dorp gestig kan word: Die voorgestelde dorp is geleë in die Heratige Hill-ontwikkelingsgebied. Die voorgestelde dorp is angeresende en noord geleë vanaf die bestaande Heratige Hille Estate.

Item No: 38857

15-22

**LOCAL AUTHORITY NOTICE 1494 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
LOUWLARDIA EXTENSION 89**

I, **HENNING LOMBAARD** being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township Louwlandia Extension 89 in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto,

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 November 2023 until 13 December 2023.

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

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected must provide the Municipality and the applicant with an e-mail address or other means by which to provide said copy electronically. No part of the documentation provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of the application shall not be regarded as grounds to prohibit the processing and considerations of the application.

Address of Municipal offices: Centurion Municipal Offices, Room E10, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: 13 December 2023.

Address of applicant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 or Po Box 39727, Faerie Glen, 0043  
Email: [henning.lombaard@m-t.co.za](mailto:henning.lombaard@m-t.co.za)  
Tel No: 012 676 8500

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

**ANNEXURE**

Name of township: Louwlandia Extension 89.

Full name of applicant: Henning Lombaard

Number of erven, proposed zoning and development control measures: 43 erven with Zoning: "Residential 1" with a Coverage of 60%, Height of 2 Storeys, 2 Erven with Zoning "Special" for Access, Access control and Engineering services and 2 Erven with Zoning "Private Open Space".

The intension of the applicant in this matter is to: Establish a township on a part of Portion 69 and a part of the Remaining Extent of Portion 68 the farm Brakfontein 390JR to be known as Louwlandia Extension 89.

Locality and description of property(ies) on which township is to be established: The proposed township is situated within the Heritage Hill development area. The proposed township will be situated to the North and adjacent to the existing Heritage Hill Estate.

Item No: 38866

15-22

**PLAASLIKE OWERHEID KENNISGEWING 1494 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016  
LOUWLARDIA UITBREIDING 89**

Ek, **HENNING LOMBAARD** synde die applikant in my hoedanigheid, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp Louwladia Uitbreiding 89 in terme van Artikel 16(4) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, soos beskryf in die Bylae hierby.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 15 November 2023 tot en met 13 Desember 2023.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en Star nuusblaai, by die Munisipale kantore soos hieronder bevestig. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Daarbenewens kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat enige belangstellende en geaffekteerde partye die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet verskaf om elektroniese afskrifte te ontvang. Geen deel van die dokumentasie wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorwegings van die aansoek te verhoed nie.

Adres van Munisipale kantore: Centurion Munisipale Kompleks, Kamer E10, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): 13 Desember 2023.

Adress van applikant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 of  
Po Box 39727, Faerie Glen, 0043  
Epos: [henning.lombaard@m-t.co.za](mailto:henning.lombaard@m-t.co.za) en [cobus.cronje@m-t.co.za](mailto:cobus.cronje@m-t.co.za)  
Tel No: 012 676 8500

Datums van publikasie: 15 November 2023 en 22 November 2023

**BYLAE**

Naam van Dorp: Louwladia Uitbreiding 89.

Volle naam van aansoeker: Henning Lombaard

Aantal erwe, voorgestelde zonerings en ontwikkelings beheer maatreëls: 43 erwe met zonerings: "Residentieel 1" met 'n dekking van 60%, Hoogte van 2 verdiepings, Twee (2) erwe met Zonerings "Spesiaal" vir toegan, toegansbeheer en Ingenieurs dienste en Twee (2) erven met Zonerings "Privaat Oop Ruimte".

Die voorneme van die applikant in die aansoek is: Om 'n dorp te stig op 'n gedeelte van Gedeelte 69 en 'n gedeelte van die Restant van gedeelte 68 van die Plaas Brakfontein 390JR wat bekend sal staan as Louwladia uitbreiding 89.

Ligging en beskrywing van eindome waarop die dorp gestig kan word: Die voorgestelde dorp is geleë in die Heratige Hill-ontwikkelingsgebied. Die voorgestelde dorp is angeresende en noord geleë vanaf die bestaande Heratige Hille Estate.

Item No: 38866

15-22

**LOCAL AUTHORITY NOTICE 1496 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
LOUWLARDIA EXTENSION 87**

I, **HENNING LOMBAARD** being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township Louwladia Extension 87 in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto,

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 15 November 2023 until 13 December 2023.

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

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected must provide the Municipality and the applicant with an e-mail address or other means by which to provide said copy electronically. No part of the documentation provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of the application shall not be regarded as grounds to prohibit the processing and considerations of the application.

Address of Municipal offices: Centurion Municipal Offices, Room E10, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: 13 December 2023.

Address of applicant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 or Po Box 39727, Faerie Glen, 0043  
Email: [henning.lombaard@m-t.co.za](mailto:henning.lombaard@m-t.co.za)  
Tel No: 012 676 8500

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

**ANNEXURE**

Name of township: Louwladia Extension 87.

Full name of applicant: Henning Lombaard

Number of erven, proposed zoning and development control measures: Two(2) erven with Zoning: "Residential 2" with a Coverage of 60%, Height of 2 Storeys, and a Density of 25 Units per Ha.

The intension of the applicant in this matter is to: Establish a township on a part of the Remaining Extent of Portion 67 the farm Brakfontein 390JR to be known as Louwladia Extension 87.

Locality and description of property(ies) on which township is to be established: The proposed township is situated within the Heratige Hill development area and gains access from Nellmapius Street. The proposed township will be situated to the north of the existing Trinity House School.

**Item No: 38788**

15-22

**PLAASLIKE OWERHEID KENNISGEWING 1496 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016  
LOUWLARDIA UITBREIDING 87**

Ek, **HENNING LOMBAARD** synde die applikant in my hoedanigheid, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp Louwardia Uitbreiding 87 in terme van Artikel 16(4) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, soos beskryf in die Bylae hierby.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 15 November 2023 tot en met 13 Desember 2023.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir n periode van 28 dae vanaf eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en Star nuusblaaie, by die Munisipale kantore soos hieronder bevestig. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Daarbenewens kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat enige belangstellende en geaffekteerde partye die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet verskaf om elektroniese afskrifte te ontvang. Geen deel van die dokumentasie wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorwegings van die aansoek te verhoed nie.

Adres van Munisipale kantore: Centurion Munisipale Kompleks, Kamer E10, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): 13 Desember 2023.

Adress van applikant: 11 Byls Bridge Boulevard, Building 14, Block C. 2<sup>nd</sup> Floor, Centurion, 0157 of Po Box 39727, Faerie Glen, 0043  
Epos: [henning.lombaard@m-t.co.za](mailto:henning.lombaard@m-t.co.za) en [cobus.cronje@m-t.co.za](mailto:cobus.cronje@m-t.co.za)  
Tel No: 012 676 8500

Datums van publikasie: 15 November 2023 en 22 November 2023

**BYLAE**

Naam van Dorp: Louwardia Uitbreiding 87.

Volle naam van aansoeker: Henning Lombaard

Aantal erwe, voorgestelde zonering en ontwikkelings beheer maatreels: Twee (2) erwe met zonering: "Residentieel 2" met 'n dekking van 60%, Hoogte van 2 verdiepings, en 'n Digtheid van 25 eenhede per Ha.

Die voorneme van die applikant in die aansoek is: Om n dorp te stig op n gedeelte van die Restant van gedeelte 67 van die Plaas Brakfontein 390JR wat bekend sal staan as Louwardia uitbreiding 87.

Ligging en beskrywing van eindome waarop die dorp gestig kan word: Die voorgestelde dorp is geleë in die Heratige Hill-ontwikkelingsgebied en kry toegang vanaf Nellmapius Straat. Die voorgestelde dorp is noord geleë vanaf die bestaande Trinity House skool.

**Item No: 38788**

15-22

**LOCAL AUTHORITY NOTICE 1499 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.**

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 Metropolitan Municipality (Benoni Customer Care Centre) for the removal of certain conditions contained in the Title Deed of T56009/2022 of The Remaining Extent of Portion 249 (A Portion of Portion 45) of The Farm Vlakfontein 30-IR.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 15 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, Benoni CCC: 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni or Private Bag X014 BENONI, 1500 or by email to [Mdumiseni.Mkhize@ekurhuleni.gov.za](mailto:Mdumiseni.Mkhize@ekurhuleni.gov.za), within a period of 28 days from 15 November 2023.

Address of authorised agent: 10 Fairbairn Street, Rynfield, Benoni

15-22



**LOCAL AUTHORITY NOTICE 1506 OF 2023****MOGALE CITY LOCAL MUNICIPALITY  
MOGALE CITY AMENDMENT SCHEME 0073****NOTICE OF APPLICATION FOR REZONING APPLICATION IN TERMS OF SECTION 45 AND CONSOLIDATION IN TERMS OF SECTION 58 AND REMOVAL OF TITLE CONDITIONS APPLICATION IN TERMS OF SECTION 66 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018:- ERVEN 215 AND 216, MONUMENT TOWNSHIP**

I, Kevin Neil Kritzinger (Pr Pln A/813/1995) of African Cherry Tree Development Services (Pty) Ltd, being the applicant in respect of Erven 215 and 216, Monument Township hereby give notice in terms of Section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I/we have applied to Mogale City Local Municipality for the amendment of the Mogale City Land Use Scheme, 2022, and the resulting rezoning of property as per the provisions of the Mogale City Land Use Scheme, 2022 and the consolidation of the land as per Section 58 of the Mogale City Spatial Planning and Land Use Management By-law, 2018, as well as the removal of title conditions (a) to (m) in Deed of Transfer T22076/2023 (Erf 215, Monument Township) and title conditions (a) to (n) in Deed of Transfer T43931/2021 (Erf 216, Monument Township), as per Section 66 of the Mogale City Spatial Planning and Land Use Management By-law, 2018.

The properties are situated at 215 and 216, Simon Bekker Drive (Paardekraal Drive), Monument Township respectively.

The rezoning is from "Residential 1" to "Business 3". The intention of the applicant in this matter is to create coordinated development in respect of Erven 215 and 216, Monument Township, 2716m<sup>2</sup> in size for food and beverage outlet(s), subject to special conditions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Manager: Development and Planning, Mogale City Local Municipality, PO Box 94, Krugersdorp, 1740, from 15 November 2023 until 13 December 2023.

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

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Citizen newspaper. Due to the pandemic, the application detail is available at the Applicant also, with contact details as reflected hereunder.

Address of the Manager: Development Planning at the Municipal offices: C/o Human and Monument Streets, 1<sup>st</sup> Floor, Furncity Building, Krugersdorp.

Closing date for any objections and/or comments: 13 December 2023

Address of applicant: African Cherry Tree Development Services (Pty) Ltd, PO Box 478, Sonpark, 1206, 7, Cecil Knight Street, Krugersdorp, 1739, Cell: 082 7740 720, Email: act@telkomsa.net (Ref: a3079-notice/oct'23)

15-22



**LOCAL AUTHORITY NOTICE 1507 OF 2023****MOGALE CITY LOCAL MUNICIPALITY  
MOGALE CITY LAND USE SCHEME 0051****NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION  
45 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I, Kevin Neil Kritzinger (Pr. Pln A/813/1995), of **African Cherry Tree Development Services (Pty) Ltd**, being the authorized agent of the owner of the Portion 5 of Erf 815, Krugersdorp Township, hereby give notice in terms of Section 45 of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I have applied to the Mogale City Local Municipality for the amendment of the land use scheme, known as the Mogale City Land Use Scheme, 2022.

This application contains the proposal of rezoning of Portion 5 of Erf 815, Krugersdorp Township from "Residential 1" to "Business 3", subject to the special conditions that apply to adjacent land, where the erf is located at 14 De Wet Street.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Manager: Development and Planning, Mogale City Local Municipality, PO Box 94, Krugersdorp, 1740 from 15 November 2023, until 13 December 2023.

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

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

Address of the Manager: Development Planning at the Municipal offices: C/o Human and Monument Streets, 1<sup>st</sup> Floor, Furncity Building, Krugersdorp.

Closing date for any objections and/or comments: 13 December 2023

Address of applicant: African Cherry Tree Development Services (Pty) Ltd, PO Box 478, Sonpark, 1206, Cell: 082 7740 720, Email: act@telkomsa.net (Ref: a3168-notice/oct'23)

15-22

**LOCAL AUTHORITY NOTICE 1514 OF 2023****AMENDMENT SCHEME 20-02-4513**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 4335 Bryanston Extension 23 from "Business 4" to "Business 4" subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-02-4513.

The Land Use 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. Land Use Scheme 20-02-4513 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 519/2023

**LOCAL AUTHORITY NOTICE 1515 OF 2023****AMENDMENT SCHEME 20-01-0712**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Land Use Scheme, 2018 by the rezoning of Remaining Extent of Erf 19 Abbotsford from "Residential 1", 1 dwelling unit per 1500m, to "Residential 1", permitting (2) Dwellings, subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-01-0712.

The Land Use 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. Land Use Scheme 20-01-0712 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 508/2023

**LOCAL AUTHORITY NOTICE 1516 OF 2023****AMENDMENT SCHEME 20-02-4353**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Land Use Scheme, 2018 by the rezoning of Portion 5 of Erf 567 Bryanston from "Special", for Medical Suites, to "Special", for Professional Suites, subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-03-4353.

The Land Use 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. Land Use Scheme 20-02-4353 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 563/2023

**LOCAL AUTHORITY NOTICE 1517 OF 2023****AMENDMENT SCHEME 20-01-4118 &  
REMOVAL OF RESTRICTIVE TITLE CONDITIONS 20/13/2164/2022**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Portion 329 of Erf 711 Craighall Park:

- (1) The removal of Conditions A.3(a) and C.2.3.4. in Deed of Transfer T116954/2006;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Business 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4118, which will come into operation on date of publication hereof

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 536/2023

**LOCAL AUTHORITY NOTICE 1518 OF 2023****AMENDMENT SCHEME 20-01-4389**

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 1918 Parkhurst** from "**Residential 1**" to "**Business 1**", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-01-4389**, 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. 538/2023

**LOCAL AUTHORITY NOTICE 1519 OF 2023****MIDVAAL LOCAL MUNICIPALITY****NOTICE OF THE APPOINTMENT OF MUNICIPAL PLANNING TRIBUNAL MEMBERS**

It is hereby notified in terms of the provisions of section 37(4) of the Spatial Planning and Development Land Use Management Act, Act 16 of 2013, that Midvaal Local Municipality has appointed members to serve on the Municipal Planning Tribunal (MPT) as follows:

1. Five (5) non-municipal officials:
  - i. Chairperson of the MPT – Petrus Jacobus Steyn
  - ii. Deputy Chairperson of the MPT – Mpho Anna Hlahla
  - iii. Deputy Chairperson of the MPT – Kurhula Penelope Shilubane
  - iv. Lebohang Radebe-Radebe – Municipal Infrastructure Support Agent
  - v. Ashley Hay – Gauteng Department of Cooperative Governance and Traditional Affairs
2. Six (6) officials to serve as municipal members:
  - i. Corporate Services – Queen Mashamaite (Deputy Director: Legal)
  - ii. Corporate Services – Sibulele Mhlawuli (Assistant Director: Legal)
  - iii. Corporate Services – Sarah Lesufi (Assistant Director: Legal)
  - iv. Development and Planning - Thys Arlow (Director: Development and Planning)
  - v. Development and Planning – Trivania Sukdev (Deputy Director: Urban Planning and GIS)
  - vi. Engineering Services – Henry Human (Director: Savanna City)
3. The appointments of the Chairperson and Deputy Chairpersons will entail monetary benefit from Council.
4. All appointed persons by Midvaal Council, Provincial Government or Government Entities are employed (and salaried) and will not entail monetary benefits from Council.

**MR. A.M. GROENEWALD**  
**MUNICIPAL MANAGER**  
**Midvaal Local Municipality**  
**Date: (of publication)**

**ORIGINAL SIGNED BY MUNICIPAL MANAGER**

**LOCAL AUTHORITY NOTICE 1520 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.**

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 Metropolitan Municipality (Benoni Customer Care Centre) for the removal of certain conditions contained in the Title Deed of T71367/1997 of The Remaining Extent of Erf 2782 Benoni South Extension Township and Portion 2 of Erf 2782 Benoni South Extension Township.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, Benoni CCC: 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni or Private Bag X014 BENONI, 1500 or by email to [Mdumiseni.Mkhize@ekurhuleni.gov.za](mailto:Mdumiseni.Mkhize@ekurhuleni.gov.za), within a period of 28 days from 22 November 2023.

Address of authorised agent: 10 Fairbairn Street, Rynfield, Benoni

22-29

**LOCAL AUTHORITY NOTICE 1521 OF 2023****POORTVIEW EXTENSION 52**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Poortview Extension 52** 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 NDLOPHO CONSTRUCTION CC REGISTRATION NUMBER: 2000/038747/23 (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 375 OF THE FARM ROODEKRANS 183-IQ, PROVINCE OF GAUTENG HAS BEEN APPROVED.**

1. CONDITIONS OF ESTABLISHMENT.

(1) NAME

The name of the township is Poortview Extension 52

(2) DESIGN

The township consists of erven and a street as indicated on General Plan S.G.No. 2549/2017

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with within a period of 5 years from the date of the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed within a period of 10 years from the date of the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed within a period of 5 years from the date of the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(7) ACCESS

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

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township No. 05-16353/02

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(9) REFUSE REMOVAL

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

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(12) RESTRICTION ON THE TRANSFER OF AN ERF/ERVEN

Erf 342 shall, prior to or simultaneously with registration of the first transfer of an erf/unit in the township and at the costs of the township owner, be transferred to Poortview Extension 52 Home Owners Association NPC RF which Association shall have full responsibility for the functioning and proper maintenance of the said erf/erven and the engineering services within the said erf/erven. All refuse, building rubble and/or other materials shall be removed from the erf/erven prior to the transfer thereof to the mentioned Association.

(13) OPEN SPACE CONTRIBUTION

(a) The township owner shall, if applicable, in terms of section 48 of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(14) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 1.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 1.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(15) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.



## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

### A. EXCLUDING THE FOLLOWING SERVITUDE WHICH ONLY AFFECTS ERVEN 338 AND 341 IN THE TOWNSHIP:

By virtue of Notarial Deed of Servitude K6930/1992S dated the 1 December 1992 the within mentioned property is subject to a perpetual servitude for Sewerage purposes in favour of the City Council of Roodepoort, 3 metres wide indicated by the line ABC on diagram L.G. No. 8244/1991 and ancillary rights as will more fully appear from the abovementioned Notarial Deed.

## 3. CONDITIONS OF TITLE.

### A. Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.

#### (1) ALL ERVEN

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as C-C1/S-S1 for foundations and be Soil Zone II

#### (2) ALL ERVEN

(a) Each erf is subject to a servitude, 2 (two) metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 (two) metres wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(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 2 (two) metres thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

#### (3) ERVEN 335 to 340

(a) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 56 kVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

#### (4) ERF 342

The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes and right of way in favour of the local authority.

#### (5) ERF 342

The entire erf is subject to a servitude of right of way in favour of erven 335 to 341.

(6) Erven 335 to Erf 341

The above mentioned Erven 335 to Erf 341 are entitled to a right of way servitude over Erf 342.

**B. Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned.**

No erf in the township shall be transferred nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

(1) ALL ERVEN (EXCEPT ERVEN 341 and 342)

Each and every owner of the erf or owner of any sub-divided portion of the erf or owner of any unit thereon, shall on transfer become and remain a member of the Poortview Extension 52 Home Owners Association NPC, Registration Number: 2022/409691/08 ("the Association") and shall be subject to its Memorandum of Incorporation until he/she ceases to be an owner and such owner shall not be entitled to transfer the erf or any sub divided portion thereof or any interest therein or any unit thereon, without a clearance certificate from such Association certifying that the provisions of the Memorandum of Incorporation have been complied with and the purchaser has bound himself/herself to the satisfaction of the Association to become and remain a member of the Association.

(2) ERF 342

The erf shall not be alienated or transferred into the name of any purchaser other than Poortview Extension 52 Home Owners Association NPC, Registration Number: 2022/409691/08 ("the Association") without the written consent of the local authority first having been obtained.

(3) ERVEN 337 and 338

The erven are subject to a servitude of right of way, 2.50 metres wide, in favour of Erf 341 for access purposes, as indicated on the General Plan.

(4) ERF 341

(a) The erf is entitled to a servitude of right of way over Erven 337 and 338 for access purposes, as indicated on the General Plan.

(b) The NPC shall maintain the stormwater attenuation system on the erf, to the satisfaction of the local authority.

(c) The erf shall not be alienated or transferred into the name of any purchaser other than Poortview Extension 52 Home Owners Association NPC, Registration Number: 2022/409691/08 ("the Association") without the written consent of the local authority first having been obtained.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54 of the By-Law of the City of Johannesburg, in addition to the provisions of the City of Johannesburg Land Use Scheme, 2018, 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 **Poortview Extension 52**. 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 05-16353

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T 147/2023**

**LOCAL AUTHORITY NOTICE 1522 OF 2023**

**ANNEXURE A**



**CITY OF EKURHULENI**

**ENERGY DEPARTMENT**

**ELECTRICITY SUPPLY BY-LAWS**

**REVISION of 11 August 2022**

**Preamble: -**

**WHEREAS** Section 156(2) and (5) of the Constitution provides that a municipality may make and administer by-laws for the effective administration of the matters which it has the right to administer, and to exercise any power concerning a matter reasonably necessary for, or incidental to, the effective performance of its functions.

