

**PROVINCIAL NOTICE 143 OF 2018****FETAKGOMO TUBATSE LOCAL MUNICIPALITY****FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE  
MANAGEMENT BY-LAW 2018**

The Fetakgomo Tubatse Local Municipality hereby gives notice in terms of section 13(a) of the Local Government: Municipal System Act, 2000 (Act No 32 of 2000) that the Land Use Management By-Law, to be known as the Fetakgomo Tubatse Local Municipality Land Use Management By-Law 2018, has been approved and adopted, and shall come into operation on the date of publication of this notice.

This Land Use Management By-Law is applicable to the entire municipal area of jurisdiction.

A copy of the Fetakgomo Tubatse Local Municipality Land Use Management By-Law, 2018, will lie for inspection during normal office hours at the offices of the Fetakgomo Tubatse Local Municipality, Director: Development Planning, 1 Kastania Street, Burgersfort.

**N.P BUSANE, Municipal Manager**

**PROVINSIALE KENNISGEWING 143 VAN 2018****FETAKGOMO TUBATSE PLAASLIKE MUNISIPALITEIT****FETAKGOMO TUBATSE PLAASLIKE MUNISIPALITEIT  
GRONDGEBRUIKBESTUUR VERORDENING 2018**

Die Fetakgomo Tubatse Plaaslike Munisipaliteit gee hiermee ingevolge artikel 13 (a) van die Wet op Plaaslike Regering: Munisipale Stelsels, 2000 (Wet No 32 van 2000) dat die Grondgebruikbestuurs verordening, bekend te staan as die Fetakgomo Tubatse Plaaslike Munisipaliteit Grondgebruikbestuursverordening 2018 , is goedgekeur en aangeneem, en tree in werking op die datum van publikasie van hierdie kennisgewing.

Hierdie Grondgebruiksbeheerverordening is van toepassing op die hele munisipale jurisdiksiegebied.

'N Afskrif van die Fetakgomo Tubatse Plaaslike Munisipaliteit Grondgebruiksbeheerverordening, 2018, sal gedurende gewone kantoorure ter insae le by die Fetakgomo Tubatse Plaaslike Munisipaliteit, Direkteur: Ontwikkelingsbeplanning, Kastanjestraat 1, Burgersfort.

**N.P BUSANE, Munisipale Bestuurder**



## FETAKGOMO TUBATSE LOCAL MUNICIPALITY

### FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2018.

PUBLISHED IN PROVINCIAL GAZETTE ORDINARY NO ..... DATED .....

#### FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018

The Municipal Manager of Fetakgomo Tubatse Local Municipality hereby, in terms of section 13(a) of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000), publishes the Fetakgomo Tubatse Municipal Planning By-Law as approved by its Council, as set out hereunder.

#### LAND USE MANAGEMENT BY-LAW

To give effect to "Municipal Planning" as contemplated in the Constitution of South Africa, 1996 (Act 106 of 1996) and in so doing to lay down and consolidate processes and procedures, to facilitate and make arrangements for the implementation of land development and land development applications, spatial planning and a Land Use Scheme within the jurisdiction of Fetakgomo Tubatse Local Municipality, in line with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013); to provide for the establishment of a Municipal Planning and Appeals Tribunal and to provide for matters incidental thereto.

#### PREAMBLE

**WHEREAS** section 156(1) of the Constitution of the Republic of South Africa, 1996 confers on municipalities the right to administer local government matters listed in Part B of Schedules 4 and 5; and

**WHEREAS** Part B of Schedule 4 of the Constitution of the Republic of South Africa, 1996 lists all the local government matters including Municipal Planning; and

**WHEREAS** section 156(2) of the Constitution of the Republic of South Africa, 1996 empowers municipalities to make and administer by-laws for the effective administration of the matters which it has the right to administer; and

**WHEREAS** it is necessary in terms of sections 20, 21, 22, 23, and 24 and related provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) to establish a uniform, recognizable and comprehensive system of spatial planning and land use management in its municipal area to maintain economic unity, equal opportunity, equal access to government services, to promote social and economic inclusion; and

**WHEREAS** the new system of local government requires an efficient, effective and transparent local government administration that conforms to constitutional principles; and

**WHEREAS** it is necessary that procedures and institutions to facilitate and promote cooperative government and intergovernmental relations in respect of spatial planning and land use management be developed; and

**NOW THEREFORE** the Fetakgomo Tubatse Local Municipality has adopted this By-law in terms of section 13 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000)

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**CHAPTER 1****DEFINITIONS, APPLICABILITY AND CONFLICT OF LAWS****1 Definitions**

In this By-Law, unless the context indicates otherwise, a word or expression defined in the Act or provincial legislation has the same meaning as in this By-law and –

**“Act”** means the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013); as published on 5 August 2013;

**“Additional- necessary information”** means any information that may be requested by the Municipality which in its opinion is necessary to consider and decide on a land development application read with Regulation 16(9) of the Act;

**“Adopt or Adopted”** in relation to a Municipal Spatial Development Framework, Land Use Scheme, amendment scheme, policy or plans, means the publication as may be required in terms of this By-law, of the said documents by the Municipality, but must where the date of coming into operation differs from the date in terms of which any document is published in accordance with the provisions of this By-law, only be adopted upon the date of coming into operation thereof. In the event of any land development application being approved, which does not require any further notification in the Provincial Gazette for it to come into operation, the date on which the Municipality has certified in terms of this By-law that the applicant has complied with the conditions of approval of the land development application, shall be the date it has been adopted and shall be deemed to have been adopted;

**“Adjoining owner(s)”** means the owner of any property sharing a common boundary with a property(ies) which forms the subject of a land development application or touches any corner of the aforesaid property(ies) and will include a property that may be separated from the aforesaid property by a road or a roadway or a right of way servitude or a railway reserve or open space, or similar properties;

**“Agent”** means a duly authorised person or company authorised in terms of a power of attorney to submit a land development application on behalf of the owner of land

**“Amendment scheme”** means an amendment to the Land Use Scheme which amendment has been approved, adopted and came into operation in terms of this By-law or any other relevant law and adopted amendment scheme shall have a corresponding meaning;

**“Authorised Official”** means an official who may consider and determine applications as contemplated in section 35(2) of the Act;

**“Appeal authority”** means the executive authority of the Municipality, the Municipal Appeal Tribunal established in terms of Part A of chapter 8 or any other body or institution outside the Municipality authorized by the Municipality to assume the obligations on an appeal authority for purposes of appeals lodged in terms of the Act;

**“Applicant”** means:

(a) an owner(s); or

(b) duly authorized person on behalf of the owner of property(ies) or land within the jurisdiction of the Municipality read with section 45 of the Act who submits land use and land development applications contemplated in section 46 of this By-law. It also includes the municipality and an organ of state under whose control and management the property(ies) or land falls in terms of the Local Government Ordinance, 1939 (Ord. 17 of 1939), or relevant legislation;

**“Application”** means an application submitted to the Municipality in terms of section 16 of this By-law and a land development application shall have a corresponding meaning;

**“Approved township”** means a township declared an approved township in terms of section 56 of this By-Law;

**“Authorised Official”** means a municipal employee who is authorised by the Municipal Council to exercise any power, function or duty in terms of this By-law or the Act and Regulations or such further duties that may be delegated in terms of section 59 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), be assigned to him/her;

**“Building”** means a building as contemplated in the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977);

**“By-Law”** means Fetakgomo Tubatse Local Municipality Land Use Management By- Law 2018 and includes the schedules and forms attached hereto or referred to herein.

**“Body Corporate”** means a body corporate as contemplated in the Companies Act, 2008 (Act 71 of 2008) and the Sectional Title's Act, 1986 (Act 95 of 1986);

**“Bulk Service”** means

- (a) the municipal capital infrastructure associated with that portion of an external engineering service which is intended to ensure provision of municipal infrastructure services for the benefits of multiple users or the community as a whole; and
- (b) all the primary water, sewerage, waste disposal, sewage treatment facilities and means of disposal of effluent and other products of treatment, electricity and storm-water services, as well as the road network in the system to which the internal services are to be linked;

**“Capacity”** means the extent of availability of a municipal infrastructure service;

**“Communal land”** means land under the jurisdiction of a traditional council determined in terms of section 6 of the Limpopo Traditional Leadership and Governance Act, (6 of 2005) and which was at any time vested in -

- (a) the government of the South African Development Trust established by section 4 of the Development Trust and Land Act, 1936 (Act No. 18 of 1936), or
- (b) the government of any area for which a legislative assembly was established in terms of the Self-Governing Territories Constitution Act, 1971 (Act No. 21 of 1971);

**“Community”** means residents, as may be determined by the Municipality, that have diverse characteristics but living in a particular area, with common interests, agenda, cause, who may or may not be linked by social ties, share common perspectives, and may engage in joint action in geographical locations or settings;

**“Conditional approval”** means an approval of a land development application in terms of this By-law, granted by the Municipal Planning Tribunal, Authorized Official or Municipal Appeals Tribunal, in which conditions are imposed, that in the opinion of the Municipality, have to be complied with prior to the land use rights, coming into effect in terms of this By-law, or registration of any property(ies) as a result of the land development application approval, read with sections 43 and 53 of the Act;

**“Conditions of approval”** means condition(s) imposed by the Municipality in the approval of a land development application, including any conditions contained in the annexure(s) and/or plans and/or attachment(s) that form part of the approval and/or are referred to in the approval of the land development application;

**“Consent use”** means a land use right that may be obtained by way of consent from the municipality and is specified as such in the land use scheme;

**“Consolidation”** means the joining of two or more pieces of land into a single entity;

**“Constitution”** means the Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996);

**“Contact details”** means sufficient details including but not limited to a name, surname, telephone number – business or private, e-mail address, postal and residential addresses that will enable a Municipality or organ of state to contact a person for purposes of executing their functions in terms of the Act or this By-law and in so far as it relates to an organ of state, the details of a contact person within the employ of the organ of state;

**“Conveyancer”** means a conveyancer as defined in section 102(1) of the Deeds Registries Act, 1937 (Act 47 of 1937);

**“Council”** means the municipal council of the Municipality;

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

**“Date of notice or date of notification”** means the date on which a notice is served or delivered on a person or body as contemplated in the provisions of this By-law or published in the media or Provincial Gazette as the case may be and which date of notice and appearance shall not be between 10 December to 10 January of any year or as may be determined by the Municipality;

**“Decision-making person or body”** means any person or body duly authorised by the Municipality who are required to take a decision in terms of this By-law or the Act;

**“Deeds registry”** means a deeds registry as defined in section 102(1) of the Deeds Registries Act, 1937 (Act 47 of 1937);

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

**“Deliver and Delivery”** means to submit or serve documents or copies on any organ of state, or person or body as contemplated in this By-law, of which proof of delivery must be obtained as may be prescribed by the Municipality, and delivering and serve shall have the same meaning;

**“Diagram”** means a diagram as defined in the Land Survey Act, 1997 (Act No. 8 of 1997);

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

**“Engineering services agreement”** means a written agreement which is concluded between an owner of property on which a land development application has been brought in terms of this By-law and the Municipality and includes:

- (a) detailed and specific respective rights and obligations regarding the provision and installation of the external and internal engineering services required for an approved land development, further including the design, provision, installation, financing and maintenance of engineering services;
- (b) the associated development charges;
- (c) the standard of such engineering services as determined by the Municipality;
- (d) the classification of engineering services as internal or external services; and
- (e) any matter related to the provision of engineering services in terms of this By-law;

**“Environmental legislation”** means the National Environmental Management Act, 1998 (Act 107 of 1998), or any other law which may be enacted from time to time for purposes of regulating environmental activities in so far as it relates to land use rights, the Act and this By-law;

**“Environmental evaluation”** means an evaluation of the environmental impact of a proposed land development application, conducted in accordance with environmental legislation and environmental guidelines which are from time to time issued and amended by the Department of Environmental Affairs or its successor in title or as may be required by the Municipality;

**“Erf”** means land in an approved township registered in a deeds registry as an erf, lot, plot or stand or as a portion or the remainder of any erf, lot, plot or stand or land indicated as such on the general plan of an approved township and includes any particular portion of land laid out as a township which is not intended for a public place, whether or not such township has been recognized, approved, established and proclaimed as such in terms of this By-law or any repealed law;

**“External engineering services”** has the same meaning as defined in section 1 of the Act and consist of both “bulk services” and “link services”;

**“File”** means the lodgement of a document with the appeal authority of the municipality;

**“General plan”** means a general plan approved by the Surveyor-General in terms of the Land Survey Act, 1997 (Act 8 of 1997);

**“Incomplete land development application”** means a land development application submitted without the prescribed accompanying documents as may be required by the Municipality or required in terms of the provisions of this By-law read with Regulation 16(3) of the Regulations to the Act and the Schedules to this By-law;

**“Interested and affected person”** unless specifically delineated, means any person or group of persons, legal entity or body that can demonstrate their interest in the land development application in terms of section 45(3) of the Act and with specific reference to town planning principles or development principles;

**“Internal engineering services”** has the same meaning as defined in section 1 of the Act and includes any link services linking such internal services to the external engineering services.

**“Land”** means -

- (a) any erf, agricultural holding or farm portion, and includes any improvements or building on the land and any real right in land, and
- (b) the area of communal land to which a household holds an informal right recognized in terms of the customary law applicable in the area where the land to which such right is held is situated and which right is held with the consent of, and adversely to, the registered owner of the land;

**“Land development application”** means one of or a combination of the following applications submitted to the Municipality under Chapter 5 of this By-law with the intention to obtain approval for land development:

- (a) rezoning;
- (b) consent uses, permissions, temporary consents and relaxations in terms of the Land Use Scheme;
- (c) the subdivision and/or consolidation of land;
- (d) the establishment of a township;

- (e) the extension of the boundaries of a township;
- (f) the amendment or cancellation of a general plan; and/or
- (g) any other land development application in terms of the Land Use Scheme or National or Provincial Planning and Development Legislation within the jurisdiction of the Municipality as may be determined by the Municipality from time to time;

**“Land development area”** means an erf or the land which is delineated in a land development application submitted in terms of this By-law or any other legislation governing the change in land use and “land area” has a similar meaning;

**“Land use scheme”** means the land use scheme adopted and approved in terms of Chapter 3 and for the purpose of this By-laws include an existing scheme until such time as the existing scheme is replaced by the adopted and approved land use scheme.