**AND WHEREAS** Part B of Schedule 4 to the Constitution lists electricity and gas reticulation as a local government matter to the extent set out in in Section 155(6)(a) and (7);

**AND WHEREAS** the National Environmental Management Act 107 of 1998 gives effect to the constitutional right aimed at protecting the environment by providing environmental management principles that apply throughout the Republic to the actions of all organs of state that may significantly affect the environment;

**AND WHEREAS** the National Electricity Act 34 of 2008 provides for diverse energy resources to be available in sustainable quantities and at affordable prices in support of economic growth and poverty alleviation, taking into account environmental management requirements and to provide for energy planning, increased generation and consumption of renewable energies, and adequate investment in appropriate upkeep and access to energy infrastructure;

**BE IT ENACTED** by the City of Ekurhuleni Metropolitan Municipality, as follows: -

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## GENERAL

### 1. Definitions

In these by-laws, unless inconsistent with the context: -

**“applicable standard specifications”** means the standard specifications as listed in Schedule 1 attached to these by-laws;

**“approved” and “approval”** means approved in writing by the City;

**“billing period”** means the time between consecutive billing dates;

**“business days”** means the days of the week excluding Saturdays, Sundays and public holidays;

**“certificate of compliance”** means a valid certificate issued in terms of the applicable Electrical Installation Regulations 1992 (as amended from time to time) promulgated under the Occupational Health and Safety Act 85 1993, as amended, in respect of an electrical installation or part of an electrical installation by a registered person;

**“City” or “Municipality”** means the City of Ekurhuleni Metropolitan Municipality, established in terms of section 12(1) read with section 14(2) of the Local Government: Municipal Structures Act 117 of 1998, as amended, and promulgated in notice no 6768 of 2000 in the Gauteng Provincial Gazette Extraordinary no 141 dated 1 October 2000, as amended, and may, depending on the context, include its successor in title, a functionary, employee, official, or person exercising delegated power, carrying out an instruction or exercising any lawful act furtherance of the City’s duties, functions and powers or an authorised service provider fulfilling a responsibility assigned to it by the City;

**“consumer” or “user”** means a person to whom the City has agreed to supply electricity (electrical energy) or is supplying electricity (electrical energy) or is connected to the City’s Distribution Network/System or if there is no such person, the owner of the premises and includes a consumer who produces electricity (electrical energy);

**“consumer agreement”** means a written agreement concluded in respect of municipal services including the supply of electricity (electrical energy) by the City;

**“consumer’s point of control”** means the point at which a consumer can, on or in any premises, switch off the electrical installation from the electricity (electrical energy) supplied from the point of supply, or the point at which a particular part of an electrical installation on or in any premises can be switched off by the consumer, where different consumers occupy different portions of such premises;

**“consumption”** means: -

- (a) the units value read from the face of a meter or summation of meters or estimated, at the end of meter reading period, and subtracted from the previous units value read or summated or estimated in respect of the previous meter period and may be coupled to an external/internal multiplication factor;

**“contractor”** means an electrical contractor as defined in the Regulations;

**“credit meter”** means a meter where an account is rendered in respect of the consumption of electricity (electrical energy);

**“demolish”** or **“demolition”** means the act of destruction, dismantling, removal or tearing down of a building or structure or substantial portion of a building or structure;

**“Distribution Network/System”** means an electrical network operated at a nominal voltage of 132 kV or below and includes but is not limited to electrical equipment (apparatus) such as transformers, cables, overhead lines, switchgear, control and protection equipment, meters and service connections used for the trading, distribution and reticulation of electrical energy to all customers within the municipal boundaries;

**“electrical installation”** means any machinery and/or equipment, in or on any premises, used for the transmission of electricity (electrical energy) from a point of control to a consumer’s point of consumption anywhere on the premises, including any article forming part of such an electrical installation irrespective of whether or not it is part of the electrical circuit, but excluding:-

- (a) any machinery of the supplier related to the supply of electricity on the premises;
- (b) any machinery which transmits electrical energy in communication, control circuits, television or radio circuits;
- (c) an electrical installation on a vehicle, vessel, train or aircraft used for its original intended primary purpose (to transport people or goods); and
- (d) control circuits of 50 V or less between different parts of machinery or system components, forming a unit, that are separately installed and derived from an independent source or an isolating transformer;

**“emergency”** means any situation that poses a risk or potential risk to life, health, the environment or property;

**“embedded generator”** means any alternative power supply (electrical energy source) connected to the electrical wiring of the consumer’s premises behind the meter, in turn connected to the distribution network of the City. The alternative power supply includes but is not limited to diesel, fuel oil or petrol driven generators, solar photovoltaic panels, gas driven generators, small hydro plants, wind turbine generators, waste to energy driven generators.

**“energy source”** means a permanently installed physical generator used to convert chemical, mechanical or photovoltaic energy into electrical energy;

**“Energy trader”** means a legal entity licensed by and registered with the National Energy Regulator of South Africa (NERSA) to engage in the buying and selling of electricity (electrical energy) as a commercial activity;

**“engineer”** means the official in charge of the electricity undertaking of the City or any other person duly authorised to perform this duty on his behalf;

**“estimated”** means an approximated calculation or judgment of a value, number, quantity or extent of something;

**“Generator”**<sup>1</sup> means a legal entity licensed by and registered with National Energy Regulator of South Africa (NERSA) to engage in the production of electricity (electrical energy) through a unit or power station and/or a seller of electrical energy generated on its own premises by any means;

**“installation work”** means: -

- (a) the installation, extension, modification or repair of an electrical installation;
- (b) the connection of machinery at the supply terminals of such machinery to an electrical installation; or
- (c) the inspection, testing and verification of electrical installations for the purpose of issuing a certificate of compliance;

**“load factor”** means a ratio, expressed as a numerical value or as a percentage factor of the average consumption divided by the maximum demand within a specified period (year, month, day). The average consumption is the total apparent energy (measured in kVAh) in the metering period divided by the number of hours in the metering period. If the meter does not register kVAh/kVA then kWh/kW will be used to determine the load factor.

**“low voltage”** means the set of nominal voltage levels that are used for the distribution of electricity (electrical energy) and where the upper limit is generally accepted to be an AC voltage of 1000 V, or a DC voltage of 1500 V as specified in SANS 1019 and SANS 10142;

**“low voltage enclosure”** means a chamber compartment or other enclosure in which a transformer, switchgear or other electrical equipment is contained for operating at low voltage;

**“maintain or maintained”** means in a condition of operational readiness at all time in accordance with the original design and installation and associated maintenance procedures;

**“maximum demand”** means the highest averaged demand registered in kVA during any integrating period within a designated billing period, the integrating period is 30 minutes. If the meter does not register kVA then kW will be used to determine the maximum demand;

**“medium voltage”** means the set of nominal voltage levels that are above low voltage and below high voltage in the range of above 1 kV and below or equal to 44 kV as specified in SANS 1019;

**“medium voltage enclosure”** means a chamber, compartment or other enclosure in which transformer switchgear or other electrical equipment is contained for operating at medium voltage;

**“meter”** means a device for measuring and/or totalling the variable consumption of electrical energy and/or the demand and includes credit and prepayment meters;

**“meter cabinet”** means an enclosure intended for the accommodation of a meter, circuit breaker or other associated electrical equipment as determined by the City and

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<sup>1</sup> not the artefact that converts mechanical energy to electrical energy;

designed to operate at low voltage;

**“meter reading”** means: -

- (b) the units value read from the face of a meter or summation of meters or estimated, at the end of meter reading period, and subtracted from the previous units value read or summated or estimated in respect of the previous meter period and may be coupled to an external/internal multiplication factor. The unit of measurement is kWh and constitutes electrical energy consumption in respect of such meter reading period; and/or
- (c) the monthly value(s) determined from reading several electronic registers at 30-minute intervals, and externally to the meter, summing the units into specific time periods. An external/internal multiplication factor may be applied to the summated values. The unit of measurement is kWh and constitutes electrical energy consumption in respect of such meter reading period; and/or
- (d) a demand reading would consist of the highest reading per meter reading period, where the reading is the average value for a 30-minute interval, per meter or a summation of meters or estimated value or reading. An external/internal multiplication factor may be applied to the summated values. The unit of measurement is kVA and constitutes the electrical demand in respect of such meter reading period;

**“meter reading period”** means the period extending from one reading or estimation in respect of a meter or meters to the next;

**“metering system”** means devices for measuring and/or totalling the variable consumption of electrical energy and/or the demand in four quadrants in separate registers and includes but is not limited to credit and prepayment meters, current and/or voltage transformers, summation current transformers, scale factors, summation meters, online metering, and main and check metering.

**“occupier”** in relation to any premises means: -

- (a) any person in occupation of a premises at any relevant time; or
- (b) any person legally entitled to occupy the premises; or
- (c) any person in control or management of a premises;

**“owner”** in relation to any premises means: -

- (a) the person or entity in whose name the premises are registered or the person's authorised agent; or
- (b) if the owner is deceased, insolvent, mentally ill, a minor or under any legal disability, the person in whom the custody or administration of such premises is vested as executor, trustee, curator, guardian or any other capacity; or
- (c) if the premises is leased, the lessor; or
- (d) a person and/or entity receiving rent or profit issuing therefrom, or who would

receive such rent or profit, if such premises were let, whether for his own account or as agent for any person entitled thereto or interested therein; or

- (e) where the premises are beneficially occupied under servitude or similar right, the person in whom such right is vested; or
- (f) if the City is unable to determine who such person or entity is, the person or entity who is entitled to the beneficial use of such property;

**“person”** means any person, whether natural or juristic and includes, but is not limited to, any local government body or like authority, a company or close corporation incorporated under any law, a body of persons whether incorporated or not, a statutory body, public utility body, voluntary association or trust and includes the owner, occupier, consumer and user as defined;

**“point of delivery”** or **“POD”** means the point at which electrical energy is supplied to the City;

**“point of metering”** means the point at which the consumer’s electrical energy consumption is metered and which may be at the point of supply or at any other point on the distribution system of the City or the electrical installation of the consumer, as specified by the City, provided that it shall meter all of, and only, the consumer’s consumption of electrical energy and if applicable, the maximum demand and time of use data;

**“point of supply”** means the point determined by the City at which electricity (electrical energy) is supplied to any premises by the City;

**“premises”** or **“property”** means an erf, lot, plot, farm, agricultural land, agricultural holding or stand inclusive of every defined portion thereof, and any building or structure of a permanent or temporary nature has been, is being or is to be erected or part thereof, above or below the surface, and/or, a unit, section, exclusive use area or common property and any building or structure of a permanent or temporary nature has been, is being or is to be erected or part thereof in a Sectional Title Scheme or Community Scheme and includes but is not limited to a complex of multiple dwelling units, such as terraced or multi-storey complexes, or cluster or retirement-village-type developments (or both) where management of common property usually resides with (but is not limited to) a management body and includes any immovable property or a piece of land which is held under surface right permit or under mining title or which, being proclaimed land not held under mining title, is used for residential purposes or for purposes not incidental to mining operations;

**“prepayment meter”** means a meter that can be programmed to allow the flow of pre-purchased amounts of energy in an electrical circuit;

**“registered person”** means a person registered in terms of the Electrical Installation Regulations, as amended, promulgated under the Occupational Health and Safety Act 85 of 1993, as amended, as an electrical tester for single phase, an installation electrician, a master installation electrician, or a professional engineer registered with the Engineering Council of South Africa, as the case may be referring to SANS10142;

**“regulations”** means the Electrical Installation Regulations in terms of the Occupational Health and Safety Act 85 of 1993, as amended;

**“service connection”** means all equipment, including but not limited to, all metering

equipment, load management equipment, all high, medium or low voltage switchgear or cables required to connect the Distribution Network/System of the City to the electrical installation of the consumer at the point of supply;

**“service fuse” or “service circuit breaker”** means a fuse or service circuit breaker forming part of the service connection; installed to protect the equipment from overloads or faults occurring on the installation or the internal service connection and to limit the electricity (electrical energy) capacity to the premises;

**“standby supply”** means an alternative electrical energy supply from the City not normally used by the consumer;

**“street” or “road”** includes any street, road or thoroughfare shown on general plan of a township, agricultural holdings or other division of land or in respect of which the public have acquired a prescriptive or other right of way and/or is commonly used by the public or any section thereof or to which the public has a right of access or private street, road or thoroughfare and includes the verge of any such road, street or thoroughfare, any bridge, ferry or drift traversed by any such road, street or thoroughfare and any other work or object forming part of or connected with or belonging to such road, street or thoroughfare;

**“suitable”** means capable of fulfilling or having fulfilled the intended function or fit for its intended purpose in the opinion of the City;

**“supply”** means a supply of electricity (electrical energy) from the City’s Distribution Network/System;

**“supply main”** means any part of the City’s Distribution Network/System;

**“tariff”** means the tariff, charges, fees, surcharges, levies or any other monies payable as determined by the City in terms of the Local Government: Municipal Systems Act 32 of 2000, as amended, or any other applicable legislation;

**“theft of electricity (electrical energy)”** for the purposes of these by-laws includes the improper use and/or unlawful and/or unauthorised access and/or connection to the City’s Distribution Network/System and extracting, consuming or using or allowing the extraction, consumption or use of electrical energy for whatsoever purpose and further also includes the use of electrical energy in cases where the tampering, interference or by-passing of a meter installation has resulted in proper metering of electrical energy being compromised;

**“wayleave”** means the set of documentation providing information to the general location of the Distribution Network/System of the City within the physical area covered by an application to undertake temporary civil work within the municipal area and authorises and stipulates the conditions applicable to the work to be done in the vicinity of the affected Distribution Network/System against payment of the applicable tariff;

**“wheeling”** means the transportation of electricity (electrical energy) by a generator or energy trader to a consumer through a network not owned, controlled or leased by either party and deals with the financial flow of electrical energy;

## **2. Other terms**

Any terms not defined in these by-laws shall, unless the context otherwise requires, have the meaning assigned thereto in the Electricity Regulation Act 4 of 2006, as

amended, or the Occupational Health and Safety Act 85 of 1993, as amended, or the Local Government: Municipal Systems Act 32 of 2000, as amended, or the Local Government: Municipal Finance Management Act 56 of 2003, as amended and the Constitution of the Republic of South Africa 1996.

### **3. Interpretation of terminology used**

- a) All references made to a gender shall also include all genders;
- b) All references to the singular shall also mean the plural and vice versa;
- c) All references to a person shall include both a natural person and/or a legal entity established in terms of any relevant Act or other legislation.

## **GENERAL CONDITIONS OF SUPPLY**

### **4. General pre-conditions**

- (1) The City may expedite a service connection if the consumer consults with the City before the design phase of the installation has begun. The City shall not be responsible for the costs of replacing any of the consumer facilities that do not meet the requirements for service. Connection to the City's Distribution Network/System is not available before written approval by the City.
- (2) The City's Distribution Network/System is sized and installed to meet the consumer's requirements at the time the service is initiated and is based on information supplied by the consumer. The consumer shall give notice to the City of any substantial additional load that is to be connected to the Distribution Network/System. The consumer shall not proceed to make these additions until the City has confirmed in writing that it can either supply the increased load or the conditions under which the increased load can be made available. The City shall not be liable for any damages and/or losses of whatsoever nature inclusive of consequential losses incurred by the consumer connecting additional equipment without notice and written approval by the City.
- (3) The type of metering shall in all cases be specified by the City.
- (4) The consumer must at all times take adequate measures to protect his electrical installation and equipment against any losses and/or damage arising from frequency deviations, supply interruptions, voltage variations (including voltage dips), current and voltage harmonics, current and voltage inter-harmonics, voltage flicker, voltage unbalance, voltage swells and transients, undervoltages and overvoltages in the supply to his electrical installation.

### **5. Supply by agreement**

- (1) No person shall use or be entitled to use an electrical supply from the City unless or until he has entered into an agreement, in writing, with the City for the supply, provided that any consumer who was a consumer prior to the promulgation of these by-laws, shall be deemed to have concluded a consumer agreement with the City in terms of these by-laws and the applicable policies of the City. The agreement, together with the provisions of these by-laws and the City's other by-laws and policies shall in all respects govern the supply.



- (2) If a person uses an electrical supply without entering into a consumer agreement with the City, the owner and/or occupier of the premises and/or consumer shall be liable for the charges for consumption of electricity (electrical energy) in accordance with the applicable tariff and any other amounts levied by the City in such circumstances, including, but not limited to, levying an amount for a deposit on the consumers account in terms of the City's by-laws and policies and the supply of electricity (electrical energy) may be discontinued immediately and is the consumer obliged to enter into a consumer agreement with the City.
- (3) If, at the commencement of these by-laws or at any other time, electricity (electrical energy) supply is provided by the City and no written consumer agreement exists in respect of such services, it shall, until the consumer applies in terms of these by-laws, be deemed: -
- (a) a consumer agreement as envisaged by these by-laws exists;
  - (b) the level of service rendered to that consumer is at a level of service elected by the consumer; and
  - (c) that the electricity (electrical energy) is supplied to the consumer in terms of these by-laws.
- (4) The City may in its sole discretion decide whether a consumer agreement shall be concluded by the City with the registered owner of the premises or with the occupier of or consumer at the premises, or with both, or with any duly authorised person acting on their behalf. Where an applicant, occupier or consumer is not the registered owner of the premises, an agreement in writing between the City, the registered owner of the premises and the applicant, consumer or occupier for the rendering of a connection may be required at the time of application.
- (5) Notwithstanding the aforementioned, the City shall not be obliged to conclude with any person a consumer agreement or to provide electricity (electrical energy) supply: -
- (a) to areas or consumers outside the defined limits of the City's municipal area;
  - (b) where due to the nature of the topography, electricity (electrical energy) supply cannot be provided economically and/or cost effectively;
  - (c) where the necessary bulk infrastructure does not exist or is inadequate to service additional consumers;
  - (d) if the City's Distribution Network/System is not available at a point within the close proximity of such premises from where it is reasonably possible to provide a service connection to the premises; or
  - (e) beyond the City's ability and capacity.
- (6) No person shall, without first having obtained the City's permission in writing, make a temporary or permanent connection to extend the installation that forms part of the approved electrical installation for which a supply has been agreed upon with the City.

**6. Serving of notice (deliver and/or e-mail)**

- (1) The City may, by written notice, order an owner, occupier, consumer and/or any other person who fails, by act or omission, to comply with, or is in breach of the provisions of these by-laws and/or other by-laws and/or policies of the City relevant hereto, or to fulfil any condition imposed in it, to rectify his failure within a period specified in the notice. Any person issued, given or served with a notice or other document by the City under these by-laws and/or other by-laws and/or policies of the City relevant hereto shall, within the time specified in such notice or other document, comply with its terms
- (2) If a person fails to comply with a written notice served on him by the City in terms of these by-laws and/or other by-laws and/or policies of the City relevant hereto within the specified period, the City may take such action that in its opinion is necessary to ensure compliance, including:
  - (a) undertaking the work necessary itself;
  - (b) recovering the fees, charges and amounts levied by the City for such action or work undertaken by the City from the owner, consumer, occupier and/or other person;
  - (c) restricting, limiting, disconnecting or discontinuing the provision of services; and/or
  - (d) instituting legal proceedings.
- (3) Any notice or other document to be issued by the City in terms of these by-laws and/or policies of the City relevant hereto shall be deemed to have been so issued if it is signed by an authorised official of the City whose authority and appointment need not be proven, and its mere production be accepted by a court as prima facie evidence of that fact.
- (4) Where any notice or other document specified in these by-laws and/or policies of the City relevant hereto is to be served on any person, it shall be deemed to have been properly served if: -
  - (a) delivered to him or to any occupant apparently over the age of sixteen (16) years at the relevant premises constituting the point of supply or at his last known place of residence or business or place of employment, as appearing in the records of the City or
  - (b) sent by registered post to such person's last known place of residence or business or place of employment, as appearing in the records of the City; or
  - (c) such person is a company, delivered to any occupant apparently over the age of sixteen (16) years at the relevant premises constituting the point of supply alternatively by registered post at its registered address or principal place of business; or
  - (d) e-mailed to an e-mail address or by other digital means as stipulated in the consumer agreement; or
  - (e) that person's address is unknown or the person is not present in the Republic,

when it has been delivered to that person's agent or representative in the Republic in any of the manners described above; or

- (f) affixed in a conspicuous place at the relevant premises constituting the point of supply where none of the above forms of service on a person or company is possible; or
  - (g) if the person to be served with any notice or document is already represented by an attorney of record such notice or document may be served upon such attorney; or
  - (h) it has been sent to the registered owner of the premises constituting the point of supply.
- (5) When any notice or other document must be served on the owner, occupier or holder of any premises or right in any premises, it is sufficient if that person is described in the notice or other document as the owner, occupier or holder of the property or right in question, and it is not necessary to name that person.
- (6) Posted notices shall be deemed to have been received by the addressee on the 7<sup>th</sup> (seventh) day after the date of the posting of the notice, hand-delivered notices on the date of delivery, facsimile or e-mailed notices or any other electronic medium, on the first business day following the date of transmission.
- (7) Any legal process to be served on the City must be done in compliance with section 115(3) of the Local Government: Municipal Systems Act 32 of 2000, as amended.

#### **7. Compliance with notice or other document**

- (1) Any person issued, given or served with a notice or other document by the City under these by-laws and/or policies of the City relevant hereto shall, within the time specified in such notice or other document, comply with its terms.

#### **8. Application for supply**

- (1) No person shall gain access to, consume, or be supplied with electricity (electrical energy) from the City's Distribution Network/System unless such person has applied in writing to the City on the prescribed form for such services for a specific purpose, before the supply of electricity (electrical energy) is required and such written application has been approved by the City.
- (2) The owner of the premises concerned or a duly authorised person acting on his behalf shall make written application for the installation or reinstatement of a service connection for the supply of electricity (electrical energy) in a form prescribed by the City, as aforementioned. The City will not be obliged to supply electricity (electrical energy) in the absence of the application having been approved and a consumer agreement entered into.
- (3) Application for the supply of electricity (electrical energy) shall be made in writing by the prospective consumer and/or owner on the prescribed form and the electrical capacity (load or rating) of the installation must be stated therein. The application must be made before the supply of electricity (electrical energy) is required. The City will not supply electricity (electrical energy) in the absence of the application having been approved and a consumer agreement entered into.