**“Land Invasion”** means the illegal occupation of land or any settlement or occupation of people on land without the express or tacit consent of the owner of the land or the person in charge of the land or without any other right to settle on or occupy such land.

**“Land Use”** means the purpose for which land and/or buildings are/or may be used lawfully in terms of a Land Use Scheme, existing scheme, amendment scheme or in terms of any other authorization, permit or consent issued by an erstwhile authority or the Municipality as its successor in title and includes any conditions related to such land use purposes;

**“Land Use Plan”** means a plan that indicates existing land uses;

**“Layout Plan”** means a plan indicating information relevant to a land development application and the land intended for development and includes the relative locations of erven, public places, or roads, subdivision or consolidation, and the purposes for which the erven are intended to be used.

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

**“Land Use Rights”** means adopted land use applicable to land in terms of this By-law or relevant law; for purposes of issuing a zoning certificate;

**“Link services”** means all new services necessary to connect the internal services to the bulk services;

**“Municipal area”** means the area of jurisdiction of the Fetakgomo Tubatse local Municipality in terms of the Local Government: Municipal Demarcation Act, 1998 (Act No. 27 of 1998);

**“Municipal manager”** means the person appointed as the Fetakgomo Tubatse local Municipality Municipal Manager in terms of appointed in terms of section 54A of the Municipal Systems Act and includes any person acting in that position or to whom authority has been delegated;

**“Municipal Planning Tribunal”** means the Municipal Planning Tribunal established in terms of section 32 of the Spatial Planning and Land Use Management Act 16 of 2013 and its regulations.

**“Municipality”** means the Municipality of Fetakgomo Tubatse local Municipality or its successor in title as envisaged in section 155(1) of the Constitution, established by Notice No (484 dated 28 February 2000) in terms of the Local Government: Municipal Structures Act, 1998 (Act 117 of 1998) and for the purposes of this By-law includes an employee or official acting in terms of a delegation issued under section 59 of the Municipal Systems Act;

**“Objector”** means a person who has lodged an objection with the Municipality to a draft municipal spatial development framework, draft land use scheme or a land development application;

**“Overlay zone”** means a mapped overlay superimposed on one or more established zoning areas which may be used to impose supplemental restrictions on uses in these areas or permit uses otherwise disallowed;

**“Premier”** means the Premier of Limpopo Province appointed in terms of the Constitution;

**“Previous planning legislation”** means any planning legislation that is repealed by the Act or the provincial legislation;

**“Provincial legislation”** means legislation contemplated in section 10 of the Act as may be promulgated by the Province;

**“Province”** means Limpopo Province as referred to in section 103(1) of the Constitution;

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

**“Service provider”** means a person lawfully appointed by a municipality or other organ of state to carry out, manage or implement any service, work or function on behalf of or by the direction of such municipality or organ of state;

**“Servitude”** means a servitude registered against a title deed of a property(ies);

**“Spatial Development Framework”** means the Fetakgomo Tubatse local Municipality Spatial Development Framework as adopted by council;

**“Subdivision”** means the division of a piece of land into two or more portions;

**“The Act”** means the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013), Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015 and any subsidiary legislation or other legal instruments issued in terms thereof;

**“Township register”** means an approved subdivision register of a township in terms of the Deeds Registries Act;

**“Traditional Communities”** means communities recognised in terms of section 3 of the Limpopo Traditional Leadership and Governance Act, (6 of 2005).

## 2 Application of By-law

- (1) This By-law applies to all land within the geographical area of FetakgomoTubatse Local Municipalityincluding land owned by the state and all such applications shall be submitted under the provisions of this By-law.
- (2) This By-law binds every owner and their successor-in-title and every user of land, including thestate.

## 3 Conflict of laws

- (1) The provision of the By-law is subject to the relevant provisions of the Act and the provinciallegislation.
- (2) When considering an apparent conflict between this By-law and another law, a court must prefer anyreasonable interpretation that avoids a conflict over any alternative interpretation that results in a conflict.
- (3) Where a provision of this By-law is in conflict with a provision of the Act or provincial legislation dealing with spatial planning and land use management and any regulations issued thereof and the provisions of this By-law, the provisions of this By-law shall prevail to the extent that the provisions of this By-law give effect to “municipal planning” as a local government matter as per Part B of Schedule 4 of the Constitution.
- (4) Where a provision of the land use scheme is in conflict with the provisions of this By-law, the provisions of this By-law shall prevail.
- (5) Where there is a conflict between this By-law and another By-law of the Municipality, this By-Law prevails over the affected provision of the other By-law in respect of any municipal planning matter.

## CHAPTER 2

### MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

#### 4 Municipal spatial development framework

- (1) The Municipality must draft a municipal spatial development framework in accordance with the provisions of sections 20 and 21 of the Act read with sections 23 to 35 of the Municipal Systems Act .
- (2) A municipal spatial development framework does not confer or take away land use rights but guides and informs decisions to be made by the Municipality relating to land development.
- (3) The provisions of this Chapter apply, with the necessary change, to the review or amendment of a municipal spatial development framework.

#### 5 Contents of municipal spatial development framework

- (1) A municipal spatial development framework must provide for the matters contemplated in sectionof the Act, section 26(e)of the Municipal Systems Act and provincial legislation, if any, and the Municipality may for purposes of reaching its constitutional objectives include any matter which it may deem necessary for municipal planning.
- (2) Over and above the matters required in terms of subsection (1), the Municipality may determine any further plans, policies and instruments by virtue of which the municipal spatial development framework must be applied,

interpreted and implemented.

- (3) A municipal spatial development framework must make provision for transitional arrangements with regard to the manner in which the municipal spatial development framework is to be implemented by the Municipality.

#### **6 Intention to prepare, amend or review municipal spatial development framework**

- (1) A Municipality which intends to prepare, amend or review its municipal spatial development framework –
- (a) may convene an intergovernmental steering committee and a project committee in accordance with section 7;
  - (b) must publish a notice in English and one dominating official language of the Province most spoken in the municipal area of the Municipality of its intention to prepare, amend or review the municipal spatial development framework and the process to be followed in accordance with section 28(3) of the Municipal Systems Act in two newspapers circulating in the area concerned;
  - (c) must inform the Member of the Executive Council in writing of –
    - (i) its intention to prepare, amend or review the municipal spatial development framework;
    - (ii) the process that will be followed in the drafting or amendment of the municipal spatial development framework including the process for public participation; and
  - (d) must register relevant stakeholders who must be invited to comment on the draft municipal spatial development framework or draft amendment of the municipal spatial development framework as part of the process to be followed.

#### **7 Institutional framework for preparation, amendment or review of municipal spatial development framework**

- (1) The purpose of the intergovernmental steering committee contemplated in section 6(a) is to co-ordinate the applicable contributions into the municipal spatial development framework and to –
- (a) provide technical knowledge and expertise;
  - (b) provide input on outstanding information that is required to draft the municipal spatial development framework or an amendment or review thereof;
  - (c) communicate any current or planned projects that have an impact on the municipal area;
  - (d) provide information on the locality of projects and budgetary allocations; and
  - (e) provide written comment to the project committee at each of various phases of the process.
- (2) The Municipality must, before commencement of the preparation, amendment or review of the municipal spatial development framework, in writing, invite nominations for representatives to serve on the intergovernmental steering committee from –
- (a) departments in the national, provincial and local sphere of government, other organs of state, community representatives, engineering services providers, traditional councils; and
  - (b) any other body or person that may assist in providing information and technical advice on the content of the municipal spatial development framework.
- (3) The purpose of the project committee contemplated in section 6(a) is to –
- (a) prepare, amend or review the municipal spatial development framework for adoption by the Council;
  - (b) provide technical knowledge and expertise;
  - (c) monitor progress and ensure that the drafting municipal spatial development framework or amendment of the municipal spatial development framework is progressing according to the approved process plan;
  - (d) guide the public participation process, including ensuring that the registered key public sector stakeholders remain informed;
  - (e) ensure alignment of the municipal spatial development framework with the development plans and strategies of other affected municipalities and organs of state as contemplated in section 24(1) of the Municipal Systems Act;
  - (f) facilitate the integration of other sector plans into the municipal spatial development framework;
  - (g) oversee the incorporation of amendments to the draft municipal spatial development framework or draft amendment or review of the municipal spatial development framework to address comments obtained during the process of drafting thereof;
  - (i) if the Municipality decides to establish an intergovernmental steering committee –
  - (ii) assist the Municipality in ensuring that the intergovernmental steering committee is established and that timeframes are adhered to; and
  - (iii) ensure the flow of information between the project committee and the intergovernmental steering committee.
- (4) The project committee consists of –

- (a) the Municipal Manager;
- (b) municipal employees from at least the following municipal departments:
  - (i) the integrated development planning office;
  - (ii) the planning department;
  - (iii) the engineering department;
  - (iv) the local economic development department; and
  - (v) the human settlement department.

## **8 Preparation, amendment or review of municipal spatial development framework**

- (1) The project committee must compile a status quo document setting out an assessment of existing levels of development and development challenges in the municipal area and must submit it to the intergovernmental steering committee for comment.
- (2) After consideration of the comments of the intergovernmental steering committee, the project committee must finalise the status quo document and submit it to the Council for adoption.
- (3) The project committee must prepare a first draft of the municipal spatial development framework or first draft amendment or review of the municipal spatial development framework and must submit it to the intergovernmental steering committee for comment.
- (4) After consideration of the comments of the intergovernmental steering committee, the project committee must finalise the first draft of the municipal spatial development framework or first draft amendment or review of the municipal spatial development framework and submit it to the Council, together with the report referred to in subsection (5), to approve the publication of a notice referred to in section 6(4) that the draft municipal spatial development framework or an amendment or review thereof is available for public comment.
- (5) The project committee must submit a written report as contemplated in subsection (4) which must at least —
  - (a) indicate the rationale in the approach to the drafting of the municipal spatial development framework;
  - (b) summarise the process of drafting the municipal spatial development framework;
  - (c) summarise the consultation process to be followed with reference to section 9 of this By-law;
  - (d) indicate the involvement of the intergovernmental steering committee, if convened by the Municipality;
  - (e) indicate the departments that were engaged in the drafting of the municipal spatial development framework;
  - (f) the alignment with the national and provincial spatial development frameworks;
  - (g) any sector plans that may have an impact on the municipal spatial development framework;
  - (h) indicate how the municipal spatial development framework complies with the requirements of relevant national and provincial legislation, and relevant provisions of strategies adopted by the Council; and
  - (i) recommend the adoption of the municipal spatial development framework for public participation as the draft municipal spatial development framework for the Municipality, in terms of the relevant legislation and this By-law.
- (6) After consideration of the comments and representations, as a result of the publication contemplated in subsection (4), the project committee must compile a final municipal spatial development framework or final amendment or review of the municipal spatial development framework for adoption by the Council.
- (7) If the final municipal spatial development framework or final amendment or review of the municipal spatial development framework, as contemplated in subsection (6), is materially different to what was published in terms of subsection (4), the Municipality must follow a further consultation and public participation process before it is adopted by the Council.
- (8) The Council must adopt the final municipal spatial development framework or final amendment or review of the municipal spatial development framework, with or without amendments, and must within 14 days of its decision give notice of its adoption in the media and the Provincial Gazette.
- (9) If no intergovernmental steering committee is convened by the Municipality, the project committee submits the draft and final municipal spatial development framework or amendment or review thereof directly to the Council.

## **9 Public participation**

- (1) Public participation undertaken by the Municipality must contain and comply with all the essential elements of any notices to be placed in terms of the Act or the Municipal Systems Act.
- (2) In addition to the publication of notices in the *Provincial Gazette* and two local newspapers circulating within the vicinity of the municipality as required in terms of this Chapter, the Municipality may use any other method of communication it may deem appropriate.
- (3) The Municipality may for purposes of public engagement on the content of the draft municipal spatial development framework arrange -

- (a) specific consultations with professional bodies, ward communities or other groups; and
- (b) public meetings.
- (4) The notice contemplated in section 8(4) must specifically state that any person or body wishing to provide comments shall-
  - (a) do so within a period of 60 days from the first day of publication of the notice;
  - (b) provide written comments; and
  - (c) provide their contact details as specified in the definition of contact details.

#### **10 Local spatial development framework**

- (1) The Municipality may adopt a local spatial development framework for a specific geographical area of a portion of the municipal area.
- (2) The purpose of a local spatial development framework is to:
  - (a) provide detailed spatial planning guidelines or further plans for a specific geographic area or parts of specific geographical areas and may include precinct plans;
  - (b) provide more detail in respect of a proposal provided for in the municipal spatial development framework or necessary to give effect to the municipal spatial development framework and or its integrated development plan and other relevant sector plans;
  - (c) address specific land use planning needs of a specified geographic area;
  - (d) provide detailed policy and development parameters for land use planning;
  - (e) provide detailed priorities in relation to land use planning and, in so far as they are linked to land use planning, biodiversity and environmental issues; or
  - (f) guide decision making on land development applications;
  - (g) or any other relevant provision that will give effect to its duty to manage municipal planning in the context of its constitutional obligations.

#### **11 Compilation, amendment or review of local spatial development framework**

- (1) If the Municipality prepares, amends or reviews a local spatial development framework, it must draft and approve a process plan, including public participation processes to be followed for the compilation, amendment, review or adoption of a local spatial development framework.
- (2) The municipality must, within 21 days of adopting a local spatial development framework or an amendment of local spatial development framework, publish a notice of the decision in the media and the Provincial Gazette.

#### **12 Effect of local spatial development framework**

- (1) A local spatial development framework or an amendment thereof comes into operation on the date of publication of the notice contemplated in section 9(2).
- (2) A local spatial development framework guides and informs decisions made by the Municipality relating to land development, but it does not confer or take away rights.

#### **13 Record of and access to municipal spatial development framework**

- (1) The Municipality must keep, maintain and make accessible to the public, including on the Municipality's website, the approved municipal or local spatial development framework and or any component thereof applicable within the jurisdiction of the Municipality.
- (2) Should anybody or person request a copy of the municipal or local spatial development framework the Municipality must provide on payment by such body or person of the prescribed fee, a copy to them of the approved municipal spatial development framework or any component thereof.