- (4) Every application, whether for an initial connection or a reconnection for the supply of electricity (electrical energy) or for the supply of electricity (electrical energy) to an existing connection shall be accompanied with the payment of the amount in accordance with the applicable tariff to the City by all consumers that receive or want to receive electricity (electrical energy). The amounts payable will be for each individual connection to the City's Distribution Network/System in full before such a connection will be made to the City's Distribution Network/System. The City shall have the right in the case of any special service being required from the City to negotiate an amount for such service and/or if not negotiated to recover the fees, charges and amounts levied by the City thereof.
- (5) An application for an electricity (electrical energy) supply for less than three (3) months shall be regarded as an application for a temporary supply and shall be considered at the discretion of the City, and in respect whereof special conditions may be imposed, namely: -
- (a) Subject to the provisions of subclause (2), where an application is made for a temporary supply of electricity (electrical energy), the City shall furnish the applicant with the estimated charges for the connection and disconnection plus the estimated electricity (electrical energy) that may be consumed at the prescribed tariff rate. The applicant shall pay such estimated amount before the supply is given. If underestimated, the difference between the estimated amount and the actual amount must subsequently be recovered from the applicant.
  - (b) Temporary single-phase supplies for periods not exceeding fourteen (14) days for fetes, religious gatherings, election lighting, concerts, festivals, social and sporting events and similar purposes may be provided to premises situated immediately adjacent to suitable existing supply upon payment of the estimated charges as per subclause (2)(a).
- (6) No person shall, without first having obtained the City's permission in writing, make a temporary or permanent connection to extend the installation that forms part of the approved electrical installation for which a supply has been agreed upon with the City.
- (7) The City may in its sole discretion, upon termination of any consumer agreement, decide whether a new consumer agreement shall be concluded by the City with the registered owner of the premises or with the prospective occupier of or consumer at the premises, or with both, or with any duly authorised person acting on their behalf. Where an applicant, occupier or consumer is not the registered owner of the premises, an agreement in writing between the City, the registered owner of the premises and the applicant, consumer or occupier for the rendering of a connection may be required at the time of application.
- (8) The owner of the premises shall, under all circumstances, be liable to pay for the electricity (electrical energy) consumed and utilised at the premises including being liable to pay for the electricity (electrical energy) consumed and utilised after a meter reading taken on the date of termination of the previous consumer agreement and prior to a meter reading taken on the date of commencement of any new consumer agreement.
- (9) The City must be notified in writing of any property development within the municipal area of the City requiring or potentially requiring electricity (electrical energy) to be

delivered to a consumer(s).

- (10) All new property developments requiring an expansion or extension of the City's Distribution Network/System are subject to, among other things, the Bulk Contributions Policy of the City, the Spatial Planning and Land Use Management Act, 2016 (Act No. 16 of 2013), the Spatial Planning and Land Use Management by-law of the City, other applicable by-laws, policies, design guidelines, standards, and/or specification of the City and other applicable legislation and standards

#### **9. Jurisdiction, Costs and Certificate of liability/indebtedness**

- (1) In the event of the City instituting legal proceedings against a consumer or owner or occupier, arising out of the breach of any term or condition of these by-laws or consumer agreement entered into, the consumer and/or owner shall be liable to pay legal costs on the scale as between attorney and client, debt collection costs, including costs of any tracing fees, in respect of such proceedings plus counsels fees as debited per brief of counsel and is payable by the City.
- (2) Through entering into a consumer agreement the consumer and/or owner and/or occupier consents to the jurisdiction of the Magistrates' Court in terms of Section 45 of the Magistrate's Court Act 32 of 1944, as amended, in respect of any action which the City may institute against him arising out of these by-laws, inclusive of, but not limited to payment for the supply of electricity (electrical energy) provided that the City shall, notwithstanding the above, have the right to, at its sole discretion, proceed with any such action in any competent court of law.
- (3) A certificate signed by an official of the City (whose appointment and authority need not be proven) setting out: -
  - (a) the amount/s owing to the City; and/or
  - (b) the fact that the due date for the payment of any amount has arrived;

shall be sufficient and satisfactory proof of the facts therein stated unless the contrary is proved by the consumer or owner.

- (4) The certificate as referred to in subclause (3) (if not challenged in writing by the consumer, owner or occupier) will on its mere production by any person be accepted by the Court as evidence of facts recorded in such certificate and shall upon its mere production constitute prima facie evidence of the indebtedness.

#### **10. Wayleaves and Service connections on private property**

- (1) The City may refuse to lay or erect a service connection above or below ground on or over any thoroughfare or land not vested in the City or any private property, unless and until the prospective owner/consumer obtained and provided the City with written consent granted by the owner of the said private property or by the person in whom the legal title to the land or thoroughfare is vested, as the case may be, authorising the laying or erection of a service connection thereon or thereover.
- (2) The owner of the property must grant the City, an irrevocable right (the rights), over the property, for the service connection and/or distribution of electricity (electrical energy) and related purposes, substantially along a route to be agreed between the owner and the City, and comprising an area on either side of the center line of the

installation, once it is built/erected.

- (3) The rights as referred to in subclause (2) above, include the rights to: -
- (a) convey electricity (electrical energy) across the premises;
  - (b) erect structures, conductors, cables, appliances and, without limitation, everything else necessary or convenient in exercising the rights and the owner agrees the structure supporting mechanisms may reasonably extend beyond the installation area where it is necessary to safely secure the installation;
  - (c) enter and be upon the premises, at any time in order to construct, erect, operate, use, maintain, repair, re-erect, alter or inspect the installation or in order to gain access to any adjacent premises in the exercise of rights similar to the aforementioned;
  - (d) have the installation remain on the premises for as long as either the City or the owner or consumer requires it;
  - (e) extend the installation to other owners or consumers, over the premises;
  - (f) use existing roads and gates giving access to and running across the premises and to erect in any fence such gates as may be necessary and convenient to gain access to or exit from the premises and the installation or in order to gain access to any adjacent premises in the exercise of rights as aforementioned;
  - (g) remove any material or structures, and cut or trim any tree, bush or grass within the installation area or to extend necessary where the installation extends beyond the installation area; and
  - (h) every ancillary right necessary or convenient for the proper exercise of the rights granted to the City.
- (4) The consumer and/or owner must ensure: -
- (a) no building or structure is erected or installed above or below the surface of the ground within the installation area and no tree or bush is planted within the installation area or in the near vicinity of the installation area or any structure supporting mechanism;
  - (b) no tree, which could grow to a height in excess of the horizontal distance of that tree from the nearest conductor of any power line is planted or allowed to continue growing, regardless that it is outside the installation area;
  - (c) no material which may in the opinion of the City endanger any electricity infrastructure is placed within the installation area;
  - (d) it obtains from the City any underground electricity layout plans of the City's Distribution Network/System, if any, on the property of the owner to ensure that the City's Distribution Network/System is protected.
- (5) If such consent is withdrawn at any time or if the aforesaid private property, land or thoroughfare changes ownership and the new owner refuses to grant or continue

such permission, the charges relevant to any alteration required to be made to a service connection so that the supply of electricity (electrical energy) may be continued or discontinued, and of any removal thereof which may become necessary in the circumstances, shall be borne by the consumer to whose premises the supply of electricity (electrical energy) is required to be continued or discontinued.

- (6) Any expense to be incurred, which are necessitated by a change to or removal of the installation, required by the owner or consumer are for the consumer and/or owner's account and must be paid in advance. The City shall effect such changes or removals after receipt of such payment, and if such changes or removal are technically possible as determined by the City.
- (7) The owner must, in writing, bring the existence of these rights to the attention of any purchaser of the premises or other transferee of the premises (or any portion of the premises) before the premises (or any portion thereof) is sold and/or transferred to such purchaser or transferee, or where, the owner grants any further rights in or to the premises to any other third party, to such third party.
- (8) The owner's attention is drawn to the provisions of the regulations promulgated in terms of the Explosive Act 26 of 1956, which prescribes that when blasting is to be done within 500 (five hundred) meters of any electricity infrastructure, written confirmation must first be obtained from the City concerning the protection of electricity infrastructure.
- (9) The City shall not be liable to the consumer or owner for any damages, direct or consequential, incurred by the consumer or owner as a result of any action or omission related to the design, construction, operation or maintenance of the installation or the City's Distribution Network/System, unless such loss or damage is due to the gross negligence of the City.
- (10) No work or construction may be conducted on, over or under the property of the City inclusive of but not limited to all roads and road reserves without a wayleave having been obtained from the City. The City in its sole discretion will determine the conditions upon which any wayleave will be granted and what charges will be levied for the issuing of same.
- (11) The person to whom a wayleave has been granted is obliged to ensure that the road reserve, roads or other premises of the City where any work has been performed, including but not limited to connections and maintenance in the road reserves, are reinstated by such person at all times.
- (12) The person to whom a wayleave has been granted is obliged to ensure that for the duration of any work performed on public roads and/or road reserves, such person complies with the requirements of the National Road Traffic Act 93 of 1996 and its regulations and the South African Road Traffic Signs manual and any other relevant legislation.

## **11. Statutory Servitudes**

- (1) The City may within its municipal area: -
  - (a) provide, establish and maintain the City's Distribution Network/System;



- (b) acquire, construct, lay, extend, enlarge, divert, maintain, repair, discontinue the use of, close up and destroy portions or parts of the City's Distribution Network/System;
  - (c) construct, erect or lay any portions or parts of the City's Distribution Network/System on, across, through, over or under any street or premises and the ownership of all portions or parts of the City's Distribution Network/System shall vest in the City;
  - (d) do any other thing necessary or desirable for, or incidental, supplementary or ancillary to any matter contemplated by paragraphs (a) to (c).
- (2) If the City constructs, erects or lays any portion or parts of the City's Distribution Network/System on, across, through, over or under any street or immovable property not owned by the City or under the control of the City it may pay to the owner of such street or immovable property compensation in an amount agreed upon by such owner and the City or, in the absence of agreement, as determined by a court of law.
- (3) The City shall, before commencing any work other than repairs or maintenance on or in connection with any portions or parts of the City's Distribution Network/System on the premises not owned by the City or under the control of the City, give reasonable written notice at the premises of the proposed work and the date on which it proposes to commence such work.
- (4) The City shall not be held liable for any reinstatement expenses when exercising its rights in terms of a servitude and may further require an owner of a premises to remove plants and trees at his costs, which is situated in the servitude area.

## **12. Right of admittance to inspect, test and/or do maintenance work**

- (1) The City may, at any reasonable time or in case of emergency, at any time, enter any premises and investigate, inspect or test any part of the service connection or electrical installation thereon for any purpose including the purpose of ascertaining whether a breach of these by-laws or other applicable legislation has been or is being committed and the owner, occupier or contractor, when called upon to do so, shall demolish or remove any earth, bricks, stone, woodwork, or other work obstructing or covering any part of the electrical installation.
- (2) Notwithstanding the provisions of subclauses (1) above, a peace officer may apply for a search warrant in accordance with the provisions of section 21 of the Criminal Procedure Act 51 of 1977.
- (3) The officials of the City or authorised agents shall, upon demand by the owner or occupier of the premises, identify themselves by producing their appointment certificates/cards and explain the purpose of the visit.
- (4) In the event of the owner, occupier, consumer and/or contractor refused alternatively failed to demolish or remove any earth, bricks, stone, woodwork or other work obstructing or covering any part of the consumer's electrical installation at the request of the City, the City may attend to demolish or remove such work as aforementioned.
- (5) If it is established that a breach of these by-laws or any of the City's by-laws or policies or other applicable legislation had been or is being committed, the owner, occupier and/or consumer shall be held liable for the expenses incurred by the City to demolish

or remove such work as aforementioned and the City shall not be responsible to restore anything done in terms of its authority under this clause and cannot be held liable for any losses and/or damages incurred by the aforesaid owner, occupier, consumer and/or contractor in the exercise of such authority.

- (6) The City shall, save as is provided in subclause (5), restore and make good any disturbance, damage or interference with the premises occasioned by any inspection or test made in terms of this clause.
- (7) While any electrical installation is being constructed, altered, extended or repaired on a consumer's premises, City may inspect and test any part of the work as often as it deems necessary, and if any work which the City requires to inspect or test has been covered, the City may require the contractor or the owner of the premises at no cost to the City, to uncover that work, to expose any joints or wires and to remove any fittings, castings, trapdoors, floor boards, materials or other obstructions whatsoever and any work or reinstatement rendered necessary shall likewise be carried out at no cost to the City.
- (8) Reasonable assistance to carry out tests and inspections shall be afforded to the City by the electrical contractor, the owner or the occupier of the premises.
- (9) Any person in possession of a valid Certificate of Compliance for a new electrical installation, shall give the City at least three business days' written notice before the supply is to be switched on.
- (10) Should an electrical installation require a visit, inspection, re-visit, a re-inspection, or follow up inspection, by the City, the owner, occupier and/or contractor shall be liable for payment of an amount determined by the City from time to time.
- (11) No person shall wilfully hinder, obstruct, interfere with or refuse admittance to any duly authorised official and/or representative and/or service provider of the City in the performance of his duty under these by-laws or any other relevant legislation and/or by-laws or policies of the City or of any duty connected therewith or relating thereto.
- (12) During the execution of any work or an inspection, an employee or official of the City may at his/her discretion or as required in terms of legislation, be accompanied by a member of the South African Police Services or EMPD or by any other person reasonably required to assist in executing the work or conducting any inspection.
- (13) The City may gain admittance to or over any property without notice and may take whatever action as, in its opinion, is necessary or desirable in consequence of the existence of a state of war, pandemic or the occurrence of any calamity, emergency or disaster.

**13. Refusal or failure to give information**

- (1) No person shall refuse or fail to give such information as may reasonably be required of him by the City or render any false information to the City regarding any electrical installation work completed or contemplated and an owner, occupier, consumer or person within the area of supply of the City must provide the City with accurate information requested by the City that is reasonably required by the City for the implementation or enforcement of these by-laws.
- (2) The City shall not, subject to the provisions of any other law, by-laws or policies of the City, make any information available concerning the supply or account details for

any premises to any third party without the written approval of the consumer who signed the consumer agreement for the supply to the premises concerned except to the owner of a premises upon written request to the City unless the City is obliged to furnish such information in terms of legislation or a court order, or for the rendering of services to the consumer, which includes information provided to the City's service providers.

- (3) Officials of the City or authorised agents shall execute their duties in terms of these by-laws in an honest and transparent manner whilst protecting the confidentiality of information of members of the public, owners, consumers and occupiers in accordance with the provisions of the Protection of Personal Information Act 4 of 2013.

#### **14. Work by the City**

- (1) Where any owner, occupier and/or consumer has been required by the City by notice in terms of these by-laws to carry out any work whether by way of construction, repair, replacement or maintenance and has failed to do so within the time stipulated in such notice, the City may, without prejudice to its rights to act against the owner and/or occupier for the contravention of these by-laws, proceed itself to carry out the work and may recover the fees, charges and amounts levied by the City for doing so, from the owner, occupier and/or consumer, which owner, occupier and consumer may be held jointly and severally liable for the debt, by the City.
- (2) Where any work other than that, for which a tariff in accordance with the applicable tariff is done, the fees, charges and amounts levied by the City will be recovered from the owner, occupier, consumer and/or any other person causing or necessitate such work to be done.
- (3) Any damage caused to the City's Distribution Network/System by the non-compliance with or contravention of any provision of these by-laws shall be repaired or replaced by the City at the expense of the owner, occupier, consumer or any other person responsible for the non-compliance or contravention and/or damage.

#### **15. Improper use**

- (1) If the consumer deals with the electricity (electrical energy) supply in any manner which interferes or is determined to interfere in an improper or unsafe manner with the efficient supply of electricity (electrical energy) to any other consumer, the City may, with or without notice, depending on the urgency, disconnect the electricity (electrical energy) supply of such consumer.
- (2) The supply shall be restored as soon as the cause for the disconnection has been remedied or removed. The tariff, in accordance with the applicable tariff for the discontinuation, disconnection and/or reconnection, shall be paid by the consumer before the electricity (electrical energy) supply is restored, unless it can be shown that the consumer did not interfere with the electricity (electrical energy) supply in an improper or unsafe manner.
- (3) If substantiated proof exists that the consumer used or dealt with the electricity (electrical energy) supply in an improper or unsafe manner, a new certificate of compliance for the installation may be required by the City.
- (4) The onus to prove that the cause for the disconnection has been remedied or

removed will be on the consumer who will be obliged to satisfy the City, in writing, that the cause for the disconnection has been remedied.

#### **16. Electricity (electrical energy) tariffs and fees**

- (1) The amount payable for electricity (electrical energy) consumed shall be in accordance with the applicable tariff as per the tariff schedule determined by the City from time to time.
- (2) Where an incorrect tariff was applied by the City, the correct tariff will be levied in respect of the actual consumption, for the period during which the incorrect tariff was applied provided that no adjustment shall be made in respect of the period during which the incorrect tariff was applied for a period of more than 36 months prior to the date on which the correction was made calculated from the date on which the City was notified of or became aware of the incorrect tariff so levied.
- (3) In the event where the time of use data was not captured, the average values of the POD will be used for determining the usage in each demand period and for the maximum demand, the details of which are provided in the Policy for the Estimation and Correction of Meter Reading and Billing Data
- (4) Should the consumer deny liability for payment of any amount in respect of any adjustment to his account as referred to in subclause (2) and (3) above, the Consumer shall be obliged to, within 21 business days, calculated from the date of the account in which the adjustment was levied, declare a dispute in terms of the City's applicable policies.
- (5) Unless the consumer has declared a dispute within 21 business days as stipulated in subclause (4) above, the consumer shall be deemed to have accepted liability for the payment of such amount and the correctness of the calculation thereof.
- (6) The City is entitled to recover from a consumer, owner, occupier and/or any other person any and all fees, charges, expenditure incurred by the City, and amounts, fees, and/or charges levied by the City in terms of or in the execution of these by-laws and in accordance with any other by-laws and policies of the City.
- (7) Without prejudice to the rights of the City, and notwithstanding any other actions that may be taken in terms of these by-laws, the City shall be entitled to charge or recover from any person, who has damaged the City's Distribution Network/System all costs, fees, charges, expenses and amounts, plus 15%, incurred or to be incurred by the City as a result of damages to the City's Distribution Network/System.

#### **17. Deposits**

- (1) The City reserves the right to require the consumer to pay a deposit or furnish a bank guarantee as per the City's applicable policy from time to time, as security in payment of any amounts, which are due or may become due to the City.
- (2) The amount of the deposit or bank guarantee in respect of each point of supply shall be determined by the City from time to time and may be adjusted as per the City's applicable policy.
- (3) Subject to subclauses (6) and (7) below, such deposit shall not be regarded as payment or part payment of any accounts due for the supply of electricity (electrical

energy).

- (4) Where the City's Distribution Network/System has been tampered with or an installation has been illegally reconnected after disconnection by the City, an increased deposit amount may be required.
- (5) If a consumer applies to the City for a supply at a higher capacity, an increased deposit amount may be required.
- (6) If a consumer is in default with any payment to the City in respect of any municipal service including electricity (electrical energy) the amount of the deposit may be allocated as payment against any outstanding municipal account of that consumer.
- (7) Any sum deposited by and on behalf of the consumer and not allocated as referred to in subclause (6) above is refundable, free of interest, on termination of the supply of municipal services including the supply of electricity (electrical energy), provided that all outstanding amounts have been settled in respect of the consumer's accounts with the City.

#### **18. Payment of accounts**

- (1) The amount payable for electricity (electrical energy) consumed shall be in accordance with the applicable tariff as per the tariff schedule determined by the City from time to time.
- (2) All accounts are deemed payable on or before the due date reflected on the account and, on the consumer's failure to pay any amounts reflected in the accounts, the City may give written notice in terms of the City's Credit Control and Debt Collection by-law and/or policies to the consumer to effect payment failing which the City may disconnect the electricity (electrical energy) supply to the premises of the consumer. The account as issued is considered the first notification of the amount payable.
- (3) An error or omission on any account or failure to render an account shall not relieve the consumer of his obligation to pay any amounts on the accounts, inclusive of but not limited to the amounts due for electricity (electrical energy) supplied to the premises and the onus shall be on the consumer to satisfy himself that the accounts rendered is in accordance with the prescribed schedule of tariffs.
- (4) Where the City has visited the premises for the purpose of disconnecting the supply in terms of clause 21 a prescribed fee shall become payable and in the event the City is obstructed or prevented from effecting such disconnection an additional prescribed fee shall become payable for each visit necessary for the purpose of such disconnection.
- (5) After disconnection for non-payment of an account or contravention of any provision of these by-laws and/or policies of the City relevant hereto, the prescribed fees, charges and amounts levied by the City due for electricity (electrical energy) consumed shall be paid, or suitable arrangements shall be made in terms of the City's by-laws or policies, before reconnection is made.
- (6) If a person uses an electrical supply without entering into a suitable arrangement as referred to in subclause (5) above, the owner shall be liable for the payment of electricity (electrical energy) so consumed in accordance with the applicable

promulgated tariff of the City and any other amounts levied by the City in such circumstances.

- (7) Notwithstanding the fact that the occupier or consumer has a consumer agreement with the City for the supply of electricity (electrical energy) the owner will be liable for all amounts due to the City in respect of the property/premises, including all amounts owing by the occupier or consumer. In the event the owner of immovable property apply for a clearance certificate, in terms of section 118 of the Local Government: Municipal Systems Act 32 of 2000, as amended, such owner will be liable for all amounts due to the City in respect of the property/premises, including all amounts owing by the occupier or consumer in order to obtain the clearance certificate.
- (8) The City may, in addition to the charges determined for the supply of electricity (electrical energy) that have been actually provided, levy an availability charge, monthly fixed charge, an annual fixed charge or a once off fixed charge in accordance with the applicable tariff, where the supply of electricity (electrical energy) is available, whether or not such services are consumed or utilised.

#### **19. Interest on overdue accounts**

- (1) The City shall levy interest on accounts which are not paid by the due date appearing on the account at an interest rate as approved by the City from time to time.