#### **14 Deviation from municipal spatial development framework**

- (1) For purposes of section 22(2) of the Act, site specific circumstances include –
  - (a) a deviation that does not materially change the municipal spatial development framework;
- (2) If the effect of an approval of an application will be a material change of the municipal spatial development framework, the Municipality may amend the municipal spatial development framework in terms of the provisions of this Chapter, prior to taking a decision which constitutes a deviation from the municipal spatial development framework.

### **CHAPTER 3**

#### **LAND USE SCHEME**

#### **15 Applicability of Act**

Sections 24 to 30 of the Act apply to any land use scheme developed, prepared, adopted and amended by the Municipality.

## **16 Purpose of land use scheme**

In addition to the purposes of a land use scheme stipulated in section 25(1) of the Act, the Municipality must determine the use and development of land within the municipal area to which it relates in order to promote –

- (a) harmonious and compatible land use patterns;
- (b) aesthetic considerations;
- (c) sustainable development and densification; and
- (d) the accommodation of cultural customs and practices of traditional communities in land use management.

## **17 General matters pertaining to land use scheme**

- (1) In order to comply with section 24(1) of the Act, the Municipality must -
  - (a) develop a draft land use scheme as contemplated in section 18;
  - (b) obtain Council approval for publication of the draft land use scheme as contemplated in section 19;
  - (c) embark on the necessary public participation process as contemplated in section 20;
  - (d) incorporate relevant comments received during the public participation process as contemplated in section 21;
  - (e) prepare the land use scheme as contemplated in section 22;
  - (f) submit the land use scheme to the Council for approval and adoption as contemplated in section 23;
  - (g) publish a notice of the adoption and approval of the land use scheme in the Provincial Gazette as contemplated in section 24; and
  - (h) Submit the land use scheme to the Member of the Executive Council as contemplated in section 25.
- (2) The Municipality may, on its own initiative or on application, create an overlay zone for land.
- (3) Zoning may be made applicable to a land unit or part thereof and zoning need not follow cadastral boundaries.
- (4) The land use scheme of the Municipality must take into cognisance, the following:
  - (a) the Integrated Development Plan in terms of the Municipal Systems Act;
  - (b) the Spatial Development Framework as contemplated in Chapter 4 of the Act and Chapter 2 of this By-law, and
  - (c) provincial legislation.

## **18 Development of draft land use scheme**

- (1) Prior to the Municipality commences with the development of a draft land use scheme, the Council must resolve to develop and prepare a land use scheme, provided that in its resolution the Council must:
  - (a) establish a land use scheme committee and appoint the members to the land use scheme committee from the relevant municipal department responsible for spatial planning and land use management;
  - (b) confirm over and above that which is contained in the applicable legislation the public participation to be followed;
  - (c) determine the form and content of the land use scheme;
  - (d) determine the scale to be used and whether it should be available in an electronic media;
  - (e) determine any other relevant issue that will impact on the development and final adoption of the land use scheme which will allow for it to be interpreted and or implemented; and
  - (f) confirm the manner in which the land use scheme must inter alia set out the general provisions for land uses applicable to all land, categories of land use, zoning maps, restrictions, prohibitions and or any other provision that may be relevant to the management of land use, which may or may not require a consent or permission from the Municipality for purposes of the use of land.
- (2) After the resolution is taken by the Council, the Land Use Scheme Committee must develop the draft land use scheme in accordance with the provisions of the Act, provincial legislation and this Chapter.

## **19 Council approval for publication of draft land use scheme**

- (1) Upon completion of the draft land use scheme, the land use scheme committee must submit it to the Council for approval.
- (2) The submission of the draft land use scheme to the Council must be accompanied by a written report from the land use scheme committee and the report must at least –
  - (a) indicate the rationale in the approach to the drafting of the land use scheme;
  - (b) summarise the process of drafting the draft land use scheme;
  - (c) summarise the consultation process to be followed with reference to section 20 of this By-law;

- (d) indicate the departments that were engaged in the drafting of the draft land use scheme;
  - (e) indicate how the draft land use scheme complies with the requirements of relevant national and provincial legislation, and relevant mechanism controlling and managing land use rights by the Municipal Council;
  - (f) recommend the approval of the draft land use scheme for public participation in terms of the relevant legislation and this By-law.
- (3) The Council must approve the draft land use scheme and authorise the public participation thereof in terms of this By-law and the relevant legislation referred to in section 15.

## **20 Public participation**

- (1) The public participation process must contain and comply with all the essential elements of any notices to be placed in terms of this By-law and in the event of an amendment of the land use scheme, the matters contemplated in section 28 of the Act.
- (2) Without detracting from the provisions of subsection (1) above the Municipality must -
- (a) publish a notice in the Provincial Gazette once a week for two consecutive weeks; and
  - (b) publish a notice in two local newspapers that are circulating in the municipal area in English and one local dominant official language, once a week for two consecutive weeks; and
  - (c) use any other method of communication it may deem appropriate and the notice contemplated in subparagraph (b) must specifically state that any person or body wishing to provide comments and or objections shall:
    - (i) do so within a period of 60 days from the first day of publication of the notice; and
    - (ii) provide written comments; and
    - (iii) provide their contact details as specified in the definition of contact details.
- (3) The Municipality may for purposes of public engagement arrange -
- (a) specific consultations with professional bodies, ward communities or other groups; and
  - (b) public meetings.
- (4) The Municipality must inform the Member of the Executive Council in writing of the intention to draft a land use scheme and provide him or her with a copy of the draft land use scheme after it has been approved by the Council as contemplated in section 18.

## **21 Incorporation of relevant comments**

- (1) After the public participation process outlined in section 20, the land use scheme committee must -
- (a) review and consider all submissions made in writing or during any engagements; and
  - (b) prepare a report including all information they deem relevant, on the submissions made; provided that:
    - (i) for purposes of reviewing and considering all submissions made, the Municipal Manager may elect to hear the submission through an oral hearing process;
    - (ii) all persons and or bodies that made submissions shall be notified of the time, date and place of the hearing as may be determined by the Municipality not less than 30 days prior to the date determined for the hearing, by means of registered mail;
    - (iii) for purposes of the consideration of the submissions made on the land use scheme the Municipality may at any time prior to the submission of the land use scheme to the Council, request further information or elaboration on the submissions made from any person or body.
- (2) The land use scheme committee responsible for development planning in the Municipality must for purpose of proper consideration provide comments on the submissions made which comments must form part of the documentation to be submitted to the Council as contemplated in section 8.

## **22 Preparation of land use scheme**

- (1) The land use scheme committee must where required and based on the submissions made during public participation, make final amendments to the draft land use scheme, provided that if such amendments are in the opinion of the Municipality materially different to what was published in terms of section 19(2).
- (2) The Municipality must follow a consultation and public participation process in terms of section 19(2) of this By-law, before the land use scheme is adopted by the Council.

## **23 Submission of land use scheme to Council for approval and adoption**

- (1) The land use scheme committee must submit the proposed land use scheme and all relevant supporting documentation to the Council with a recommendation for adoption.
- (2) The Council must consider and adopt the land use scheme with or without amendments.

**24 Publication of notice of adoption and approval of land use scheme**

- (1) The Council must, within 60 days of its decision referred to in section 22, give notice of its decision to all persons or bodies who gave submissions on the land use scheme, and publish such notice in the media and the *Provincial Gazette*.
- (2) The date of publication of the notice referred to in subsection (1), in the *Provincial Gazette*, is the date of coming into operation of the land use scheme unless the notice indicates a different date of coming into operation.

**25 Submission to Member of Council**

After the land use scheme is published in terms of section 24 the Municipality must submit the approved land use scheme to the Member of the Council for cognisance.

**26 Records**

- (1) The Municipality may in hard copy and an electronic media and or data base keep record of the land use rights in relation to each erf or portion of land and which information shall be regarded as part of its land use scheme.
- (2) The Municipality must keep, maintain and make accessible to the public, including on the Municipality's website, the approved land use scheme and or any component thereof applicable within the municipal area of the Municipality.
- (3) Should anybody or person request a copy of the approved land use scheme, the Municipality must provide on payment by such body or person of the prescribed fee, a copy to them of the approved land use scheme or any component thereof: Provided that if the Municipality is of the opinion that in order to provide the said copy it will take officials unreasonably away from their substantive duties such request for a copy can be dealt with in terms of the Promotion of Access to Information Act, 2000.

**27 Contents of land use scheme**

- (1) The contents of a land use scheme developed and prepared by the Municipality must include all the essential elements contemplated in Chapter 5 of the Act and provincial legislation and must contain –
  - (a) a zoning for all properties within the geographic area of the Municipality in accordance with a category of zoning as contemplated in Annexure 1 of this By-law;
  - (b) land use regulations including specific conditions, limitations, provisions or prohibitions relating to the exercising of any land use rights or zoning approved on a property in terms of the approved land use scheme or any amendment scheme, consent, permission or conditions of approval of a land development application on a property;
  - (c) provisions for public participation that may be required for purposes of any consent, permission or relaxation in terms of an approved land use scheme;
  - (d) provisions relating to the provision of engineering services, which provisions must specifically state that land use rights may only be exercised if engineering services can be provided to the property to the satisfaction of the Municipality;
  - (e) servitudes for municipal services and access arrangements for all properties;
  - (f) provisions applicable to all properties relating to storm water;
  - (g) provisions for the construction and maintenance of engineering services including but not limited to bodies established through the approval of land development applications to undertake such construction and maintenance;
  - (h) zoning maps as approved by the council that depicts the zoning of every property in Municipality's geographical area as updated from time to time in line with the land use rights approved or granted; and
  - (i) transitional arrangements with regard to the manner in which the land use scheme is to be implemented.
- (2) The land use scheme may –
  - (a) determine the components of the land use scheme for purposes of it being applied, interpreted and implemented; and
  - (b) include any matter which it deems necessary for municipal planning in terms of the constitutional powers, functions and duties of a municipality.

**28 Land use scheme register**

The Municipality must keep and maintain a land use scheme register in a hard copy and electronic format as approved by the Council and may contain the following but not limited to:

- (a) Date of application
- (b) Name and contact details of applicant
- (c) Type of Application

- (d) Township/Farm name
- (e) Erf or farm number
- (f) Portion / Remainder
- (g) Property Description
- (h) Existing Zoning
- (i) Square Metres Granted
- (j) Density
- (k) FAR
- (l) Height (storeys/meters)
- (m) Coverage
- (n) Building Line
- (o) Parking Requirements
- (p) Amendment scheme no
- (q) Annexure Number
- (r) Item No
- (s) Item Date
- (t) Decision (Approved/Not Approved)
- (u) Decision Date

## **29 Replacement and consolidation of amendment scheme**

- (1) The Municipality may of its own accord in order to replace or consolidate an amendment scheme or several amendment schemes, map(s), annexure(s) or schedule(s) of the approved land use scheme, of more than one property, prepare a certified copy of documentation as the Municipality may require, for purposes of replacing or consolidating the said amendment scheme(s), which consolidated or replacement amendment scheme shall from the date of the signing thereof, be in operation; provided that:
  - (a) such replacement and consolidation shall not take away any land use rights granted in terms of an approved land use scheme, for purposes of implementation of the land use rights and may include a provision for consolidation of property for purposes of consolidating land use schemes; provided that if a consolidation is required, the Municipality only do so after consultation with the owner(s).
  - (b) after the Municipality has signed and certified a consolidation or replacement amendment scheme, it must publish it in the *Provincial Gazette*.
- (2) Where as a result of a repealed legislation, the demarcation of municipal boundaries or defunct processes is necessary in the opinion of the Municipality for certain areas where land use rights are governed through a process, other than a land use scheme; the Municipality may for purposes of including such land use rights into a land use scheme prepare an amendment scheme and incorporate it into the land use scheme.
- (3) The provisions of sections 15 to 28 apply, with the necessary changes, to the review or amendment of an existing land use scheme other than a rezoning or similar application relating to a property or properties or multiple portions thereof, which in the opinion of the Municipality is dealt with as a land development application.

## **CHAPTER 4**

### **INSTITUTIONAL STRUCTURE FOR LAND USE MANAGEMENT DECISIONS**

#### **Part A: Division of Functions**

#### **30 Division of functions between Municipal Planning Tribunal and Authorised Official**

- (1) For purposes of section 35(3) of the Act, the following categories of applications defined in section 54 of these By-laws must be considered and determined -
  - (a) by the Municipal Planning Tribunal:
    - (i) All category 1 applications; and
    - (ii) all opposed category 2, 3 and 4(a) applications;
  - (b) by the Land Development Officer:
    - (i) All category 2 applications that are not opposed;
    - (ii) all category 4(b) applications
- (2) For the purposes of subsection (1), an opposed application means an application on which negative comments or objections were received after the public participation process from persons, internal municipal departments, ward councillors, service providers and organs of state.

#### **Part B: Assessment to establish Municipal Planning Tribunal**

**31 Municipal assessment prior to establishment of Municipal Planning Tribunal**

- (1) The decision of a municipality to –
  - (a) establish a joint Municipal Planning Tribunal as contemplated in section 34(1) of the Act; or
  - (b) agree to the establishment of a Municipal Planning Tribunal by a district municipality as contemplated in section 34(2) of the Act; or
  - (c) establish a Municipal Planning Tribunal for its municipal area, must be preceded by an assessment of the factors referred to in subregulation (2).
- (2) The assessment referred to in subregulation (1) includes, amongst others, the following factors –
  - (a) the impact of the Act on the municipality's financial, administrative and professional capacity;
  - (b) the ability of the municipality to effectively implement the provisions of the Act;
  - (c) the average number of applications dealt with by the municipality annually in terms of existing planning legislation; and
  - (d) the development pressures in the municipal area.

**Part C: Establishment of Municipal Planning Tribunal for Local Municipal Area****32 Establishment of Municipal Planning Tribunal for local municipal area**

- (1) Subject to the provisions of Part D and E of this Chapter, the Sekhukhune District Municipality Joint Municipal Planning Tribunal is hereby established for the municipal area of Fetakgomo, in compliance with section 35 of the Act.
- (2) The provisions of subsection (1) do not apply if, after the assessment contemplated in section 31, the municipality decides to establish a joint Municipal Planning Tribunal or a district Municipal Planning Tribunal.