#### **20. Resale of electricity (electrical energy)**

- (1) Unless otherwise authorised by the City in writing, no person shall sell or supply electricity (electrical energy) that is supplied to his premises to any other person/s for use on any premises, or permit such resale or supply to take place.
- (2) In all instances where a person duly authorised thereto under subclause (1) above resells electricity (electrical energy) supplied by the City, the resale is subject to the provision of the Electricity Regulation Act 4 of 2006, as amended, the provision of these by-laws and any other by-laws and/or policies including the indigent policy of the City and the schedule of promulgated tariffs of the City which are applicable and such tariffs of the resale of such electricity (electrical energy) so supplied by the City shall not exceed the duly schedule of promulgated tariffs of the City
- (3) Where a person resells electricity (electrical energy) supplied by the City as provided for under subclause (2) above, such electricity (electrical energy) shall, in respect of each purchaser, be metered through a sub-meter approved by the South African Bureau of Standards. This includes but is not limited to electricity (electrical energy) supplied to security estates, sectional title developments, group housing developments and apartment buildings.
- (4) The City shall not be held liable for any inaccuracy or other defect in any sub-meter as referred to in subclause (3) above.
- (5) In the event the purchaser is privately separately metered, the amount levied by such reseller and the rate applicable per kWh unit for the total units of the specific unit must be at the tariff applicable in terms of the promulgated tariffs of the City and shall the amount payable by the purchaser, not exceed the amount the purchaser would have paid if the purchaser was a direct consumer of the City.
- (6) If the purchaser is not privately separately metered, reseller must divide his total units purchased into his total account received from the City to arrive at a cent per kWh



unit amount and may in such instance use this c/unit amount to bill his purchasers. The total amount charged to the purchasers must not exceed the invoice amount which is payable by the reseller to the City

- (7) No indigent tariff will be applied or be applicable if the tenant of any premises is indigent and shall the indigent policy and/or tariff only be applicable and applied, at the discretion of the City, if the owner qualifies as an indigent.
- (8) Where, in terms of a special agreement a consumer is authorised to resell electricity (electrical energy) supplied by the City, the City may at any time demand from the consumer to submit to the City for inspection the records of such consumer relating to the resale of electricity (electrical energy) to other persons and the income derived by the consumer from such resale, and may, where sub-meters have been installed by the consumer, demand that the consumer have any of such sub-meters tested to the satisfaction of the City at the consumer's expense, and that any meter which is found to be defective be repaired or replaced at the expense of the consumer. Except as is otherwise provided in a special agreement the supply of electricity (electrical energy) under such agreement shall be subject to the provisions of these by-laws.

## **21. Right to disconnect the electricity (electrical energy) supply**

- (1) The City shall have the right, after giving 14 (fourteen) business days' written notice to the owner and/or occupier and/or consumer and/or affected party, to disconnect the supply of electricity (electrical energy) to any premises if: -
  - (a) the person liable to pay for the supply, fails to pay any amount due to the City in connection with any supply of municipal services which he may at any time have received from the City in respect of the premises and/or any amounts due to the City as per the City's policy or by-laws dealing with debt collection and credit control, or,
  - (b) any of the provisions of the by-laws and/or policies of the City relevant hereto and/or the Building Regulations are being or have been contravened.
- (2) The City must in its termination notice referred to in subclause (1) above, notify such person of: -
  - (a) the intention to disconnect electricity (electrical energy) supply to the premises;
  - (b) the right to make representations in respect of the intended disconnection; and
  - (c) all the relevant information including reasons for the intended disconnection and the notice period on or after which the disconnection will be effected.
- (3) After such disconnection, the amounts as prescribed in accordance with the applicable tariff, together with any other fees, charges and amounts levied by the City shall be paid in full and the contravention complained of by the City had ceased or has been rectified, if any, before reconnection. Reconnection of services shall be completed within a reasonable period of time after written confirmation and provision of documentary proof by the consumer to the City of payment made as well as receipt of such payment by the City.
- (4) When conditions are found to exist in an electrical installation which in the opinion of



the City constitutes a danger or potential danger to person or property or interferes with the supply to any other consumer or if there has been deliberate tampering with equipment or overloading on or an illegal increase of supply or capacity of supply to the premises, the City may, without notice, disconnect that installation or any part thereof until such conditions have been remedied or removed.

- (5) The onus to prove that the cause for the disconnection as referred to in subclause (4) above has been remedied or removed will be on the consumer who will be obliged to satisfy the City, in writing, that such cause for the disconnection has been remedied. The City may inspect the premises to verify that the cause for the disconnection has been remedied or removed and the consumer shall be liable for payment of an amount determined by the City from time to time.
- (6) When an installation has been illegally reconnected on the consumer premises after disconnection by the City, or where the City's equipment was tampered with, the electricity (electrical energy) supply shall be immediately removed and will only be reinstated upon payment of the amounts as prescribed in the tariff schedule determined by the City from time to time together with any other fees as prescribed by the City.
- (7) The City shall have the right to immediately, whenever there is a necessity or insofar as there are insufficient load available to supply and distribute electricity (electrical energy) to consumers, prohibit or restrict the supply of electricity (electrical energy) under its control or management or in the event of a shortage of electricity (electrical energy), implementation of load reduction schedules from a generating plant, unauthorised use of electricity (electrical energy), damage to property, danger to life, flood, other disaster situation or other reason at the discretion of the City prohibit, restrict or suspend the supply of electricity (electrical energy) in the whole or part of its municipal area in general or for specified purpose and/or during specified hours of the day or on specific days and/or in a specified manner or through scheduled interruptions. The City shall not be liable for any loss or damage directly or consequentially due to or arising from such interruption and discontinuance of the electricity (electrical energy) supply.

## **22. Non-liability of the City**

- (1) The City shall not be liable for any loss or damage, direct or consequential whatsoever and howsoever caused, inclusive of, but not limited to, loss of production, loss of profit and damage to equipment suffered or sustained by a consumer as a result of or arising from the cessation, interruption, disconnection or discontinuation of the supply of electricity (electrical energy), or any variation of voltage or frequency, or through whatsoever other conduct unless caused by the gross negligent conduct of the City.
- (2) Neither the City's approval of an electrical installation after making any inspection or test thereof nor the granting of permission by the City to connect the installation to the supply shall be taken as constituting for any purpose, a guarantee by the City that the work has been properly executed or that the materials used are sound or suitable for the purpose or any warranty whatsoever or as relieving the contractor from liability, whether civil or criminal, for executing the work improperly or for using faulty material.
- (3) The City shall not be liable for any loss or damage, direct or consequential whatsoever and howsoever caused inclusive of, but not limited to fire or any other accident arising wholly or partly from the condition or in respect of any electrical installation belonging to the City or the consumer.

- (4) The City shall not be held responsible for the work done by an electrical contractor or registered person on a consumer's premises and shall not be liable or responsible for any loss or damage, direct or consequential whatsoever and howsoever caused inclusive of loss or damage, which may be occasioned by fire or by any accident or any other cause wholly or partly arising from the condition of the electrical installation or equipment or state of the wiring on the consumer's premises.
- (5) Notwithstanding any of the provisions of these by-laws, where an applicant, occupier or consumer is not the registered owner of the premises, and any application is made to the City, any agreement is entered into with the City or any installation, repairs, extensions, modifications and/or alterations is done to the electrical installation on the premises by the said applicant, occupier or consumer, written consent must be obtained from the registered owner of the premises, prior to the instances and events aforementioned, authorising the said application, agreement, installation, repairs, extension, modifications and/or alterations. Such written consent must be produced or handed to the City, upon request by the City.

**23. Leakage of electricity (electrical energy)**

- (1) Under no circumstances shall any rebate be given on the account for electricity (electrical energy) supplied and metered in respect of electricity (electrical energy) wasted owing to leakage or any other fault in the electrical installation.

**24. Failure of supply**

- (1) The City does not undertake to attend to a failure of the supply of electricity (electrical energy) in the electrical installation of the consumer, except when such failure is due to the operation of a service protective device of the City. When a failure of electricity (electrical energy) supply is found to be due to a fault in the electrical installation of the consumer, or to the faulty operation of apparatus used in connection therewith, the City shall have the right to: -
  - (a) charge the consumer the amounts as prescribed in the tariff schedule determined by the City from time to time for each restoration of the supply; and
  - (b) recover from the consumer the amount of making good or repairing any damage which may have been done to the service mains and meter by such fault or faulty operation.

**25. Sealed apparatus**

- (1) Where any seal or lock has been placed by the City on any meter, service fuse, service circuit breaker or other similar apparatus or cabinet or room in which such apparatus is accommodated whether or not belonging to the City, no person other than an authorised employee of the City, an authorised contractor duly appointed by the City, or a consumer authorised by the City shall for any reason whatsoever remove, break, deface or otherwise interfere with any such seal or lock.

**26. Testing of meter and failure of meter to register correctly**

- (1) If a consumer or owner has reason to believe that the meter is not registering or functioning correctly, is defective in any other manner or an incorrect external/internal

multiplication factor has been applied, or should there be a dispute in this regard, the consumer or owner may request the City to have the meter tested. Such request must be accompanied by the fee prescribed in the tariff schedule for the testing of meters, and the City shall as soon as possible thereafter test the meter. The fee shall be refunded if the meter is shown to be registering or functioning incorrectly through no fault or conduct of the consumer or owner.

(2) The City's finding as to the accuracy of the meter after the test referred to in subclause (1) has been carried out shall be final. A meter shall be conclusively presumed to be registering accurately if it satisfies the requirements prescribed in SANS 474 / NRS 057: Electricity metering. A certificate issued by the City or its duly authorised agent shall be prima facie proof of the accuracy or correct functioning of the meter. The laboratory that tests the meter must be SANAS accredited in accordance with SANS 17025.

(3) The City shall, immediately before removing the meter for testing, take a reading of that meter and the current meter reading period shall be terminated at the time of such reading.

(4) If after testing a meter, the City is satisfied that it is not registering correctly, it shall render to the consumer a statement of account adjusted in accordance with subclauses (6) and (7) below.

(5) The City has the right to audit and test the metering and metering equipment of any installation.

(6) If it is established that the meter and/or metering system is defective, or measuring incorrectly or not at all for whatever reason or if an incorrect external/internal multiplication factor had been applied/registered: -

(a) In the case of a credit meter, adjust the account rendered in accordance with the City's Policy for the estimation and correction of meter reading and billing data ("the Policy"), which Policy is incorporated herein and is regarded as a schedule hereto;

(b) In the case of a prepayment meter, render an account where the meter has been under-registering or not at all, or issue a free token, where possible, where the meter has been over-registering in accordance with the Policy.

(7) Any adjustment to be made as referred to in subclause (6)(a) above, account to be rendered or token to be issued, where possible, as referred to in subclause (6)(b) above or the Policy, will be limited to a period not exceeding 36 months prior to the date on which it was established that the meter and/or metering system was defective or measuring incorrectly or not at all.

(8) Should the consumer deny liability for payment of any amount in respect of any adjustment to his account as referred to in subclause (6) and (7) above, the Consumer shall be obliged to, within 21 business days, calculated from the date of the account in which the adjustment was levied, declare a dispute in terms of the City's applicable policies.

(9) Unless the consumer has declared a dispute within 21 business days as stipulated in subclause (8) above, the consumer shall be deemed to have accepted liability for the payment of such amount and the correctness of the calculation thereof.

**27. Theft of electricity (electrical energy) and/or tampering with service connection or Distribution Network/System equipment**

- (1) No person is allowed to gain access and/or to connect to the City's Distribution Network/System or obtain a supply of electricity (electrical energy) where not authorised thereto in writing by the City or in accordance with the provisions of these by-laws.
- (2) The provisions of subclause (1) above include but is not limited to the prohibition of making or allowing a temporary or permanent connection to extend the City's or consumer's installation to another property or another person's dwelling or business.
- (3) Any owner and/or occupant of the premises, dwelling or business referred to in subclause (2) and the person so allowing unauthorised access and/or connection to the City's Distribution Network/System or consumer's installation will be deemed as parties that benefit from any unauthorised access to the City's electricity (electrical energy) service and the City shall have the right to recover from any or all of the parties the full amount of the estimated consumption of electricity (electrical energy) services calculated in accordance with the City's schedule of tariffs and other amounts that may be due to City including any losses suffered by the City that resulted from the theft of electricity (electrical energy) and both parties shall be liable for such fees, tariffs, charges, penalties or fines as determined by the City in its promulgated tariffs.
- (4) The unauthorised access and/or connection to the City's electricity (electrical energy) service constitutes theft of electricity (electrical energy).
- (5) No person shall in any manner or for any reason whatsoever paint, deface, tamper, by-pass or interfere with any meter or metering system or service connection or service protection device, or supply or any other equipment or appurtenances of the City or illegally access and/or connect the electrical wiring of any other consumer or access and/or connect to the City's Distribution Network/System of any other consumer and where any seal or lock has been placed by the City on any meter, or other similar apparatus in which such meter or apparatus is accommodated whether or not belonging to the City, no person other than an authorised employee of the City or an authorised contractor duly appointed by the City, shall for any reason whatsoever remove, break, deface or otherwise interfere with any such seal or lock
- (6) Where prima facie evidence exists of a consumer and/or any person having contravened subclauses (1), (2), (3) and (5) above, the City shall have the right to immediately disconnect and/or remove the supply of electricity (electrical energy) in respect of any or all of the parties referred to in subclause (3) above without prior notice to any such parties.
- (7) Any or all of the parties referred to in subclauses (3) and (5) above shall be liable for all fees and amounts levied by the City for such contravention and the disconnection referred to in subclause (6) above and, if as a result of the theft, tampering, interference, bypassing, defacing or any other conduct in breach of these by-laws, it is necessary to make alterations to the metering system and/or the City's Distribution Network/System, shall be liable for the total amount of such alterations and repairs.
- (8) The City shall have the right to recover from the consumer and/or other involved persons or businesses the full estimated amounts of the electrical energy and demand amounts lost as a result of the theft of electricity (electrical energy) and/or tampering, interference, bypassing or any other conduct in breach of these by-laws

in accordance with the City's applicable policies and schedule of tariffs.

- (9) Where any uniquely marked or identified cable or equipment of the City is found in the possession of any unauthorised person, that person shall be held accountable for the theft of such cable and/or equipment and any losses suffered by the City in consequence thereof.
- (10) Where any uniquely marked or identified cable or equipment of the City is found installed at an unauthorised location, the parties that benefit from the unauthorised use of such cable or equipment and/or access to the City's electrical service can also be held accountable for the theft of the cable and equipment and any losses suffered by the City in consequence thereof.
- (11) The determination by the City shall be prima facie evidence of the amounts or loss as referred to in subclause (8), (9) and (10) above.

## **28. Protection of City's Distribution Network/System**

- (1) Any electrical installation on any premises connected to the City's Distribution Network/System must be maintained in good working order and condition at all times by the owner or consumer to the satisfaction of the City.
- (2) No person shall wilfully or negligently damage or cause to be damaged any equipment, meter, apparatus belonging to the City or the City's Distribution Network/System used or intended to be used by the City in connection with the supply of electricity (electrical energy).
- (3) The City may require a consumer who takes a multiphase supply, to distribute his electrical load evenly over the supply phases and must install such devices in the consumer's services connection as it may deem necessary to ensure that this requirement is complied with.
- (4) No person shall, except with the written consent of the City and subject to such conditions as may be imposed: -
  - (a) Construct, erect or permit the erection of any building structure or other object, or plant, trees or vegetation over or in such a position or in such a manner as to interfere with or endanger the City's Distribution Network/System;
  - (b) excavate, open up or remove the ground above, next to or under any part of the City's Distribution Network/System;
  - (c) damage, endanger, remove or destroy or do any act likely to damage, endanger or destroy any part of the City's Distribution Network/System;
  - (d) make any opening in any part of the City's Distribution Network/System or obstruct or divert or cause to be obstructed or diverted any of the City's Distribution Network/System there from;
  - (e) the owner shall limit the height of trees or length of projecting branches in the proximity of overhead lines or provide a means of protection which in the opinion of the City will adequately prevent the tree from interfering with the conductors should the tree or branch fall or be cut down. Should the owner fail to observe this provision the City shall have the right, after prior written

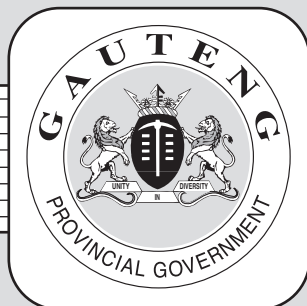
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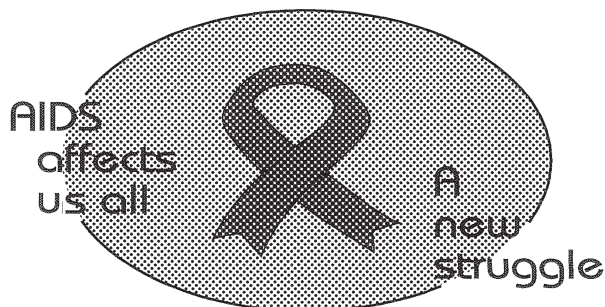
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notification, or at any time without notice in an emergency, to cut or trim the trees or other vegetation in such a manner as to comply with this provision and shall be entitled to enter the property for this purpose;

- (5) The City may, at the cost of the consumer: -
- (a) subject to obtaining an Order of Court, where necessary, demolish, alter or otherwise deal with any building, structure or other object constructed, erected or laid in contravention of these by-laws;
  - (b) fill in and make good any ground excavated or removed in contravention of these by-laws;
  - (c) repair and make good any damage done in contravention of these by-laws or resulting from a contravention of these by-laws;
  - (d) remove anything damaging, obstructing or endangering or likely to damage, obstruct, endanger or destroy any part of the City's Distribution Network/System.
- (6) The City may in the case of an emergency or disaster remove anything damaging, obstructing or endangering or likely to damage, obstruct, endanger or destroy any part of the City's Distribution Network/System.
- (7) Any expenses incurred by the City for any work carried out by the City necessitated by a contravention of these by-laws, shall be for the account of the person who acted in contravention of these by-laws and/or the owner of the premises.

## **29. Unauthorised connections and reconnections**

- (1) No person other than a person specifically authorised thereto by the City in writing shall directly or indirectly connect to, attempt to connect or cause or permit a connection to the City's Distribution Network/System. Any unauthorised connection is illegal.
- (2) No person, other than a person specifically authorised thereto by the City in writing shall reconnect or cause or permit to be reconnected, any service connection or installations which have previously been disconnected from the City's Distribution Network/System by the City.
- (3) When a supply is reconnected illegally, the consumer using the supply of electricity (electrical energy) and/or the owner of the premises shall be liable for all amounts for electricity (electrical energy) consumed between the date of disconnection and the date that the electricity (electrical energy) supply was found reconnected and any other amounts raised in this regard. The City reserves the right to remove part or all of the supply equipment until payment is received in full. The owner of the premises and/or consumer will be responsible for all the charges associated with the reinstatement of the supply equipment.
- (4) Where the electricity (electrical energy) supply has been disconnected owing to unsafe conditions in the consumer's installation the supply may only be reconnected after the consumer has submitted a valid certificate of compliance to the City.
- (5) Any contravention or failure to comply with the provisions of this clause, shall constitute an offence.

**30. Temporary disconnection and reconnection**

- (1) The City shall, on application by a consumer, in a form prescribed by the City, temporarily disconnect the electricity (electrical energy) supply and shall reconnect it on payment of the fee prescribed in the tariff schedule.
- (2) In the event of the necessity arising for the City to effect a temporary disconnection and reconnection of the electricity (electrical energy) supply to a consumer's electrical installation and the consumer is in no way responsible for bringing about this necessity, the City shall waive payment of the fee.
- (3) The City may, in the case of high risk, without notice temporarily discontinue the supply to any electrical installation to effect repairs or make inspections or tests or for any other purpose connected with its Distribution Network/System or other works.

**31. Discontinuation of supply**

- (1) In the event of a consumer or owner wishing to discontinue his electricity (electrical energy) supply, the consumer or owner must furnish the City with 14 (fourteen) business days written notice to discontinue the electricity (electrical energy) supply. The City will process the notice and the consumer and/or owner will remain liable for all outstanding electricity (electrical energy) consumption and payments due in terms of the City's tariff schedule for the supply of electricity (electrical energy).

**32. Load reduction**

- (1) At times of peak load or in an emergency, or when, in the opinion of the City, it is necessary for any reason to reduce the load on the electricity (electrical energy) supply system of the City, the City may without notice interrupt and, for such period as the City may deem necessary, discontinue the electricity (electrical energy) supply to any consumer's electrically operated thermal storage water heater or any specific appliance or the whole installation. The City shall not be liable for any loss or damage directly or consequentially due to or arising from such interruption and discontinuance of the electricity (electrical energy) supply.
- (2) The City may install on the premises of the consumer such apparatus and/or equipment as may be necessary to give effect to the provisions of subclause (1) above, and the City may at any reasonable time enter any premises to install, inspect, test, adjust and/or change such apparatus and/or equipment. Any interference with such apparatus and/or equipment and/or its operation by a consumer and/or owner will constitute an offence, and recover from the consumer and/or owner the amount involved in repairing or reinstating the apparatus and/or equipment.
- (3) Notwithstanding, the provisions of subclause (2) above, the consumer or the owner, as the case may be, shall, when installing an electrically operated water storage heater, provide such necessary accommodation and wiring as the City may decide to facilitate the later installation of the apparatus and/or equipment referred to in subclause (2) above.
- (4) The City may upon written request by a consumer, consent to any apparatus and/or equipment not being connected to a control relay, in which event the consumer shall, for the period during which such apparatus is not so connected, pay a monthly amount determined by the City.

- (5) The City may provide a set of electrical contacts which will close when the relay contemplated in subclause (2) above is operative, and which will enable the consumer to operate load control apparatus and/or equipment and warning devices.

### **33. Type of service connection and metering**

- (1) The City may in any particular case determine at which voltage the consumer's connection to the City's Distribution Network/System shall be made and the type of such connection.
- (2) The City may similarly determine the type of metering or metering system to be used and may change any existing meter to prepayment technology, where technically possible.
- (3) Where automated meter reading is utilised for large power users as determined by the City, the requirements of SANS 473 / NRS071 shall be complied with.
- (4) The reading shown by a meter shall be prima facie proof of the electrical energy consumed and/or of the maximum demand during the meter reading period and an entry in the City's records shall be prima facie proof that the meter showed the reading which the entry purports to record.
- (5) If, at the request of a consumer, the meter is read by an authorised employee or contractor of the City at a time other than the date set by the City for that purpose, an amount determined by the City shall be payable by such consumer for such reading.
- (6) If for any reason a meter has not been read during one or more meter reading periods, the City may render an account based on the estimated consumption of electricity (electrical energy) and/or maximum demand. The amount payable in respect of energy consumption and/or maximum demand shall be adjusted subsequent to the determination of the actual energy consumption and/or maximum demand once so determined.
- (7) When a consumer vacates a property and a final reading is not possible, an estimation of the consumption may be made and the final account rendered accordingly.
- (8) If any calculation, meter reading or capturing error of whatsoever nature by the City is discovered in respect of any account rendered to a consumer, the error shall be corrected in subsequent accounts. Any such correction shall only be made for a period of 36 months preceding the date on which the error in the accounts was discovered and shall be based on the City's schedule of tariffs applicable during the relevant period.
- (9) Should the City not be able to gain access to a meter for two consecutive meter reading periods the City may forthwith discontinue the supply of electricity (electrical energy) to the premises to which that meter relates.

### **34. Prepayment metering**

- (1) No refund of the amount tendered for the purchase of electricity credit shall be given at the point of sale after initiation of the process by which the prepayment meter token is produced.