**33 Composition of Municipal Planning Tribunal for local municipal area**

- (1) The Municipal Planning Tribunal consists of at least 13 members made up as follows
  - (a) three officials in the full-time service of the Municipality within development planning department;
  - (b) two persons registered as a professional with the South African Council for the Planning Profession in terms of the Planning Profession Act, 2002 (Act No. 36 of 2002);
  - (c) two persons registered as a professional with the Engineering Council of South Africa in terms of the Engineering Profession Act, 2000 (Act No. 46 of 2000);
  - (d) two persons with financial experience relevant to land development and land use and who is registered with a recognised voluntary association or registered in terms of the Auditing Profession Act, 2005 (Act No. 26 of 2005);
  - (e) two persons either admitted as an attorney in terms of the Attorneys Act, 1979 (Act No. 53 of 1979) or admitted as advocate of the Supreme Court in terms of the Admission of Advocates Act, 1964 (Act No. 74 of 1964);
  - (f) an environmental assessment practitioner registered with a voluntary association; and
  - (g) any other person who has knowledge and experience of spatial planning, land use management and land development or the law related thereto.
- (2) The officials referred to in subsection (1)(a) must have at least five years' experience in the field in which they are performing their services.
- (3) The persons referred to in subsection (1)(b) to (g) must –
  - (a) demonstrate knowledge of spatial planning, land use management and land development of the law related thereto;
  - (b) have at least five years' practical experience in the discipline within which they are registered or in the case of a person referred to in subsection (1)(g) in the discipline in which he or she is practising;
  - (c) demonstrate leadership in his or her profession or vocation or in community organisations.

**34 Nomination procedure**

- (1) The Municipality must –
  - (a) in the case of the first appointment of members to the Municipal Planning Tribunal, invite and call for nominations as contemplated in Part B of Chapter 2 of the Regulations as soon as possible after the approval of the Regulations by the Minister; and
  - (b) in the case of the subsequent appointment of members to the Municipal Planning Tribunal, 90 days before the expiry of the term of office of the members serving on the Municipal Planning Tribunal, invite and call for nominations as contemplated in Part B of the Regulations.
- (2) The invitation to the organs of state and non-governmental organisations contemplated in regulation 3(2)(a)

of the Regulations must be addressed to the organs of state and non-governmental organisations and must be in the form contemplated in Schedule 1 together with any other information deemed necessary by the Municipality.

- (3) The call for nominations to persons in their individual capacity contemplated in regulation 3(2)(b) of the Regulations must be in the form contemplated in Schedule 1 and –
- (a) must be published in one local newspaper that is circulating in the municipal area of the Municipality in English and one dominant official language commonly spoken in the area;
  - (b) may be submitted to the various professional bodies which registers persons referred to in section 33(1) with a request to distribute the call for nominations to their members and to advertise it on their respective websites;
  - (c) may advertise the call for nominations on the municipal website; and
  - (d) utilise any other method and media it deems necessary to advertise the call for nominations.

### **35 Submission of nomination**

- (1) The nomination must be in writing and be addressed to the Municipal Manager.
- (2) The nomination must consist of –
- (a) the completed declaration contained in the form contemplated in Schedule 1 and all pertinent information must be provided within the space provided on the form;
  - (b) the completed declaration of interest form contemplated in Schedule 1;
  - (c) the motivation by the nominator contemplated in subsection (3)(a); and
  - (d) the summarised curriculum vitae of the nominee contemplated in subsection (3)(b).
- (3) In addition to the requirements for the call for nominations contemplated in regulation 3(6) of the Regulations, the nomination must request –
- (a) a motivation by the nominator for the appointment of the nominee to the Municipal Planning Tribunal which motivation must not be less than 50 words or more than 250 words; and
  - (b) a summarised curriculum vitae of the nominee not exceeding two A4 pages.

### **36 Initial screening of nomination by Municipality**

- (1) After the expiry date for nominations the Municipality must screen all of the nominations received by it to determine whether the nominations comply with the provisions of section 35.
- (2) The nominations that are incomplete
- (3) or do not comply with the provisions of section 35 must be rejected by the Municipality.
- (4) Every nomination that is complete and that complies with the provisions of section 35 must be subjected to verification by the Municipality.
- (5) If, after the verification of the information by the Municipality, the nominee is ineligible for appointment due to the fact that he or she –
- (a) was not duly nominated;
  - (b) is disqualified from appointment as contemplated in section 38 of the Act;
  - (c) does not possess the knowledge or experience as required in terms of section 33(3); or
  - (d) is not registered with the professional councils or voluntary bodies contemplated in section 33(1), if applicable,
- the nomination must be rejected and may not be considered by the evaluation panel contemplated in section 36.
- (5) Every nomination that has been verified by the Municipality and the nominee found to be eligible for appointment to the Municipal Planning Tribunal, must be considered by the evaluation panel contemplated in section 37.
- (6) The screening and verification process contained in this section must be completed within 30 days from the expiry date for nominations.

### **37 Evaluation panel**

- (1) The evaluation panel contemplated in regulation 3(1)(g) read with regulation 3(11) of the Regulations, consists of five officials in the employ of the Municipality appointed by the Municipal Manager.
- (2) The evaluation panel must evaluate all nominations within 30 days of receipt of the verified nominations and must submit a report with their recommendations to the Council for consideration.

### **38 Appointment of members to Municipal Planning Tribunal by Council**

- (1) Upon receipt of the report, the Council must consider the recommendations made by the evaluation panel and thereafter appoint the members to the Municipal Planning Tribunal.
- (2) After appointment of the members to the Municipal Planning Tribunal, the Council must designate a chairperson and a deputy chairperson from the members so appointed.
- (3) The Municipal Manager must, in writing, notify the members of their appointment to the Municipal Planning Tribunal and, in addition, to the two members who are designated as chairperson and deputy chairperson, indicate that they have been appointed as such.
- (4) The Municipal Manager must, when he or she publishes the notice of the commencement date of the operations of the first Municipal Planning Tribunal contemplated in section 43, publish the names of the members of the Municipal Planning Tribunal and their term office in the same notice.