- (2) Copies of previously issued tokens for the transfer of credit to the prepayment meter may be issued at the request of the consumer.
- (3) When a consumer vacates any premises where a prepayment meter is installed, no refund for credit remaining in the meter shall be made to the consumer.
- (4) The City may, at its discretion, appoint vendors for the sale of credit for prepayment meters and shall not guarantee the continued operation of any vendor.

### **35. Low voltage switchgear and equipment**

- (1) Before a low voltage supply is given, altered or extended, the applicant or owner shall, if required to do so by the City, provide a cabinet(s) of approved design and construction for the accommodation of the City's service connection, at no expense to the City and in a position approved by the City.
- (2) The consumer shall provide an approved cabinet(s) in an approved position for the meter board and adequate conductors for the City's metering equipment, service apparatus, circuit breakers, surge arrestors and other protective devices, and load management relays. The accommodation and protection shall be provided and maintained to the satisfaction of the City, at the cost of the consumer or the owner, and shall be situated where unrestricted access to the City is possible at all reasonable hours.
- (3) The City may require the owner to submit, for approval, a wiring diagram and specifications covering a proposed construction or, alteration, extension or repair to any electrical installation. Where the City requires a diagram and specification the proposed work shall not commence until these have been submitted and approved by the City in writing.
- (4) The installation, alteration or extension of the electrical apparatus must be signed off by a suitably qualified person appointed by the owner, and the certificate of compliance must be submitted to the City for written approval no less than 3 (three) business days prior to energizing the installation, alteration or extension. The City may inspect such installation at any time. The installation, alteration or extension of the electrical apparatus must comply with the requirements of SANS 10142-1.
- (5) Where submetering equipment is installed, an approved cabinet(s) separate from the City's cabinet(s) shall be provided.
- (6) The consumer or the owner of the premises shall in the case of a common meter position for multiple meters, provide adequate electric lighting in the space set aside for accommodating the metering equipment and service apparatus as well as a clear identification of each meter's allocated consumer.
- (7) Where, at the sole discretion of the City, and on written notification to the consumer, the position of the meter, service connection, protective devices or main distribution board is no longer readily accessible or becomes a source of danger to life or property or in any way becomes unsuitable, the consumer shall relocate it forthwith to a new position, at his cost.
- (8) The approved cabinet(s) for the City's metering equipment and protective devices may, if approved in writing by the City, include the consumer main switch and main protective device. No apparatus other than that used in connection with the supply

and use of electricity (electrical energy) shall be installed or stored in such an approved cabinet(s) unless approved.

- (9) Notwithstanding any approval previously given, the City may at any reasonable time and in case of emergencies at all times, inspect any low voltage apparatus and subject it to such tests as may be deemed necessary and may, if such apparatus on the consumer's premises is found defective, disconnect the supply to the premises until the defect has been corrected.
- (10) The owner or the consumer shall be liable to the City for the payment of all charges in respect of any of the tests and/or disconnection referred to in subclause (9) above should any defect in the low voltage electrical installation be found.
- (11) All the equipment required for the supply of electricity (electrical energy) to the consumer at the point of supply, together with the necessary connection from the City's Distribution Network/System, shall remain the City's property irrespective where in the electrical circuit the metering installation is installed.

### **36. Medium and high voltage switchgear and equipment**

- (1) All the apparatus used in connection with a medium and high voltage electrical installation, alteration or extension and the design and construction including but not limited to circuit breakers, surge arrestors and other protective devices, and load management relays, must be approved by the City in writing.
- (2) A design including but not limited to design calculations, a site plan and drawings showing in detail the particulars and layout of all proposed electrical apparatus with full technical information of the design and apparatus, shall be submitted to the City. No work shall commence before the proposed installation, alteration or extension is approved by the City in writing. The design of the electrical apparatus must comply with the requirements of SANS 10142-2 and be signed off by a suitably qualified engineer appointed by the owner.
- (3) The installation, alteration or extension of the electrical apparatus must be signed off by a suitably qualified engineer appointed by the owner, and the Certificate of Compliance must be submitted to the City for written approval no less than 3 (three) business days prior to energizing the installation, alteration or extension. The City may inspect such installation at any time. The installation, alteration or extension of the electrical apparatus must comply with the requirements of SANS 10142-2.
- (4) Only a person authorised by the City, shall undertake the installation, repair, alteration, extension, examination or operation of or touch or do anything in connection with medium and high voltage apparatus.
- (5) Notwithstanding any approval previously given, the City may at any reasonable time and in case of emergencies at all times, inspect any medium and high voltage apparatus and subject it to such tests as may be deemed necessary and may, if such apparatus on the consumer's premises is found defective, disconnect the supply to the premises until the defect has been corrected.
- (6) The owner or the consumer shall be liable to the City for the payment of all charges in respect of any of the tests and/or disconnection referred to in subclause (5) above should any defect in the medium and high voltage electrical installation be found.
- (7) Notwithstanding anything contained in this clause, no medium and high voltage

apparatus, which has been newly installed, altered or extended, shall be connected to the supply without the written permission of the City. The permission shall not be given unless the requirements of this clause have been complied with.

- (8) All the equipment required for the supply of electricity (electrical energy) to the consumer at the point of supply, together with the necessary connection from the City's Distribution Network/System, shall remain the City's property irrespective where in the electrical circuit the metering installation is installed.

### **37. Consumer to erect and maintain electrical installation**

- (1) For the purpose of these by-laws the applicable legislation, regulations and relevant SABS/SANS standards and codes as amended or replaced shall be applicable to all aspects that relate to electrical installations, and the City may also approve in writing the use of any other specification and codes where in its opinion it is appropriate to do so, and it shall in considering any application for such approval be guided by accepted practice and international specifications and codes of practice. Any electrical installation constructed or installed must comply with these by-laws, other applicable by-laws and policies of the City, any applicable specifications in terms of the Building Regulations, as amended from time to time and any other applicable standards, legislation or statutory requirements that may be in force from time to time.
- (2) Every owner and/or occupier and/or consumer shall, at his own expense, provide, install, lay down and maintain his own electrical installation.
- (3) All new electrical installation or changes to an existing electrical installation necessitated by any alteration or extension of an existing building must be approved in writing by the City. An application for the approval by the City, must be made on the prescribed form, in writing and shall be accompanied by the determined charge, information copies of the drawings in the format and in accordance with the requirements as determined by the City, and a certificate certifying that the installation has been designed in accordance with the relevant SABS/SANS standards and/or codes and the City's design guidelines by a competent person.
- (4) If installation work has been done without the approval of the City or in contravention of these by-laws, the City may require the owner to rectify the contravention within a specified period and/or if work is in progress, to cease the work and/or to remove all such work which does not comply with these by-laws; and comply with the relevant provisions of these by-laws within a specified period.
- (5) Where required by the City, an owner shall, at no expense to the City, provide and maintain an approved enclosure for accommodating the City's and consumer's supply and metering equipment in a position determined by the City.
- (6) The consumer shall at its expense supply, erect, connect, operate and maintain any equipment required to connect its electrical installation at the point of supply, provided that his equipment shall be approved by the City before it is connected to the point of supply.
- (7) No person shall enter the enclosure accommodating the City's supply and metering equipment or touch or interfere with any apparatus therein, unless authorised to do so by the City in writing.
- (8) The consumer or owner of the premises shall at all times provide and maintain safe and convenient access to an electrical enclosure and which shall be used only for the



accommodation of supply and metering equipment.

- (9) The City may use any enclosure for supply and metering equipment in connection with a supply to a consumer on premises other than that on which the enclosure is situated.

### **38. Standby supply from the City**

- (1) No consumer or the owner of a property shall be entitled to a separate standby supply of electricity (electrical energy) from the City's Distribution Network/System for any premises except with the written consent of the City and subject to such terms and conditions to be determined by the City in its sole discretion.
- (2) Charges in accordance with the City's schedule of tariffs will be levied for the electricity (electrical energy) consumed and the maximum demand for the standby supply.
- (3) All capital expenses to establish a standby supply from the City's Distribution Network/System and expenditure relating to the maintenance of the standby supply will be for the consumer and/or owner's account.

### **39. Consumer energy sources**

- (1) When an energy source of any kind is installed on a consumer's premises, and electrically coupled to, and run parallel with the City's Distribution Network/System, the consumer must ensure that the necessary safety isolation equipment, as required by the City, is installed, to prevent any back feed of electricity (electrical energy) after the electricity (electrical energy) supply of the City has been isolated. The consumer shall be responsible for providing and installing all related protective equipment.
- (2) The installation, alteration or extension of an energy source coupled directly to a medium voltage installation or coupled via a step-up transformer to a medium or high voltage installation, as referred to in subclause (1) above must comply with the provisions of subclauses 36(1), 36(2) and 36(3) above.
- (3) The installation, alteration or extension of an energy source coupled to a low voltage installation as referred to in subclause (1) above must comply with the provisions of subclause 35(4) above.
- (4) The City may disconnect the main supply to any premises if the energy source does not operate to the requirements of the Grid Connection Code for Renewable Power Plants Connected to the Electricity Transmission System or Distribution System in South Africa, and the Grid Code Co-generator Connection Conditions.
- (5) No emergency standby energy source (equipment) provided by a consumer for his own operational requirements and which is subject to the regulations shall be connected to any installation without the prior written approval of the City. Application for such approval shall be made in writing and shall include a full specification of the said equipment and a wiring diagram.
- (6) The consumer standby energy source (equipment) is permitted to be electrically coupled to, and run parallel with the City's Distribution Network/System, where agreed to in writing by the City. The consumer shall be responsible for providing, installing and maintaining all the necessary synchronizing and protective equipment



required for safe parallel operation.

#### **40. Embedded Generator**

- (1) No embedded generator may be connected to the City's electrical grid without the written consent of the Head of Department: Energy.
- (2) A written application must be submitted to the City for the connection of all embedded generators to the City's electrical grid and must comply with all safety, metering and other requirements as determined by the City.
- (3) Failure by a consumer to apply and receive written approval from the City for the connection of all embedded generators to the City's electrical grid will result in the disconnection of the electricity (electrical energy) supply by the City to the premises.
- (4) In the event of an unauthorised reverse feed-in of electrical energy to the City's electrical grid and which results in the meter reversing to the benefit of the consumer and/or causing billing or meter reading errors, the City will adjust the account rendered to the consumer in accordance with the City's Policy for the estimation and correction of meter reading and billing data and the City will further install the appropriate meter at the expense of the consumer.
- (5) All installations relating to embedded generators must comply with the relevant standards, legislation, regulations and/or requirements and compliance to new or amended standards, regulations and/or requirements will be required for existing installations if in the opinion of the City the previous regulations or standards are no longer safe or does not comply with new or amended standards, regulations and/or requirements.

#### **41. Wheeling**

- (1) The City may, subject to the provisions of the City's Policy for the Wheeling of Electricity ("the City's Wheeling Policy"), the content of which is incorporated herein, permit the wheeling of electricity (electrical energy) through the City's Distribution Network/System by another electricity (electrical energy) supplier (generator or trader) duly licensed for generating or trading electricity (electrical energy) in terms of the Electricity Regulation Act 4 of 2006, as amended, or any other applicable legislation, to a consumer contracted to such supplier.
- (2) All provisions stipulated in the City's Wheeling Policy must be adhered to.
- (3) The amounts payable for the wheeling of and/or for electricity (electrical energy) consumed shall be in accordance with the applicable tariff as per the City's tariff schedule as determined from time to time.

#### **42. Position of cooking appliances**

- (1) No heating or cooking appliance shall be installed, placed or used below any meter or supply equipment of the City.

#### **43. Fault in electrical installation**

- (1) If any fault develops in the electrical installation, which constitutes a hazard to persons, livestock or property, the consumer shall immediately disconnect the

electricity (electrical energy) supply. The consumer shall, without delay, contact the City's emergency services and also give written notice forthwith to the City and the consumer shall immediately take steps to remedy the fault.

**44. Change of consumer/occupier**

- (1) In the case of a change of occupier at any premises, the consumer, including a consumer bound by a prepayment arrangement, must give the City at least 14 (fourteen) business days written notice of his intention to discontinue the use of the electricity (electrical energy) supply.
- (2) The new occupier must apply in writing as per clause 8 above, failing which the electricity (electrical energy) supply shall be disconnected and the occupier and/or owner shall be liable for the electricity (electrical energy) consumed from the date of occupation until such time as the supply is disconnected.
- (3) Where premises are fitted with a prepayment meter and change of occupier takes place, the new occupier is deemed to be the consumer. Should such a consumer fail to apply for an electricity (electrical energy) supply in terms of clause 8 above, the occupier and/or owner shall be liable for all charges and fees owed to the City, as well as any outstanding charges and fees which accrued to that point of metering, until such time as an application for supply is received by the City.
- (4) Subject to subclauses (1), (2) and (3) above, the registered owner of a property remains liable for payment of any electricity (electrical energy) consumed on the premises in accordance with the City's schedule of tariffs without a valid agreement being concluded.

**45. Service apparatus and Damage to the City's Distribution Network/System**

- (1) If any damage occurs to the City's Distribution Network/System, on the owner and/or consumer's premises the owner and/or consumer shall inform the City in writing as soon as he becomes aware of that fact and the City or a person authorised by City shall repair the damage.
- (2) The owner of the premises and/or the consumer shall be liable for all amounts arising from damages to or loss of any of the City's Distribution Network/System on the owner and/or consumer's premises.
- (3) Where there is a common metering installation on the premises for more than one owner and/or consumer, such owners and/or consumers will be jointly and severely liable for any damages as referred to in subclause (2) above.
- (4) A certificate signed by an official of the City (whose appointment and authority need not be proven) setting out the amount/s owing to the City in terms of this clause shall be sufficient and satisfactory proof of the facts therein stated unless the contrary is proved by the consumer(s) or owner(s).
- (5) The certificate as referred to in subclause (4) above (if not challenged in writing by the consumer or owner) will on its mere production by any person be accepted by the Court as evidence of facts recorded in such certificate.
- (6) If any fault develops in the consumer's electrical installation, which constitutes a hazard to persons, animals, or property, the consumer shall without delay, contact the City and the consumer shall immediately take steps to remedy the fault.

**46. Service connection**

- (1) The owner of the premises concerned or a duly authorised person acting on his behalf shall make application for the installation or reinstatement of a service connection in a form prescribed by the City.
- (2) A service connection shall be installed at the expense of the owner and shall be paid to the City by the owner before the supply is authorised. The work to be carried out by the City at the cost of the owner for a service connection to the owner's premises shall be determined by the City. The owner shall provide, fix and/or maintain on his premises such ducts, wireways, trenches, fastenings and clearance to overhead supply mains as may be required by the City for the installation of the service connection.
- (3) Every part of the service connection shall remain the property of the City.
- (4) Notwithstanding that the service connection to an approved electrical installation may already have been completed, the City may, at its absolute discretion, refuse to supply electricity (electrical energy) to that installation until all amounts due to the City by the same owner and/or consumer in respect of that or any other service connection, whether or not on the same premises, have been paid.
- (5) No owner shall be entitled to require more than one service connection for a supply, to any premises, even if it comprises or occupies more than one stand. The City may however in its sole discretion and subject to such conditions as it deems fit to impose upon the owner, provide more than one service connection to the premises and where more than one service connection is so provided it shall be unlawful to interconnect them.
- (6) In cases where more than one consumer on the same premises is with written approval of the City provided with electricity (electrical energy) from a single point with equipment belonging to the owner of the premises, the City will not be responsible for any defects or damages to the electricity (electrical energy) supply whatsoever, that are caused by defects in the equipment of the owner of the premises.
- (7) The applicant for a service connection shall, before work on his installation is commenced with, furnish the City with such indemnity as it may specify.
- (8) The City may, notwithstanding any indemnity given in terms of subclause (7) above, refuse to install a service connection until it is satisfied that no person is entitled to object to such installation.
- (9) Where the actual load of a consumer differs from the initial estimated load provided for in the application referred to in subclause (1) above, to the extent that the City deems it necessary to alter or replace its supply and metering equipment to match the load, the costs of such alteration or replacement shall be borne by the consumer.
- (10) No alterations, repairs or additions or electrical connections of any description shall be made on the supply side of the point of metering unless specifically approved in writing by the City.

**47. Interference with electrical equipment**

- (1) No person shall operate electrical equipment connected to the City's Distribution Network/System having load or generation characteristics, which, singly or collectively, give rise to voltage variations, harmonic currents or voltages, or unbalanced phase currents or flicker that fall outside the limits of NRS 048
- (2) The assessment of interference with other consumers' electrical equipment must be carried out by means of measurements taken at the point of common coupling and at individual consumers connected to the point of common coupling as described in NRS 048, other applicable standards and best practices.
- (3) Should it be established that undue interference is occurring, the consumer at fault shall, at his own cost, install the necessary equipment to filter out the interference (improve the power quality) and prevent it from polluting the City's Distribution Network/System.

**48. Power factor**

- (1) If required by the City, the power factor of any load or generation connected to the City's Distribution Network/System shall be maintained within the limits of 0,850 lagging to 0,990 leading.
- (2) Where, to comply with subclause (1) above, it is necessary to install power factor correction devices, the corrective devices shall be connected to the individual terminals unless the correction of the power factor is automatically controlled.
- (3) The consumer shall, at his own cost, install power factor corrective devices.

**49. Domicilium**

- (1) The *domicilium citandi et executandi* of the consumer and/or the owner for the serving of any documents or notices will be any one of the addresses as referred to in subclause 6(2) above, with service on the City to be attended to in accordance with section 115(3) of the Local Government: Municipal Systems Act 32 of 2000, as amended.

**50. Non-Compliance, Offences, Penalties and other Charges**

- (1) It is an offence for any person to:
  - (a) wilfully hinder, obstruct, interfere with or refuse admittance to any duly authorised official and/or representative and/or service provider of the City in the performance of his duty or duties under these by-laws or any other relevant legislation and/or by-laws or policies of the City or of any duty connected therewith or relating thereto;
  - (b) gain access and/or connect to the City's Distribution Network/System or obtain a supply of electricity (electrical energy) unless authorised thereto in writing by the City or in accordance with the provisions of these by-laws;
  - (c) allow a temporary or permanent connection to extend the City's Distribution Network/System or consumer's electrical installation to another premises or another person's dwelling or business;

- (d) in any manner or for any reason whatsoever paint, deface, tamper, by-pass or interfere with any meter or metering system, or service connection or supply main or any other equipment or appurtenances of the City unless authorised thereto in writing by the City;
  - (e) remove, break, deface or otherwise interfere with any seal or lock which has been placed by the City on any equipment, appurtenances, meter, or other similar apparatus in which such meter or apparatus is accommodated whether or not belonging to the City unless he is an authorised official of the City or an authorised contractor duly appointed by the City;
  - (f) refuse or fail to give such information as may reasonably be required of him by the City or render any false information to the City including, but not limited to, information regarding any electrical installation or work completed or contemplated;
  - (g) wilfully or negligently damage or caused to be damaged any service connection, supply main, cables, meter, apparatus or the Distribution Network/System belonging to the City and used or intended to be used by the City in connection with the supply of electricity (electrical energy);
  - (h) contravene, breach or fail to comply with any other provision of these by-laws.
- (2) A person who has been found guilty by a court of the contravention of any of the provisions of subclause (1) above shall be liable on conviction to a fine not exceeding R20 000.00 (twenty thousand rand) or imprisonment not exceeding 12 (twelve) months or to both a fine and imprisonment.
- (3) In accordance with the provisions of section 341 of the Criminal Procedure Act 51 of 1977,
- (a) if a person receives from any peace officer a notification in writing alleging that such a person has committed, at a place and upon a date and at a time or during a period specified in the notification, any offence in terms of these by-laws and setting forth the amount of fine which a court trying such person for such offence would probably impose upon him, such person may within 30 (thirty) days after the receipt of the notification deliver or transmit the notification together with the sum of money equal to the said amount to the City.
  - (b) any sum of money paid to the City as contemplated in subclause (3)(a) above shall be deemed to be a fine imposed in respect of the offence in question; and
  - (c) such person shall not be prosecuted for having committed the offence;
  - (d) the City shall, within 7 (seven) days of receipt of any sum of money as provided in subclause (3)(a) above, forward to the magistrate of the district or area wherein the offence is alleged to have been committed, a copy of the notification relating to the payment in question whereupon the said magistrate will act in terms of section 341(2)(d) of the Criminal Procedure Act.
- (4) Notwithstanding the aforementioned the City may institute civil proceedings in respect of any breaches of the provisions contained in these by-laws and claim damages and/or any other appropriate relief.

- (5) The owner, occupier and/or consumer are jointly and severally responsible for ensuring compliance with these by-laws in respect of all and any matter relating to the supply of electricity (electrical supply) including but not limited to the use and/or consumption of electricity (electrical energy) and the installation and maintenance of the electrical installation and/or the payment of any amounts that may be due as a result of the non-compliance of the provisions of this clause.

**51. Powers of the City in terms of the Act or these by-laws**

- (1) Where the City executes any work or conducts any inspection in terms of these by-laws, the City may in addition to any rights and powers given to the City in terms of the Act, these by-laws or any other by-laws or policies of the City:
- (a) access any premises and/or execute work on and/or inspect any premises;
  - (b) question and request information from a person present on any premises in respect of any matter which may be relevant to the work or inspection;
  - (c) question and request information from a person whom the City believes may have information relevant to the work or inspection;
  - (d) request and inspect any document that a person is required to maintain in terms of any law or may be relevant to any work or inspection;
  - (e) copy any document referred to in subclause (1)(d), or if necessary remove the document in order to copy it;
  - (f) take samples of any substance that is relevant to the work or inspection;
  - (g) monitor and take readings or make measurements;
  - (h) take photos or make audio-visual recordings of anything or any person, process, action or condition on or regarding any premises;
  - (i) do whatsoever is necessary for the execution of work or the conducting of an inspection including removing any object or item from the premises, such as to enable the City to do what is required to give effect to and/or enforce the provisions of these by-laws;
  - (j) remove or rectify any unlawful connection or works and removal of any items used by consumer in unlawful connection and not returned to the consumer.
  - (k) if the City at its discretion remove an object for a specific purpose, the City shall return the object removed as soon as practically possible after achieving the purpose for which it was removed.

**52. Repeal of existing municipal Electricity by-laws**

- (1) The provisions of any by-laws relating to electricity supply by the City are hereby repealed insofar as they relate to matters provided for in these by-laws.

**53. Short title and Commencement**

- (1) These by-laws are called the Electricity Supply By-Laws of the City of Ekurhuleni

Metropolitan Municipality.

- (2) These by-laws will become applicable upon the date of publishing in the Provincial Gazette.
- (3) The City may, by notice in the Provincial Gazette, determine that provisions of these by-laws, listed in the notice, do not apply in certain areas within its area of jurisdiction listed in the notice from a date specified in the notice.
- (4) Until any notice contemplated in subclause (3) is issued, these by-laws are binding on all areas within the jurisdictional area of the City of Ekurhuleni Metropolitan Municipality.

#### **54. Exemptions**

- (1) The City may in writing exempt any person from complying with a provision of these by-laws, subject to any conditions the City may impose, if it is of the opinion that the application of the operation of that provision would be unreasonable in the circumstances, provided that the City may not grant exemption from any clause or provision of these by-laws that may result in: -
  - (a) the wastage or excessive consumption of municipal services;
  - (b) the evasion or avoidance of load restrictions;
  - (c) any significant negative effects on public health, safety or the environment;
  - (d) non-payment for municipal services;
  - (e) non-compliance with the Act or any Regulations made in terms thereof; or
  - (f) a nuisance.
- (2) The City may at any time after given written notice of at least 30 (thirty) calendar days withdraw any exemption granted in terms of subclause (1), and may require the owner or consumer as the case may be, to comply with the relevant clauses and provisions of these by-laws within a period stated in the notice of withdrawal, provided that the City may withdraw such an exemption without such notice if, in the opinion of the City, there is a present or imminent danger to public health or the environment or of the wastage or excessive consumption of municipal services or the evasion of load restrictions or the obligation to pay for the consumption of municipal services supplied.

#### **55. Transitional Arrangements**

- (1) Installation work authorised by the City prior to the commencement of these by-laws or authorised installation work in progress on that date, shall be deemed to have been authorised in terms of these by-laws: and the City may for a period of 90 (ninety) calendar days after the commencement of these by-laws authorise installation work in accordance with the by-laws that regulated that work immediately prior to the promulgation of these by-laws.
- (2) Any reference in these by-laws to a charge determined by the City shall be deemed to be a reference to a charge determined by the City under the by-law repealed by these by-laws, until the effective date of the applicable fees, charges and amounts to be levied by the City that may be determined by the City in terms of these by-laws, or by-laws relating to Credit Control and Debt Collection and/or the tariff schedule determined by the City from time to time.
- (3) Any approval, consent or exemption granted under the by-law repealed in terms of these by-laws shall subject to the provisions of these by-laws, remain valid.
- (4) No consumer shall be required to comply with these by-laws by altering an electrical installation or part of it which was installed in conformity with any laws applicable immediately prior to the commencement of these by-laws, provided that if, in the opinion of the City the installation or part thereof is defective the City may by notice require the consumer to comply with the provisions of these by-laws.



**Schedule 1**

“Applicable standard specification” means the latest or amended version of:

STANDARD NUMBER	STANDARD DESCRIPTION
SANS 1019	Standard voltages, currents and insulation levels for electricity supply
SANS 1607	Electromechanical watt-hour meters
SANS 1524	Parts 0, 1 & 2 – Electricity dispensing systems
SANS / IEC 60211	Maximum demand indicators. Class 1.0
SANS / IEC 60521	Alternating current electromechanical watt-hour meter (Classes 0.5, 1 & 2)
SANS 10142-1	Code of practice for the wiring of premises (low voltage)
SANS 10142-2	Code of practice for the wiring of premises (medium voltage)
NRS 047	National Rationalised Specification for the Electricity Supply – Quality of Service
NRS 048	National Rationalised Specification for the Electricity Supply – Quality of Supply
SANS 474 / NRS 057	Electricity Metering Minimum Requirements
SANS 17025	General requirements for the competence of the testing and calibration laboratories
SANS 473 / NRS 071	Automated metering reading for large power users
AND INCLUDED ANY OTHER APPLICABLE STANDARD SPECIFICATION NOT LISTED HEREIN	

**LOCAL AUTHORITY NOTICE 1523 OF 2023****NOTICE OF APPLICATION FOR SIMULTANEOUS EXCISION AND REZONING OF HOLDING 58 WHEATLANDS AGRICULTURAL HOLDINGS, RANDFONTEIN IN TERMS OF THE PROVISIONS OF SECTION 80 AND SECTION 37 OF RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY – LAW, 2017**

Geospatial Town Planning Consultants being the authorized agent of the owner of **Holding 58 Wheatlands Agricultural Holdings, Randfontein**, hereby give notice terms of the provisions of Section 80 and Section 37 of the Rand West City Local Municipality Spatial Planning and Land Use Management By – Law, 2017. It has applied to the Rand West City Local Municipality for simultaneous excision and rezoning of above-mentioned property situated along 58 Lazar Avenue, from “Agricultural” to “Business 2” with annexure for filling station and agricultural uses.

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

Objections, if any, to the application, together with the grounds thereof, must be lodged in writing to the Municipal Manager, Rand West City Local Municipality, PO Box 218, RANDFONTEIN, 1760 and to the applicant for 28 days of the public participation, from 22 November 2023.

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

**LOCAL AUTHORITY NOTICE 1524 OF 2023****AMENDMENT SCHEME 20-02-3649 &  
REMOVAL OF RESTRICTIVE TITLE CONDITIONS 20/13/3926/2021**

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

- (1) The removal of Conditions A(c), A(d), A(e), A(f), B(a), B(b), B(c)(i), B(c)(ii), B(d) and B(e) in Deed of Transfer T17098/2022;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from “Residential 1” to “Business 4”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3649, which will come into operation on date of publication hereof

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 444/2023

**LOCAL AUTHORITY NOTICE 1525 OF 2023****NOTICE IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAW OF 2019 – ERF 917 BEYERS PARK EXTENSION 30 TOWNSHIP - CELUS NO. F 0534C**

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 amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: F 0534C) for the Rezoning of Erf 917 Beyers Park Extension 30 Township, which is located at No. 49 Goodman Street, Beyers Park, Boksburg from its current "Residential 1" zoning to a zoning of "Place of Education" for a Private School.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Sub Section, Third Floor, Civic Centre, Trichardt Road, Boksburg, for a period of 28 days from 22 November 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, on or before 20 December 2023.

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

Dates of publications: 22 & 29 November 2023.

**LOCAL AUTHORITY NOTICE 1526 OF 2023****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF EKURHULENI LAND USE SCHEME, 2021 BY VIRTUE OF AN APPLICATION MADE IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 3422 TEMBISA EXTENSION 7**

We, Urbansignal (Pty) Ltd being authorized agent of the owner of **Erf 3422 Tembisa Extension 7** hereby give notice in terms of Section 10 and Schedule 12 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 33 Nyarhi Street, corner of Bongo Road and Nyarhi Streets from "Business 2" to "Business 2", to allow for 80% Coverage, Building Lines (North Boundary – 0m (Existing 5m permanent encroachment from neighbouring erven that will be accommodated), East Boundary - 3m, West Boundary – 1m, South – 1m and Parking provision; 15 Bays (1.54 bays/100m<sup>2</sup>) and Loading Bays; 1 bay (2bay/2,000m<sup>2</sup>), subject to conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, Municipal Manager: Cnr of CR Swart and Pretoria Road, Kempton Park, 1620, for a period of 28 days from, 15 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, Cnr of CR Swart and Pretoria Road, Kempton Park, 1620 or P O Box 13 Kempton Park, 1620 or by email to [Veronica.Nepfumbada@ekurhuleni.gov.za](mailto:Veronica.Nepfumbada@ekurhuleni.gov.za), within a period of 28 days from 1 November 2023, closing date of objections being 13 December 2023.

Address of the authorised agent: Urbansignal (Pty) Ltd, 50 Elandslaagte Road, Maroelana, Pretoria, 0081.

Tel: 012 346 0911

Email: [admin@urbansignal.co.za](mailto:admin@urbansignal.co.za)

Reference: URBAN/TP074

## LOCAL AUTHORITY NOTICE 1527 OF 2023

## CITY OF TSHWANE

## CORRECTION NOTICE

NOTICE IN TERMS OF SECTION 23(2) OF THE CITY OF TSHWANE METROPOLITAN  
MUNICIPALITY LAND USE MANAGEMENT BY-LAW

## TSHWANE AMENDMENT SCHEME 2912T

It is hereby notified in terms of the provisions of Section 23(2) of the City of Tshwane Land Use Management By-Law, 2016, that Local Authority Notice 1292 of 2023 in the Gauteng Provincial Gazette No 368 dated 11 October 2023, with regard to Portion 730 of the farm Zwartkop 356JR, is hereby rectified as follows –

Substitute the expression:

“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, ....”

with the expression:

“It is hereby notified in terms of the provisions of Section 57(1)(a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that ....”

**AND**

Substitute the expression:

“..... being the rezoning of Part ABCdcbaA and Part abcdDEFa of Portion 730 of the farm Zwartkop 356JR, from “Agricultural”,

Part ABCdcbaA, to **“Agricultural”**, Table B, Column 3; and Part abcdDEFa, to “Special”, Lodge; Provided that the number of rooms in the lodge shall be restricted to 7 (seven) rooms and the number of seats at the conference facility shall be restricted to a maximum of 114, Coverage 15%, subject to certain further conditions.”

with the expression:

“.... being the rezoning of Portion 730 of the farm Zwartkop 356JR, from “Agricultural”, to:

**“Agricultural”** for Part ABCdcbaA thereof, subject to certain further conditions; and  
**“Special”** for a Lodge for Part abcdDEFa thereof, subject to certain further conditions.”

(CPD 9/2/4/2-2912T (Item 22400))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 NOVEMBER 2023  
(Notice 370/2023)

**LOCAL AUTHORITY NOTICE 1528 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 6754T**

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 **6754T**, being the rezoning of Erf 2121, Highveld Extension 13, from "Special" for Gymnasium, Shops, Showrooms, Wholesale Trade, Offices and Restaurants, to "**Special**", Gymnasium, Shops, Showrooms, Motor Workshop, Wholesale Trade, Offices and Restaurants, 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 **6754T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6754T (Item 36410))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 NOVEMBER 2023  
(Notice 371/2023)

**LOCAL AUTHORITY NOTICE 1529 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 6477T**

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 **6477T**, being the rezoning of Erf 75, Lydiana, from "Residential 1", to "**Residential 1**", Table B, Column (3), with a minimum erf size of 700m<sup>2</sup>, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6477T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6477T (Item 35535))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 NOVEMBER 2023  
(Notice 372/2023)

**LOCAL AUTHORITY NOTICE 1530 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****PUBLIC EVENTS BY-LAW**

The City Manager of the City of Tshwane Metropolitan Municipality hereby publishes in terms of Section 73 of the Local Government: Municipal Structures Act, 1998 (Act 117 of 1998), read with section 7 of the Gauteng Rationalisation of Local Government Affairs Act, 1998 (Act 10 of 1998), Section 13 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), and Section 162 of the Constitution of the Republic of South Africa, 1996, the City of Tshwane City of Tshwane Metropolitan Municipality: Public Events By-law, 2023, as contemplated in the hereunder and approved by Council on 27 July 2023.

The said By-law will come into operation on the date of promulgation hereof in the *Gauteng Provincial Gazette*.

**PREAMBLE**

To supplement the Safety at Sports and Recreational Events 2010 (Act 2 of 2010) and its' Regulations regarding the management and regulation of certain events within the area of jurisdiction of the City of Tshwane; and to provide for the enforcement of this By-law; and to provide for matters incidental thereto.

WHEREAS the City of Tshwane Metropolitan Council recognises that: —

- the physical well-being and safety of all persons attending sports, recreational, religious, cultural, exhibitional, organisational or similar events as well as the safety of their property at stadiums or other venues; and in the case of a race, tour or procession, along a route, must be promoted and protected;
- the rights of persons who attend sports, recreational, religious, cultural, exhibitional, organisational or similar events must be protected;

AND WHEREAS the City of Tshwane recognises that the hosting of events comprises a significant part of its' competitiveness strategy and acknowledges that events have an important role to enhance cultural and social cohesion in communities, support rejuvenation and greening principles and economic growth;

AND WHEREAS the City of Tshwane aims to regulate the holding of events in a manner that ensures proper management thereof;

AND WHEREAS the City of Tshwane wishes to support the coordination and collaboration between all role-players, to promote partnerships and to enhance the effect of events in the Municipality's area of jurisdiction;

AND WHEREAS Municipality wants to ensure that events take place safely and securely in a coordinated manner within the boundaries of City of Tshwane;

THEREFORE, BE IT ENACTED by the Municipality as follows:

**ARRANGEMENT OF BY-LAW**

22 NOVEMBER 2023  
(Notice 135 of 2023)



## CHAPTER 1

### Definitions

1. Definitions

## CHAPTER 2

### Application of this By-Law

2. Application of this By-Law

## CHAPTER 3

### Application process, requirements, decisions and enforcement

3. Submission of applications for approval to hold or stage events
4. Requirements and conditions
5. Decisions on events
6. Criteria
7. Holding of an event
8. Compliance notice
9. Inspections and right of access
10. Suspension and revocation of permit

## CHAPTER 4

### General provisions

11. Agreements and partnerships
12. Delegations
13. Right of appeal
14. Indemnity
15. Offences and penalties
16. Short title

**Schedule 1**  
**Schedule 2**  
**Schedule 3**

**Schedule of Events Application timeframes**  
**Schedule of fines**  
**Events requirements listing**

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## CHAPTER 1

### Definitions

#### 1. Definitions

In this By-law, unless the context otherwise indicates the following words and terminology shall bear the meaning attached to them as described hereunder: -

**“the Act, 2010”** means the Safety at Sports and Recreational Events 2010 (Act 2 of 2010) and its Regulations, as amended;

**“competent person”** means a person who is qualified by virtue of his/her education, training, experience and contextual knowledge to act as an event safety officer or to undertake such duties as may be assigned to him/her in terms of event health and safety.

**“Council”** means the Council of the Municipality referred to in section 157(1) of the Constitution, 1996; of the City of Tshwane Metropolitan Municipality established in terms of the Municipal Structures Act, 1998 read with Government Notice 1866 published in Provincial Gazette Extraordinary no 128 of 30 June 2010, as amended;

**“Designated official”** means an official employee of the Municipality appointed in terms of section 14 of the Act, 2010 to execute the powers and authority pursuant to the Act, 2010 or his / her nominee to consider, refuse or approve, as the case be, any event applications submitted to the Municipality ;

**“emergency services”** means, in relation to a sports, recreational, religious, cultural, exhibitional, organisational or similar event, all public and private sector medical services, including emergency medical services and health services, the fire department, the disaster management department and local authority traffic or by-law enforcement department;

**“essential services”** means a department of the Municipality responsible for electrical, water, sewerage and waste removal utilities, traffic co-ordination, emergency services within the administration the Municipality, including any functionary, service provider, or institution performing the above or related public functions, or an external service provider as defined in section 1 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), responsible for ensuring that the measures contemplated under the definition of **‘disaster management’** contained in section 1 of the Disaster Management Act, 2002 (Act 57 of 2002), are in place and complied with as far as the staging of an event at a stadium or venue or along a route is concerned;

**“event”** means:

- (a) any sporting, recreational or entertainment event, including live acts, flash mobs and events promoted by on-line event campaigns;
- (b) any educational, cultural or religious event;
- (c) any business event including marketing, public relations and promotional, or exhibition events; or
- (d) any charitable event, including any conference, organisational or community event, market or
- (e) any similar activity hosted at a stadium, venue or along a route or its precinct, that is planned and organized; and

which has a clear program, control and accountability but excludes an event hosted by a private person in his or her private capacity at his or her own private venue to the exclusion of the general public;

**“event compliance permit”** means an event permit granting permission for the holding of an event, issued by the Municipality

**“Event Organiser”** means a person with the minimum required qualifications as provided for in section 4(9) of this By-law on whose behalf a signed application to hold an event in terms of this By-law is lodged, irrespective of whether he or she submits the application for him or herself or on behalf of another person, body or organisation; a person appointed by an event owner or manager to apply for and event and to manage the event; and is older than twenty one (21) years of age;

**“Event owner”** means:

- (a) the person funding the event; or
- (b) the person who holds the rights to an event; or
- (c) the person who hosts the event.

**“Event Safety Officer”** means a competent, suitably experienced and suitably qualified person appointed to assist an Event Organiser with the planning and over-sight of safety measures at an event;

**“Event Safety and Security Planning (ESSP) Committee”** means the committee contemplated in section 15 of the Act, 2010;

**“event-specific safety and security plan”** means the event-specific safety and security plan, referred to in section 16(1)(b) of the Act, 2010 responsible for the co-ordination of the functions of the role-players involved in the provision of safety and security at the event and specifically for events of medium and high risk categorisation; and such committee remains responsible for: -

- (a) co-ordinating the functions of the role-players that are involved in the provision of safety and security at an event;
- (b) safety and security planning for an event;
- (c) assignment of safety and security tasks to role-players at an event;
- (d) demarcation of safety and security areas and zones; and
- (e) advise the National Commissioner of the committee's assessment of the categorisation of an event; **“Event Policy”** means the event policy of the Municipality as amended from time to time;

**“existing stadium or venue safety certificate”** means a certificate issued by a local authority in terms of section 7(1)(a) of the Act, 2010 regarding the infrastructural safety of an existing stadium or venue;

**“flash mob”** means any number of a group of people mobilised *via* tele-communications, social media or any other electronic means of communication or otherwise, observed to assemble in a public place with a perceived specific purpose for a brief moment or time and then swiftly disperse,

**“grading certificate”** means a certificate issued by the Municipality to determine the safe spectator capacity of a stadium or venue and the level of risk of the events that may be hosted at the stadium or venue comprising a grading certificate which may be inspected and completed by a suitably Designated Official only, on behalf of the Municipality;

**“Law Enforcement Officer”** means any official authorised by the Municipality to do law enforcement of this By-law and includes members of the Metropolitan Police of the Municipality;

**“Metropolitan Police”** means the Metropolitan Police service of the Municipality;

**“Municipal Event Safety and Security Committee”** means the committee of the Municipality which comprises designated members from all the service departments of the Municipality to evaluate all event applications prior to the application being approved by the SAPS ESSP Committee;

**“Municipality”** means the corporate administration of City of Tshwane Metropolitan Municipality which has exclusive executive and legislative authority within the Tshwane jurisdictional area as described in section 155(1) of the Constitution, 1996, established by Provincial Notice No 6766 of 2000 dated 1 October 2000, as amended, in terms of the Local Government: Municipal Structures Act, 1998 (Act No 117 of 1998); and includes: -

- (a) a structure, official, or other person exercising a delegated authority or power or carrying out a function in terms of this By-law, or any power delegated in terms of the Corporate System of Delegations of the Municipality provided for in section 59 of Municipal Systems Act, 2000; or
- (b) a service provider or agent fulfilling a responsibility under this By-law, assigned to it in terms of section 81(2) of the Municipal Systems Act, 2000 or any other contractual assignment or law, and any amendments thereto after date of commencement.

as the case may be;

**“Municipal Manager”** means the person appointed as Municipal Manager in terms of Section 82 of the Local Government: Municipal Structures Act, 1998 (Act No 117 of 1998); or his/her duly nominated representative;

**“online event campaigns”** means a marketing campaign for the promotion of an event through the use of the internet or social media;

**“person”** means a legally competent natural or juristic person; provided that in the case of a juristic person or entity, it shall be deemed that applications and undertakings made on its' behalf by anyone purporting to act as its' representative of such juristic person was indeed authorised by such juristic person to submit such application and give undertakings pursuant thereto unless such entity or juristic person has informed the municipality otherwise before commencement of the event;

**“public place”** means: -

- (a) any public land, square, public swimming pool, public resort, public recreation site, zoological, botanical or other public garden, park or hiking trail, including any portion thereof and any facility or apparatus there-in or there-on, as well as any public open space, public road, road reserve, reserve street, lake, dam or river;
- (b) any public building, structure, hall, room or office including any part thereof and any facility or apparatus therein, which is the property of, or possessed, controlled or leased by the Municipality and to which the general public has access, whether on payment of admission fees or not;
- (c) any nature conservation area including: -
  - (i) nature reserves;
  - (ii) protected natural areas;
  - (iii) nature conservation worthy areas;
  - (iv) natural open spaces;

**“purpose-built venue”** means a venue correctly zoned, built and suitable for the holding of specific events, situated on municipal or private land;

**“registered person”** means a person defined in section 1 of the Engineering Profession Act (Act No. 46, 2000), and registered under the category of Professional Engineer; Professional Engineering Technologist; Professional Certificated Engineer or Professional Engineering Technician in terms of section 8 of that Act.

**“safety certificate”** means a certificate regarding the infrastructural integrity and safety of a stadium or venue and issued by a registered person having regard to emergency escape lanes and routes;

**“safety plan”** means the written event safety plan, referred to in section 4(10) of the Act, 2010, providing for the co-ordination of the functions of the role- players involved in the provision of safety and security at the event and specifically for events of low risk categorisation;

**“short notice”** means a notice shorter than those time periods for such event as reflected in Schedule 1

**“stadium”** means an enclosed or semi-enclosed structure which consists of seating for spectators and a field of play or a permanent or temporary podium or other area within the structure reserved for the purposes of hosting events, which has a safe seated or standing spectator capacity of at least 2 000 (two thousand) persons as certified by the Municipality;

**“stakeholder”** includes any person, organisation or body affected by or has a role to play in the management or holding of an event;

**“Temporary structures”** means a tent , marquee , exhibition stalls ,temporary seating stand and stage erected in terms of section 4(2) of the National Building regulations and standards Act, 1977 and 103 of 1977) and the city of Tshwane Fire Safety Bylaws;

**“this By-law”** must be interpreted in conjunction with its’ relevant Schedules ;

**‘venue’** means any area or place, other than a stadium where an event is hosted, that has a seating or standing spectator capacity of at least 2,000 (two thousand) persons as certified by the Municipality, or any municipal or private open space, enclosed or semi-enclosed temporary structure or permanent structure zoned in terms of the applicable legislation :

- (a) within which a temporary or permanent structure may be erected, where an event is to be hosted; and
- (b) which, for the purposes of any categorisation, designation and certification of an event may consist of:
  - (i) seating for spectators, attendees or an audience; or
  - (ii) a field of play; or
  - (iii) a permanent or temporary podium or other area within a venue reserved for the purposes of hosting an event;
- (c) any farm or agricultural holding or land with or without permanent structures;
- (d) any purpose-built permanent structure specifically designed to enable the staging of events.

**“venue owner”** means any person or legal entity that, now or in the future, will directly or indirectly own, lease, rent, acquire, or exercise the powers of an owner or occupier of a venue used for events.

**“working day”** means a normal working day during the hours of 08:00 to 16:00 excluding weekends and public holidays and for purposes of calculation of the number of days shall exclude the first day but include the last day;

## 2. Application of this By-law

- (1) Subject to any other applicable legislation or common law, this By-law applies to events held within the area of jurisdiction of the Municipality, including events held on private land or public places which may in the opinion of the Municipality impact on its engineering services or other the resources of the Municipality and/or impact on the a community in close proximity to the event;

- (2) Subject to any other legislation or common law, this By-law does not apply to: - events of fewer than 51 persons where there is no amplified sound or no temporary structures to be used need not submit an application. However, the City may determine whether the impact and risk owner is to attached to an event of fewer than 51 persons would require the submission of an application; provided that in determining that an event smaller than 51 persons does not exempt the and/or Designated Official, Responsible Person, Event Organiser, participants or patrons from complying with any legislation, by-law or policy applicable to the property on which the event be held.
- (3) Notwithstanding sub-section 2 above, the Designated Official as the case may be, may:-
- (a) when the Designated Official finds that this By-law or any other law or policy is, or likely to be, contravened by an Event Organiser; or
  - (b) when a stakeholder, affected by the impact and risk attached to an event, files a complaint with the Designated Official, the Designated Official may issue a letter of non-compliance to the Event Organiser in terms of Section 8 in terms of this By-law.
- (4) Legally Purpose-built venues with the appropriate land use are excluded from this By-law in respect of events normally held at such venue, provided that:
- (a) this exclusion does not apply to events or parts of events held outside the venue or the building or buildings, or which by their nature, size or impact are considered outside the normal use parameters for the venue;
  - (b) owner/s or manager/s of purpose-built venues must submit an application to the Municipality for approval of their events programs which shall be valid for twelve (12) months or such other period which the Municipality may deem appropriate; and
  - (c) owner/s or manager/s, as the case may be, of purpose-built venues must at least 90 (ninety) days prior to the event submit an application to the Municipality for approval of their events to be held indoors in the purpose-built building or buildings as well as for events that require temporary structures to be rigged outside the purpose-built building or buildings.
  - (d) owner/s or manager/s, as the case may be, of purpose-built venues must at least 90 (ninety) days prior to the event present the safety plans to the municipal safety and security committee for approval of their events to be held indoors in the purpose-built building or buildings as well as for events that require temporary structures to be rigged outside the purpose-built building or buildings.
  - (e) No consideration shall be given to any event if the purpose built venue does not have approved land use rights or if the buildings to be used for the event do not have approved building plans, and any event held shall be regarded as an offense in terms of this by-law.
- (5) The Municipal Manager may, from time to time, issue directives regarding specific or special application process for any specific or special event which may dispense vary in respect of the criteria referred to in section 6.
- (6) In the event of a conflict between this By-law and any other by-law or policy of the Municipality, this By-law shall prevail regarding the management and holding of events.
- (7) This By-law does not apply to the holding of public gatherings and demonstrations as provided for in terms of the Regulation of Gatherings Act, 1993 (Act 205 of 1993) and Regulations, as amended.

## CHAPTER 2

### Application process, requirements, decisions, and enforcement

#### 3. Submission of applications for approval to host or stage events

- (1) An application to host or stage an event must be made by the Event Organiser/s Event manager/s, event owner/s or Event safety officer and submitted to the Events Compliance Office of the Municipality:
- (a) by a person who is at least twenty-one (21) years old;

- (b) in a form as prescribed by the Municipality;
  - (c) within the prescribed time frames; and
  - (d) by a person or on behalf of a person who possesses the necessary capacity and resources, as set out in the Schedule 1.
  - (e) with a Power of Attorney of the owner of the property on which the event shall be held;
  - (f) an official zoning certificate not older than three months from the Municipality and/or confirmation by the City Planning and Development that the zoning will permit the event applied for; and
  - (g) in the event of a purpose-built venue for an event that requires an application in terms of this by-law confirmation that the Municipality has approved building plans for the Venue.
  - (h) the registered title deed for the specific property shall be submitted
- (2) The application must include all information required as indicated in the prescribed event application form and any additional information as may be requested by the Municipality.
  - (3) An application for an event must comply with the provisions of this By-law and contain such information as indicated in the prescribed application form as well as the information as set out in Schedule 2 hereto; Provided that the Municipality may request such further information which it deems appropriate in relation to the event to be held;
  - (4) In the event of failure to submit the information referred to in sub-sections (2) and (3) above, the application will automatically be rejected. An application will not be considered in terms of this By-law and the Events Policy unless the Municipality is satisfied that it has been provided with all the information necessary to place them in a position to consider the application.
  - (5) The Municipality may approve or refuse an application in terms of this by-law and may in approving an application/permit impose any conditions they deem expedient.

#### **4. Requirements and conditions**

- (1) No person may hold or stage any event without obtaining a valid Municipal Events Approval Permit.
- (2) The Event Organiser/s, Event manager/s, event owner/s or Event safety officer may not advertise the planned event before an application is submitted to the Municipality and the Designated Official has informed the Event Organiser in writing or by issuing of an Events Permit, that the application has been approved.  
  
The approval of an application/permit in terms of this by-law does not exempt the Event Organiser/s, Event manager/s, event owner/s or Event safety officer, from complying with the provisions of any other law including any applicable legislation governing the advertising of such an event;
- (3) The Designated Official must, in terms of the Event Policy, depending on the nature of the event, facilitate and ensure that consultation with relevant stake-holders identified by the Municipality is undertaken by the Event Organiser prior to the hosting of the event.
- (4) The Municipality is, as part of its budgeting process in terms of the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003) will, determine tariffs and deposit/s payable for events.
- (5) The Municipality shall not, in respect of any planning for an event, application, approval or Events Compliance Permit issued for an event in terms of this By-law, be held liable for any:
  - (a) loss of life of any event owner, Event Organiser, service providers, event attendees or any person associated with an event approved by the municipality.
  - (b) damage to or loss of any property of the Event Organiser; or
  - (c) costs incurred by an Event Organiser or any third party.



- (6) The Event Organiser, or event owner must ensure that a public liability insurance sourced from a person registered or authorised under section 7 of the short term insurance Act, 1998 (Act No 53 of 1997) or section 7 of the Long term Insurance Act, 1998 (Act no 52 of 1998) is in place for the event
- (7) The provision for the services (including water, sewage, electricity storm water) to any event shall be provided at the discretion of and to the satisfaction of the municipality
- (8) The Event Organiser, Event owner or the venue owner, as the case may be, and in the case of event shall be liable for the cost of any services provided by the Municipality for or in respect of an event.
- (9) An Event Safety Officer must be appointed in writing in terms of section 4(4) of the Safety at Sports and Recreational Events Act, 2010 (Act NO 2 of 2010) by the Event Organiser to assist with the planning and take such steps as may be necessary for safe guarding of an event as well as for the protection of the people and the property at an event
- (10) The responsibility to safe-guard the physical well-being, health and safety of persons and property at an event however still resides with the Event Organiser/s manager/s or owner/s.
- (11) Minimum qualifications for an Event Safety Officer: -
  - (a) Be in possession of a construction industry health and safety qualification (SAMTRAC, SHEMTRAC, NEBOSH or NADSAM (as required by the Occupational Health and Safety Act (OHSA) and its Regulations) or similar.
  - (b) Have at least two (2) years' experience on a construction site or similar.
  - (c) Completed training on SANS 10366:2010/2012 (Event Safety).
  - (d) Be in possession of valid and current Professional Indemnity Insurance cover (as required by SASREA)(assisting the Event Organiser and not in an advisory capacity).
- (12) The Safety officer appointed in terms of section 4(4) of the Act, 2010, shall accept or reject the appointment in writing.
- (13) The Event Safety Officer shall be present on the site during pre-event (set-up), during the event, and during post-event (break-down).
- (14) The Event Safety Officer shall assist the Event Organiser with health and safety aspects during the event and will also be responsible for the keeping of an Event Safety File.
- (15) The Event Safety Officer will: -
  - (a) Report to the Event Organiser.
  - (b) Recommend measures to promote safety to the Event Organiser.
  - (c) Monitor service providers, vendors and merchandisers.
  - (d) Maintain a safe and healthy environment for the duration of an event, including pre-event and post- event.
  - (e) Anticipate and mitigate risks and un-safe conditions.
  - (f) Areas of responsibility include operational safety, occupational health and safety compliance and hygiene management.
  - (g) Retains the right to stop any event should the Event Safety Officer identify a significant risk threatening the safety of any individual present at the event.
  - (h) Identify risks or dangers and recommend suitable mitigation and management measures to the Event Organiser.
  - (i) Ensure that the Safety Plan (low risk categorisation events) or the event-specific written safety and security plan (medium and high risk categorisation events) is adhered to.



- (16) The Event Organiser or event owner must ensure that the Event Safety and Security Planning Committee (ESSPC) meetings are convened for events categorised medium risk and all stakeholders participate in the meetings and site inspections
- (17) The SAPS Event Safety and Security Planning Committee will meet the Event Organiser/s manager/s owner/s at the venue site for the meeting.
- (18) The Event Organiser/s manager/s owner/s shall perform such activities and provide measures as may be required by the said Event Safety and Security Planning committee and the Municipality.
- (19) The Designated Official may require the Event Organiser to do a presentation to the Municipal Event Safety and Security Committee prior to the approval of the event if an event:-
  - (a) has been classified as a low risk, medium-risk or a high-risk event by the South African Police Services;
  - (b) clashes with another event; or
  - (c) presents other potential risks identified by the Municipality.

## 5. Decisions on events

- (1) The Designated Official must approve or decline application for an event in terms of this By-law within a time period applicable to an event as set out in Schedule 1.
- (2) Once a decision is taken, the applicant shall be notified in writing, and if approval is declined or required to be amended, give written notification to the applicant with written reasons for such refusal or request to amend the application; provided that if the applicant does not amend the application within 7 days, the application is deemed to be refused.
- (3) Where an application for an event was approved, the Designated Official shall issue an Event Permit in writing reflecting the general and where applicable, the specified conditions of permission. (may impose any condition they/he deems expedient.)
- (4) The Event Organiser must ensure that the event safety file is available at the event venue for inspection during all times of the event.
- (5) Any non-permitted event and any events that are not compliant with permit conditions may immediately be stopped by the designated official or his / her nominee or the South African Police Service, as the case may be, and all costs and liability resulting from such action will accrue to the Event Organiser and/or the event owner.
- (6) The Municipality may refuse to approve further and new applications for an event where an Event Organiser/s manager/s owner/s and/or event owner:
  - (a) previously contravened the provisions of the by-law for that specific event and has failed to comply by the recommended proactive measures
  - (b) failed to repair or fully pay for damages caused to Municipal property during a previous event.
- (7) When the Designated Official or any other authorised Municipal Official has reason to believe that a provision of this By-law is contravened by an Event Organiser/s manager/s owner/s or that circumstances are such that it has the potential to lead to a contravention of this By-law, or any by- laws of the City, he or she: -
  - (a) may issue a compliance notice for specific performance to the Event Organiser; or
  - (b) may on receipt of information from an designated official relating to the contravention of this By-law or any other law in respect of the holding or staging of an event, issue a compliance notice for specific performance to the Event Organiser.
  - (c) or cancel event immediately

A notice issued in terms of sub-section (7)(a) above, shall state: -

- (i) the provision of the By-law that is being contravened or will be contravened if the condition is allowed to continue;
  - (ii) the measures that must be taken to rectify the condition; and
  - (iii) the time period in which the notice must be complied with;
  - (iv) A person who fails to comply with a compliance notice shall be guilty of an offence
  - (v) The Municipality shall, in respect of a person who fails to comply with a compliance notice in respect of one or more events:-
  - (vi) keep a record of non-compliance and consider any appropriate action as may be required; and  
require an increased deposit from the person for future events to be held or hosted or staged by such person.
- (8) If a person on whom a compliance notice was served, fails to comply with the requirements of the notice, the Designated Event Official or an authorised Municipal official may, for the purposes of this By-law, take such steps as may be necessary to correct such circumstances and incur costs to that effect including complying with conditions on behalf of the Event Organiser in which case it will be done at cost of the Event Organiser and the Municipality may recover such costs by any legal means from the Organiser read with section (6) above.
- (9) The Event permit may be revoked and/or suspended by the Municipality at any time or for non-compliance with conditions

#### **6. Criteria for Application of an Event**

- (1) The Designated Official shall ensure that applications for holding an event are considered in accordance with the following criteria, where applicable:-
- (a) the type and size of an event;
  - (b) impact of the event in terms of the strategy of the municipal Events Policy;
  - (c) impact of the event on the surrounding area, the community and domestic animals in respect of public facilities, noise and amplified sound, traffic, sudden and controlled orderly evacuation, risk of fire outbreak and logistical aspects, as well as marketing, economic, social and environmental objectives;
  - (d) the use of the proposed event complies with the applicable zoning, land use control measurements and any scheme conditions applicable ;
  - (e) the safety and security risk management of the event in respect of the event plan, logistics, location, site design and other activities taking place near or at the event venue and other threats to the event;
  - (f) feasibility given the economic and general political climate of staging such event;
  - (g) easy and speedy access to the venue in order to render municipal services such as policing, emergency, ambulance, firefighting, disaster, and
  - (h) any other consideration which is in public interest and for purposes of taking into account the rights of interested and affected parties that may be affected by the event.
- (2) Return on investment of the event or beneficial social value, in cases where the event is sponsored fully or partly by the Municipality, and
- (3) General overall legislative compliance.

- (4) An Event Organiser, whose application/permit has been approved in terms of this By-law, is responsible for the event and must ensure that: -
- (a) the event is held in compliance with the provisions of this By-law;
  - (b) the event does not contravene any other law;
  - (c) the conduct of persons attending an event and the activities undertaken or carried out at the event do not negatively impact on affected communities during such event;
  - (d) any compliance notice issued by the Designated Official is complied with.
- (5) The Event Designated Official may refuse an application for an event permit where:-
- a) the event is not categorised by the South African Police Service;
  - b) an event application is received later than 21 (twenty one), days prior the event
  - c) the event is non-compliant with applicable legislation;
  - d) two mega events are taking place on the same date and same area
  - e) the event safety and security plan is deemed insufficient by the Municipality's services (low medium and high risk categorisation events);
  - f) any other factor which, in the opinion of the Designated Official, may negatively impact on the safety of an event or human or other resources of the Municipality.

#### **7. Holding of an event**

- (1) The Municipality may not issue an event permit where more than 2,000 attendees are expected, without a South African Police Service event risk categorisation approval (low, medium, or high risk).
- (2) All applicants should apply with the South African Police Service for an event risk categorisation on the applicable form.
- (3) Event Organisers must take appropriate steps to the satisfaction of the Municipality to minimise the threat of possible damage to Municipal property in the event of it being on Municipal Property as well as all public places under control and management of the city or owned by the Municipality.

#### **8. Inspections and right of access –**

- (1) The Designated Official may conduct inspections of a venue after the submission of an application, during or after the staging or holding of an event to determine compliance with this By-law.
- (2) The Designated Official or a Law Enforcement Officer, as the case may be, has a right of access to any venue for the purposes of: -
  - (a) doing anything authorised or required to be done by or on behalf of the Municipality under this By-law;
  - (b) ascertaining whether there is or has been a contravention of the provisions of this By-law; and
  - (c) enforcing compliance with the provisions of this By-law.
- (3) The Designated Official may, by notice in writing served on the owner or the occupant of any property, require such owner or occupant to provide, on the day and at the hour specified in such notice, access to such property to a person and for a purpose referred to in sub-section 9(2).

## **9. Suspension and revocation of Event Permit**

- (1) The Designated Official may, where the Event Organiser fails to comply with a compliance notice issued in terms Section 8, by notice, in writing, to the Event Organiser: -
  - (a) suspend the Event Permit immediately until the Event Organiser has complied with the compliance notice;
  - (b) suspend the Event Permit immediately if the event does not comply with the zoning, land-uses control measurements and conditions as contemplated in the official zoning certificate or deviate from the conditions stipulated in the land use approval
  - (c) Suspend the Event Permit immediately if the event does not comply with the conditions as contemplated in the registered Title Deed
  - (d) Revoke the Event permit and take such steps as may be necessary in terms of this By law and the Event Organiser shall be liable for any costs incurred thereby: or
  - (e) on receipt of information from the Designated Official or a Law Enforcement Officer relating to failure to comply with a compliance notice, suspend or revoke the Event Permit to an Event Organiser.
- (2) The Municipality may, where the Designated Official has acted in terms Sub-section 10(1), withhold the deposit paid by the Event Organiser for an event as security for the payment of such costs.

## **CHAPTER 3 General provisions**

### **10. Agreements and partnerships**

- (1) The Municipality may enter into event partnership agreements with an Event Organiser as may be necessary for the holding and management of events in terms of this By-law.
- (2) The Municipality may, under an agreement or partnership contemplated in sub-section 11(1), provide support either logistically, financially, or both to specific events which are aligned to the strategic objectives of the Municipality and a memorandum of agreement is signed by both parties.
- (3) The event partnership agreements contemplated in sub-section 10(1) must state the responsibilities and obligations including the cost which must be met by the parties in order to ensure compliance with this By-law and the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003).
- (4) Notwithstanding the provisions of this By-law relating to offences and penalties, an agreement concluded in terms of this section may provide for penalties for which an Event Organiser may be liable in the event of failure to comply therewith.

### **11. Delegations**

- (1) The Designated Official may, with the approval of the Municipal Manager and subject to such conditions as the said Municipal Manager may deem appropriate, delegate any of the powers conferred on him or her in this By-law to any other official of the Municipality.
- (2) The Designated Official shall, prior approval of the event inform the ward councilor about the event taking place in his/her ward and issue an approval permit once there are no objections lodged by community members against the event.

### **12. Right of appeal**

- (1) Parties to a dispute arising from a conflict in terms of this By-law must attempt to resolve such conflict before exercising the right of appeal contemplated in sub-section 13(2).
- (2) The Event Organiser may appeal against a decision in terms of Section 5 where his or her application to hold an event has been refused .

- (3) An appeal may be lodged in writing with the Municipal Manager within the period as indicated in Schedule 1 in relation to the type of event concerned.
- (4) An appeal lodged in terms of this section must be considered and decided within such time as indicated in Schedule 1 in relation to the type of event concerned.
- (5) The Municipal Manager may delegate any official of the Municipality to consider and decide on appeals referred to in sub-section 13(2).

### 13. Indemnity

- (1) The Event Organiser shall provide: -
  - (a) evidence, to the satisfaction of the Municipal Manager, of appropriate current and valid public indemnity insurance cover as required by the Municipality; and
  - (b) where an activity which may put the public at risk will be involved, evidence to the satisfaction of the Designated Official of an appropriate South African Special Risk Insurance Association (SASRIA), blanket liability or work cover must be submitted.
- (2) The Municipality shall not be liable for any costs, including any damage or loss, incurred, or suffered as a result of an event held without an approval in terms of this By-law.

### 14. Offences and penalties

- (1) A person will be guilty of an offence if the person:-
  - (a) Contravenes the provisions of this By-law
  - (b) holds an event without an Event approval Permit,
  - (c) contravenes the provisions and conditions of the event approval imposed in terms of this by law or contravenes any other law relating to events for which the municipality is responsible for implementation and enforcement.
  - (d) fails to ensure that the conduct of persons attending an event and the activities undertaken or carried out at an event do not disturb the neighboring community and the residents,
  - (e) fails to ensure compliance with a notice issued by the Designated Official or a Law Enforcement Officer; shall be guilty of an offence.
  - (f) When called upon by the designated official to furnish information, furnishes false or misleading information.
- (2) A person who commits an offence in terms of this By-law shall, on conviction, be liable:-
  - (a) in the case of an offence referred to in sub-section 14(1)(a) or (b), to a maximum fine as provided for in the Adjustment of Fines Act, 1991 (Act 101 of 1991), as amended or imprisonment for a period not exceeding twelve(12) months, or to both such fine and such imprisonment;
  - (b) in the case of an offence referred to in sub-section 14(1)(c), to such fine as the Court may deem fit to impose or to imprisonment for a period not exceeding five (5) years, or to both such fine and such imprisonment;
  - (c) in the case of an offence referred to in sub-section 15.1(d), to such fine as the Court may deem fit to impose or to imprisonment for a period not exceeding ten (10) years, or to both such fine and such imprisonment;
- (3) Failure to comply with any provision of this By-law constitutes an offence liable to a fine or imprisonment.
  - (1) It remains incumbent on the Event Organiser to acquaint him- or herself with the provisions of this by-law and any allegation that he or she was not aware of the provisions shall not be a defence in respect of an indictment of non-compliance. Should the Event Organiser be unsure of what the requirements for staging an event are, then he or she must clarify that with the Designated Official prior to the commencement of the event.

### 15. Interpretation

This By-law must be read in conjunction with the Municipality's: Public Events Policy.

### 16. Short title

This By-law is called City of Tshwane Metropolitan Municipality: Public Events By-law.

**SCHEDULE 1****Schedule of events application timeframes**

Subject to applicable criteria, the following timeframes will apply:

<b>Sise</b>	<b>Expected Crowd size/ No of participants</b>	<b>Minimum time for submission of an event application to the Municipality by the Event Organiser before the date of an event (all required information relating to the application must be submitted)</b>	<b>Minimum time for the Municipality to respond to an application for staging an event</b>	<b>Appeals to be lodged by the Applicant with the Municipality within</b>	<b>Appeal to be decided by the Municipality within</b>
Small	51 - 2 000	21 working days (3 weeks minimum, 3 months ideal)	10 working days	24 hours of receipt of written notice from the Municipality indicating failure to resolve conflict	24 hours of receipt of written notice of appeal
Medium	2 001 – 5 000	21 working days (4 weeks minimum, 3 months ideal)	15 working days	48 hours of receipt of written notice from the Municipality indicating failure to resolve conflict	Within 48 hours of receipt of written notice of appeal
Large	5 001 – 10 000	50 working days (10 weeks minimum, 4 months ideal)	20 working days	48 hours of receipt of written notice from the Municipality indicating failure to resolve conflict	Within 48 hours of receipt of written notice of appeal
Very large	10 001 + above	50 working days (10 weeks minimum, 4 months ideal)	20 working days	48 hours of receipt of written notice from the Municipality indicating failure to resolve conflict	Within 48 hours of receipt of written notice of appeal

**Notes:**

1. The timeframes do not include events applications where a land use planning approval is required, i.e., where an event is to be held on land which is not appropriately zoned. In such instances, the time frames for a **very large event** will apply.
2. If a **small event** includes food vendors, a minimum of 21 days will be required if food vendors need to apply for licenses and certificates of acceptability.

**SCHEDULE 2****Schedule of offence and fines**

(Notwithstanding any other fines which may be imposed in terms of any other law, these fines may be imposed for contraventions of the Events Compliance By-law and may be additional to such fines):

Section	Offence	Fine	Fines for repeat offenders
4(1)	Holding an event without a permit	Small event R 1 000 Medium event R 5 000 Large event R10 000 Very large event R15 000	R 10 000 R 50 000 R 100 000 R 150 000
7(a)	Holding an event in contravention of the Events Compliance By-law or any other law	Small event R 1 000 Medium event R 5 000 Large event R10 000 Very large event R15 000	R 10 000 R 50 000 R 100 000 R 150 000
7(b)	Failure to ensure that the conduct of persons attending an event and the activities undertaken or carried out do not disturb the neighboring community and residents	Small event R 1 000 Medium event R 5 000 Large event R10 000 Very large event R15 000	R 20 000 R 80 000 R 200 000 R 300 000
7(c)	Failure to ensure that a compliance notice issued by the Designated Official is complied with	Small event R 1 000 Medium event R 5 000 Large event R10 000 Very large event R15 000	R 20 000 R 80 000 R 200 000 R 300 000
8(1)	Failure to comply with a compliance notice issued by the Designated Official or Law Enforcement Officer	Small event R 1 000 Medium event R 5 000 Large event R10 000 Very large event R15 000	R 50 000 R 100 000 R 400 000 R 600 000

**SCHEDULE 3****Events requirements listing****NOTES:**

- A. The Municipality may request further information in addition to that which is listed as determined by the type and detail of the event.
- B. The following is a list of requirements to obtain permission to host an event subject to all requirements that must be adhered to in the interest of public safety during the full duration of the event.
  1. All applications to stage an event must be submitted by the Event Organiser on the prescribed Application Form and he or she will adhere to all event application requirements.
  2. The Event Organiser will read all the relevant documents and take note of the various minimum timeframes and other requirements as and where indicated. If the Event Organiser do not understand or is uncertain, unclear or confused about any part of the By-law then he or she must clarify the same with the Designated Official.
  3. All possible role-players within the Municipality will be notified within three (3) working days of the submission of the application. The nature of certain events may determine that applications should be submitted earlier, in such cases the Event Organiser will practice due diligence and notify the Municipality as early as possible.
  4. Applications are to be submitted by hand or by electronic mail (i.e., e-Mail).
  5. This excludes applications for marches, processions and/or gatherings in terms of the Gatherings Act, 1993. Should you wish to have a march, procession and/or gathering, you are to submit an application in terms of Section 3 - Notice of Gatherings of the Regulation of Gatherings Act, 1993 (Act 205 of 1993).



C. The following must be submitted together with the Municipality's prescribed application form: -

- 1) Description of event: including event name, venue, type of event, dates/s (pre-event, event, post-event), anticipated number of attendees, target audience and profile of attendees and Event Plan.
- 2) Contact details of venue owner/manager, Controlling Body (if applicable), Event Organiser, Event Safety Officer, all persons responsible for various departments in organising the event.
- 3) Support letters from Ward Councillor/s, Sub-council Ward Manager, Community/Business/Residents Organisations/Associations, close-by businesses/communities (150 m) attached.
- 4) Copy of SAPS Section 6(3) risk categorisation application/approval letter, Disaster Risk Management Representative Approval Form, approval letter from local SAPS Cluster/Station of Event, Integrated Security Operation Plan for appointed Security SP.
- 5) Event Plan. This provides an overview on two (2) pages to both the ESSP Committees about the event.
- 6) Event Safety Plan (Event Organiser)(low risk categorisation events only).
- 7) Event-specific Safety and Security Plan (medium and high risk categorisation events only) - completed by SAPS ESSP Committee.
- 8) Event Organiser: An Indemnity Form must be completed and submitted in order for the Municipality to be indemnified against all actions, lawsuits, proceedings, claims, demands, costs and expenses arising out of the permission. In addition, the insurer specifying the insurance coverage for public liability with such insurance company shall submit a letter of confirmation.
- 9) Copy of the current Safety Certificate, current Grading Certificate issued by the Local Authority.
- 10) Copy of the venue owner lease/hire/rental agreement or venue permission letter.
- 11) Zoning confirmation including control measurements and conditions of the permitted land use or land use planning approval where necessary.
- 12) Lay-out of event: Including stages, tented structures, catering/food vendors/food trucks, Venue Operation Centre (VOC), etc., indicating all activities.
- 13) Marshalling Plan and map/s if a procession/march/walk is being held.
- 14) VOC/Event Management/Operations Office: Structure and VOC requests (if applicable).
- 15) Ticketing, event program, ticket selling strategy, list of attending VVIPs/VIPs and security arrangements, Event Program.
  - a. The responsibility for the safety of all present (VVIPs, VIPs, public, staff assisting, etc.) is primarily the responsibility of the Event Organiser. The law enforcement agencies (SAPS and the Municipal Police Services of the City of Tshwane) will maintain public order and prevent the commission of offences in terms of the Criminal Procedure Act, Act 51 of 1977 and the Regulation of Gatherings Act, Act 205 of 1993.
- 16) Crowd Control and Security Management Plan: Letter of Undertaking, Crowd Management and Security Plan, copy of PSIRA-registration, copy of valid, current Public Liability Insurance cover, OHS Act 37(2) signed agreement.
  - a. A qualified security company that has been trained in events management that was appointed, must conform to the Private Security Industry Regulation Act, Act 56 of 2001.
- 17) Environmental Health: Environmental Policy, Environmental Management Plan (if applicable), any applicable environmental or heritage permission, infrastructure plan for sanitation, water.
- 18) Environmental Health (Cleaning): Cleaning schedule, copy Public Liability Insurance cover (if applicable).

- 19) Environmental Health (Sanitation): Placement Plan of portable toilets/ablutions/Map indicating permanent ablutions, copy of current and valid Public Liability Insurance cover, OHSA 37(2) agreement signed (if applicable)
- 20) Environmental Health (Solid waste management): Solid Waste Management Plan, copy of current, valid Professional Indemnity Insurance cover, OHSA 37(2) agreement signed.
  - a. The removal of litter and any form of debris at the conclusion of the event must be to the satisfaction of the Municipality. The cleaning of the venue and collection of waste will be for the account of the Event Organiser.
  - b. A receipt slip of Landfill after the events from the Event Organiser is required for the proof of records.
- 21) Environmental Health (Water): Map indicating free drinking water available or of not, other options.
- 22) Fire safety: Fire Safety Plan (pro-active, re-active), location map/Placement Plan of fire extinguishers, compliance letter from Local Fire Dept.
- 23) Temporary Population Certificate application.
- 24) Flammable Substance Certificate: Copy of application, LPG Placement Plan.
- 25) Fireworks Permit application (see Pyrotechnics).
- 26) Open Burning Permit application (if applicable)
- 27) Firebreak Plan (if applicable)
- 28) Food/Non-food/Catering: Copies of Certificate of Acceptance (CoA), copies of Vendor/Trader/ Business Licenses.
  - (a) All environmental health issues to conform with the Health Act, Act No. 63 of 1977.
- 29) Helicopter landing: Situation map, coordinates, CAA application and approval.
- 30) Attractions/Amusements: Copy of owner's Professional Liability Insurance cover, risk assessment.
- 31) Liquor license: Proof of submission of special event liquor license application or approval copy or copy of existing valid liquor license of venue owner/manager.
  - a. Application for a Liquor License must conform to the Liquor Act, Act 27 of 1989. Applications can be submitted to the local Designated Police Officer of the SAPS within the precinct of jurisdiction.
- 32) Medical and emergency care: Event Medical Plan, copy of valid, current Professional Indemnity Insurance cover/HPCSA copy, OHSA 37(2) agreement signed, Medical SP Statement of Intent (an agreement has been reached to provide a minimum level of medical services standby at the event).
- 33) Transport and Traffic Management: Transport and Traffic Management Plan, map/s (roads, traffic points, parking, etc.), and may include road/s closures, times of road/s closures, traffic control required, sections of road/s, time/s, parking arrangements, over-flow parking, emergency services vehicles (medical, fire, tow trucks) parking area, emergency access/egress route/s.
  - a. Should signage for "no stopping", "parking" and other devices be required, the signage must be in compliance with the South African Road Traffic Signs Manual.
- 34) Event H&S Policy and Plan, Event Safety Management Plan and System, Site Safety rules.
- 35) OHSA Mandatory appointments.

- 36) Event Disaster Plan, Emergency Action Plan/Major Incident Plan, Contingency Plans (as applicable) (including event, event site, security, traffic, emergency medical care, facilities, emergency evacuation).
- 37) Communications: Media Accreditation Plan, Communications Plan (medial, internal).
- 38) Electrical installations, lighting: Floor/Site plan (permanent and/or temporary), appointed qualified, registered Electrician (name, surname, registration no, e-mail address, mobile no), copy of electrician registration no. with Department of Labor (DoL), Infrastructure Plan, Electricity Contingency Plan.
- a. Should extra power supply be required; a request for the supply of temporary electricity must be submitted for the operation on the event (such details to be depicted on the floor plan outlay). If a private company have been contract such person and/or company to comply with the Electrical Installation Regulations (Regulations made under the repealed Machinery and Occupational Safety Act 1983 and now applicable under the Occupational Health and Safety Act 1993 (GN R2920, 23 October 1992 amended to GN 962, 20 May 1994).
- 39) All SPs: CIPC company registration copy/Copy of Sole Proprietor letter, valid, current COID Letter of Good Standing/proof of payment/application copy, valid, current Professional Indemnity Insurance cover copy, H&S Plan, Event Site Manager (name, surname, e-mail address, mobile no.), Drawings/Safe Work Procedures (SWPs), Risk assessment/s pertaining to event, Fall Protection Plan (if applicable).
- 40) Temporary structures (as applicable): Method Statement/SWPs for each individual temporary structure, temporary structure design report by Designer, appointment Structural Engineer/s, tented structures: One (1) copy of the manufacturer's specifications, checklists for tents completed, site inspection and report (tent/s larger than 500 m<sup>2</sup>), roofs, stages, seating, platforms: Drawing/s submitted for approval by Local Authority, drawing/s approved by a structural engineer before construction, staging: Supervisor Certificate To Occupy (staging lower than 750 mm), Structural Engineer sign-off staging higher than 750 mm, lifting equipment: Copy of last examination report, competent person inspection report.
- a. Complete the Application Form for the temporary erection of a tent, exhibition stalls, temporary seating stand and stage in terms of Section 4(2) of the National Buildings Regulations Act, Act 103 of 1977. In terms of Section 4 of the National Buildings Regulations Act, Act 103 of 1977 it is an offence for anyone to erect any type of structure without the prior permission of the Local Authority.
- 41) Signage, advertising (where applicable): Street lamp poles/billboard/pamphlets copy of applications, Escape Route Plan/s.
- 42) Sound, noise, vibration: Application Noise Exemption Certificate, approval/comments from Ward Councillor and Ratepayers Association/s.
- a. The volume of any amplified sounds must confirmed and complied with in terms of Regulation 7(2) of the Noise Control Regulations P.N. 627/1989, made under Section 25 of the Environmental Conservation Act, Act No 73 of 1989.
- b. Events of fewer than 50 persons where there is no amplified sound or no temporary structures to be used need not submit an application. However, the Municipality may determine whether the impact and risk attached to an event of fewer than 50 persons would require the submission of an application.
- 43) Municipal services requirements: including electricity, water, waste management plan (during and after the event), transport, roads and storm water.
- 44) Aircraft events: In the event of aircraft operations (i.e., helicopter flights) such application to be submitted in terms of CAR 91.07.4 – Application for Non-Scheduled Helicopter flying operations. Please visit <http://www.caa.co.za>.
- (a) In terms of Part 101 the Operation of Line-Controlled Kites, Model Aircraft, Captive and Unmanned Free Balloons [GN R 1664 of 14 December 1998] as prohibited. Applications for exemptions must be sought via the Local Authority to the South African Civil Aviation Authority (to be read with General Operating and Flight Rules as prescribed in Part 91 of the Civil Aviation Regulations, 1997).

- (b) The special use of airspace (e.g., tethered balloon (blimps), fireworks display, search lights, etc.) is subject to the approval of the CAA: Air Traffic Services in terms of Part 172 of the Civil Aviation Regulations, 1997.
- 45) Camping events: Site plan submitted.
- 46) Cycling/Running Events: Please consult with any local Club with regards to additional information to be submitted.
- 47) Non-explosives, special effects, pyrotechnics: Pyrotechnical risk assessment, permit from Chief Inspector of Explosives (CIE)(obtained by pyrotechnician), valid, current professional Indemnity cover copy (pyrotechnician), relevant Municipal By-law permit obtained (if applicable), sketch plan of venue/location indicating the firing point, spectator area, safety distances, reasons for display, date/s and time/s and duration of display, details of fireworks (type of pyrotechnics to be used), copy of application.
- a. The use and sale of fireworks are regulated by the Explosives Act, Act 26 of 1956, as well as the Regulations issued in terms of this Act. Chapter 10 of the Regulations regulate the use and exploding of fireworks. Of importance for policing purposes is Regulation 10.34. Applications to be sought via the Local Authority to the Chief: Explosives of the South African Police Services in order to obtain the necessary permission to discharge fireworks. (Application approval also subject to Part 172 of the Civil Aviation Regulations, 1997).
- 48) Events on, at or near water: Map of route/s, appointment of Rescue Coordinator, Risk Assessment, Rescue Team/s appointed (not less than 2 persons), rescue craft listed, skipper qualified, craft seaworthy, water rescue equipment required listed, Event Safety Officer (also SASMA approved).
- 49) Event Safety Officer: Written letter of appointment, copy of Professional Indemnity Insurance cover and copies of the necessary proof of qualifications.
- 50) Municipal service charges and tariffs: Charges will be levied in terms of staff costs, over-time and services. Should any costs arise from any assistance rendered by any of the Municipal services, the Event Organiser will be liable for payment thereof to the appropriate department/branch that rendered any specific service.
- 51) In the interest of public safety and in accordance with sub-section (1) of the Firearms Act, Act No 60 of 2000, no person may allow any firearm/ammunition into a firearm-free zone; or carry a firearm or ammunition in a firearm-free zone. A SAPS Official may without warrant search the premises in a firearm-free zone if he/she has a suspicion (on reasonable grounds) that a firearm/ammunition may be present in the firearm-free zone. Any person present in a firearm-free zone may be searched and any firearm/ammunition present in the firearm-free zone or on the person may be seized.
- 52) The usage and selling of and cannabis and other banned drug substance is strictly prohibited in terms of Section 3, 4 and 5 of the Drugs and Drug Trafficking Act, Act 140 of 1992.

#### LOCAL AUTHORITY NOTICE 1531 OF 2023

##### AMENDMENT SCHEME 20-05-4752

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 4946 Weltevredenpark Extension 152 from "Residential 3" to "Institutional" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-4752.

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 20-05-4752 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 550/2023

**LOCAL AUTHORITY NOTICE 1532 OF 2023****CITY OF JOHANNESBURG**

Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.  
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

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

**SPECIFIED RESTRICTIONS APPROVED:**

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
NORTHCLIFF	Teak Drive Residents Association	464	Teak Drive	1 X automated gate with seperate pedestrian gate installed on Teak Drive off the intersection of Anderson Avenue. The pedestrian gate open between 06h00 and 18h00 daily. An intercom system for use by night linked to every resident and domestic worker within the closure. A green push button is installed for entry by day and a red push button for use by all emergency services 24 hours a day

The restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

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

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

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

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

Traffic Engineering Department  
JRA (PTY) Ltd.  
666 Sauer Street  
Johannesburg

or

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

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



City of Johannesburg  
Johannesburg Roads Agency (Pty) Ltd  
[www.jra.org.za](http://www.jra.org.za)



**LOCAL AUTHORITY NOTICE 1533 OF 2023****NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAWS OF 2019 – ERF 6124 NORTHMEAD EXTENSION 4 TOWNSHIP - CELUS NO. B 01013C**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Sub Section) for the Removal of Conditions B. (e), B. (g) and B. (i) from Deed of Transfer T. 34902/2001 pertaining to Erf 6124 Northmead Extension 4 Township, which property is located on the corner of Oak Street and Hanekam Street at No. 7 Oak Street, Northmead Extension 4 Township, Benoni and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: B 01013C), by the Rezoning of the said property from its current zoning of "Residential 1" to a zoning of "Business 3" solely for Offices and a Dwelling Unit.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning Department, Benoni Customer Care Centre, Sixth Floor, Civic Centre, Crn Elston and Tom Jones Streets, Benoni CBD, for a period of 28 days from 22 November 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 Private Bag X 014, Benoni 1500, on or before 20 December 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 first publications: 22 & 29 November 2023.

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**LOCAL AUTHORITY NOTICE 1534 OF 2023****CITY OF JOHANNESBURG**

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

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,  
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,  
HAS CONSIDERED AND PROVISIONALLY APPROVED the following Security Access Restriction for public consultation.

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

**SPECIFIED RESTRICTIONS APPROVED:**

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Parktown	Valley Road East Residents Association	Ref 381	<ul style="list-style-type: none"> <li>Valley Road East off corner of Jan Smuts Avenue</li> </ul>	24 hour manual boom manned by a registered security officer 24 hours a day 7 days per week
			<ul style="list-style-type: none"> <li>Valley Road East off corner of Epping Road</li> </ul>	<p>A steel double leaf gate open between 06h00 and 09h00 and 15h30 and 19h00</p> <p>The gates can be opened in cases of emergency</p> <p>A pedestrian gate open between the hours of 05h00 and 20h00 daily</p>

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

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

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

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

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

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

or

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

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



**City of Johannesburg**  
Johannesburg Roads Agency (Pty) Ltd  
[www.jra.org.za](http://www.jra.org.za)





**LOCAL AUTHORITY NOTICE 1535 OF 2023****PORTION 1 OF ERF 811 BRYANSTON  
AMENDMENT SCHEME 20-01-3860**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Portion 1 of Erf 811 Bryanston**:

- (1) The removal of restrictive condition 1 in its entirety from Deed of Transfer No. T100597/2007;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the erf from "Residential 1" with a density of one dwelling unit per Erf to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3860, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 547/2023

**LOCAL AUTHORITY NOTICE 1536 OF 2023****AMENDMENT SCHEME 20-02-0310**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of **Erven 147 and 148 Glenadrienne** from "**Special**" to "**Special**", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-02-0310**, 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. 524/2023

## LOCAL AUTHORITY NOTICE 1537 OF 2023

1537

CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016: ERF 801, HENNOSPARK EXTENSION 19

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## 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

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning, the applicant in my capacity as authorised agent of the owner of the property namely Erf 801, Hennospark Extension 19, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 58 Mopani Road, Hennospark.

The rezoning is **from** "Residential 1" with a density of "One dwelling per 3500m<sup>2</sup>" and a height of 2 storeys **to** "Special" for a Hostel (45 learners and 4 supervisors), Dining Hall, Dwelling-units (3), Administration block, Squash Courts, Guard House and Utilities. The height of the hostel will be 3 storeys (13m) and the other uses will be 2 storeys (10m).

The intension of the applicant in this matter is to apply for the above mentioned rights to complement Hoërskool Zwartkop which is located directly north of the property across Mopani Road.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to **CityP\_Registration@tshwane.gov.za** within 28 days from the date of first publication of the notice in the Provincial Gazette, Die Beeld and Citizen newspapers.

Dates on which notice will be published: **15 November 2023** (first date) and **22 November 2023** (second date).  
Closing date for any objections and/or comments: **13 December 2023**.

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

- E-mail address: **smeissner@icon.co.za**
- Postal Address: SMR Town & Environmental Planning, PO Box 7194, Centurion, 0046
- Physical Address of offices of applicant: 9 Charles de Gaulle Crescent, Highveld Office Park, Highveld Extension 12
- Contact Telephone Number: 012 665 2330

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

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

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

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

Reference: CPD 9/2/4/2-\_\_\_\_\_T Item No. 38875

15-22

**PLAASLIKE OWERHEID KENNISGEWING 1537 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE  
LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Erf 801, Hennospark Uitbreiding 19, gee hiermee kennis in terme van Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Mopanistraat 58, Hennospark.

Die hersoning is **van** "Residensieël 1" met 'n digtheid van "Een woonhuis per 3500m<sup>2</sup>" en 'n hoogte van 2 verdiepings **na** "Spesiaal" vir 'n Koshuis (45 leerders en 4 toesighouers), Eetsaal, Wooneenhede (3), Administrasieblok, Muurbalbane, Waghuis en Dienste. Die hoogte van die koshuis sal 3 verdiepings (13 m) wees en die res van die gebou sal 2 verdiepings (10m) wees.

Die voorneme van die applikant is om aansoek te doen vir die bogenoemde regte wat Hoërskool Zwartkop komplementeer wat direk noord van die eiendom geleë is, oorkant Mopanistraat.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of **CityP\_Registration@tshwane.gov.za** binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: **15 November 2023** (eerste datum) en **22 November 2023** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **13 Desember 2023**

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

- Epos adres: **smeissner@icon.co.za**
- Posadres: SMR Town & Environmental Planning, Posbus 7194, Centurion, 0046
- Fisiese adres van die kantoor van die applikant: Charles de Gaullesingel 9, Highveld Office Park, Highveld Uitbreiding 12.
- Kontak telefoonnommer: 012 665 2330

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

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

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

Verwysing: CPD 9/2/4/2-\_\_\_\_\_T Item Nr. 38875

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