**39 Term of office and conditions of service of members of Municipal Planning Tribunal for municipal area**

- (1) A member of the Municipal Planning Tribunal appointed in terms of this Chapter is appointed for a term of five years, which is renewable once for a further period of five years.
- (2) The office of a member becomes vacant if that member -
  - (a) is absent from two consecutive meetings of the Municipal Planning Tribunal without the leave of the chairperson of the Municipal Planning Tribunal;
  - (b) tenders his or her resignation in writing to the chairperson of the Municipal Planning Tribunal;
  - (c) is removed from the Municipal Planning Tribunal under subsection (3); or
  - (d) dies.
- (3) The Council may remove a member of the Municipal Planning Tribunal if -
  - (a) sufficient reasons exist for his or her removal;
  - (b) a member contravenes the code of conduct contemplated in Schedule 4;
  - (c) a member becomes subject to a disqualification as contemplated in section 38(1) of the Act after giving the member an opportunity to be heard.
- (4) An official of a municipality contemplated in section 32(2)(a) who serves on the Municipal Planning Tribunal -
  - (a) may only serve as member of the Municipal Planning Tribunal for as long as he or she is in the full-time employ of the municipality;
  - (b) is bound by the conditions of service determined in his or her contract of employment and is not entitled to additional remuneration, allowances, leave or sick leave or any other employee benefit as a result of his or her membership on the Municipal Planning Tribunal;
  - (c) who is found guilty of misconduct under the collective agreement applicable to employees of the Municipality shall immediately be disqualified from serving on the Municipal Planning Tribunal.
- (5) A person appointed by a municipality in terms of section 32(2)(b) to (g) to the Municipal Planning Tribunal -
  - (a) is not an employee on the staff establishment of that municipality;
  - (b) if that person is an employee of an organ of state as contemplated in regulation 3(2)(a) of the Regulations, is bound by the conditions of service determined in his or her contract of employment and is not entitled to additional remuneration, allowances, leave or sick leave or any other employee benefit as a result of his or her membership on the Municipal Planning Tribunal;
  - (c) performs the specific tasks allocated by the chairperson of the Municipal Planning Tribunal to him or her for a decision hearing of the Municipal Planning Tribunal;
  - (d) sits at such meetings of the Municipal Planning Tribunal that requires his or her relevant knowledge and experience as determined by the chairperson of the Municipal Planning Tribunal;
  - (e) in the case of a person referred to in regulation 3(2)(b) of the Regulations is entitled to a seating and travel allowance for each meeting of the Municipal Planning Tribunal that he or she sits on determined annually by the municipality in accordance with the Act;
  - (f) is not entitled to paid overtime, annual leave, sick leave, maternity leave, family responsibility leave, study leave, special leave, performance bonus, medical scheme contribution by municipality, pension, motor vehicle or any other benefit which a municipal employee is entitled to.
- (6) All members of the Municipal Planning Tribunal shall sign the Code of Conduct contained in Schedule 4 before taking up a seat on the Municipal Planning Tribunal.
- (7) All members serving on the Municipal Planning Tribunal shall adhere to ethics adopted and applied by the Municipality and shall conduct themselves in a manner that will not bring the name of the Municipality into disrepute.
- (8) The members of the Municipal Planning Tribunal in the execution of their duties shall comply with the

provisions of the Act, provincial legislation, these By-laws and the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000).

#### **40 Vacancy**

- (1) A vacancy on the Municipal Planning Tribunal must be filled by the Council in terms of section 33(2).
- (2) A member who is appointed by virtue of subsection (1) holds office for the unexpired portion of the period for which the member he or she replaces was appointed.

#### **41 Proceedings of Municipal Planning Tribunal for municipal area**

- (1) The Municipal Planning Tribunal must operate in accordance with the operational procedures determined by the Municipality.
- (2) A quorum for a meeting of the Municipal Planning Tribunal or its committees is a majority of the members appointed for that decision meeting.
- (3) Decisions of the Municipal Planning Tribunal are taken by resolution of a majority of all the members present at a meeting of Municipal Planning Tribunal, and in the event of an equality of votes on any matter, the person presiding at the meeting in question will have a deciding vote in addition to his or her deliberative vote as a member of the Municipal Planning Tribunal.
- (4) Meetings of the Municipal Planning Tribunal must be held at the times and places determined by the chairperson of the Municipal Planning Tribunal in accordance with the operational procedures of the Municipal Planning Tribunal but meetings must be held at least once per month, if there are applications to consider.
- (5) The chairperson may arrange multiple Municipal Planning Tribunal meetings on the same day constituted from different members of the Municipal Planning Tribunal and must designate a presiding officer for each of the meetings.

#### **42 Tribunal of record**

- (1) The Municipal Planning Tribunal is a Tribunal of record and must record all proceedings, but is not obliged to provide the in-committee discussions to any member of the public or any person or body.
- (2) The Municipality must make the record of the Municipal Planning Tribunal available to any person upon payment of any fees prescribed in terms of the Municipal Systems Act.

#### **43 Commencement date of operations of Municipal Planning Tribunal for local municipal area**

- (1) The Municipal Manager must within 30 days of the first appointment of members to the Municipal Planning Tribunal-
  - (a) obtain written confirmation from the Council that it is satisfied that the Municipal Planning Tribunal is in a position to commence its operations; and
  - (b) after receipt of the confirmation referred to in paragraph (a) publish a notice in the *Provincial Gazette* of the date that the Municipal Planning Tribunal will commence with its operation together with the information contemplated in section 38(4).
- (2) The Municipal Planning Tribunal may only commence its operations after publication of the notice contemplated in subsection (1).

### **Part D: Establishment of Joint Municipal Planning Tribunal**

#### **44 Agreement to establish joint Municipal Planning Tribunal**

- (1) If requested by a district municipality and after the assessment, the Municipality decides to establish a district Municipal Planning Tribunal, it must, as soon as possible, commence discussions with the other Municipalities in the district and conclude the necessary agreement that complies with the requirements of the Act. The parties to the discussion contemplated in subsection (1) must, as soon as practicable, conclude an agreement that complies with the requirements of the Act.
- (2) The Municipality must, within 30 days after signing the agreement, publish the agreement as contemplated in section 34(3) of the Act.
- (3) Fetakgomo Tubatse Local Municipality opted for a District Municipal Planning Tribunal, the agreement was signed on the 26<sup>th</sup> April 2018.

#### **45 Status of decision of joint Municipal Planning Tribunal**

A decision of a joint Municipal Planning Tribunal is binding on both the applicant and the Municipality in whose area of jurisdiction the land relating to the land development application is located as if that decision

was taken by a Municipal Planning Tribunal for a local municipal area.

#### **46 Applicability of Part C, F and G to joint Municipal Planning Tribunal**

The provisions of Part C, Part F and G apply, with the necessary changes, to a joint Municipal Planning Tribunal.

#### **Part E: Establishment of District Municipal Planning Tribunal**

##### **47 Agreement to establish district Municipal Planning Tribunal**

- (1) If requested by a district municipality and after the assessment contemplated in section 31, the Municipality decides to establish a district Municipal Planning Tribunal, it must, as soon as possible, commence discussions with the other Municipalities in the district and conclude the necessary agreement that complies with the requirements of the Act.
- (2) The Municipality must, within 30 days after signing the agreement, publish the agreement as contemplated in section 34(3) of the Act.

##### **48 Composition of district Municipal Planning Tribunals**

- (1) A district Municipal Planning Tribunal must consist of -
  - (a) at least one official of each participating municipality in the full-time service of the municipalities; and
  - (b) persons who are not municipal officials and who have knowledge and experience of spatial planning, land use management and land development or the law related thereto appointed from a list of service providers maintained by the district municipality to serve on the district Municipal Planning Tribunal.
- (2) No municipal councillor of a participating municipality may be appointed as a member of a district Municipal Planning Tribunal.

##### **49 Status of decision of district Municipal Planning Tribunal**

A decision of a district Municipal Planning Tribunal is binding on both the applicant and the Municipality in whose area of jurisdiction the land relating to the land development application is located as if that decision was taken by a Municipal Planning Tribunal for a local municipal area.

#### **50 Applicability of Part C, F and G to district Municipal Planning Tribunal**

The provisions of Part C, Part F and Part G apply, with the necessary changes, to a joint Municipal Planning Tribunal.

#### **Part F: Decisions of Municipal Planning Tribunal**

##### **51 General criteria for consideration and determination of application by Municipal Planning Tribunal**

- (1) When the Municipal Planning Tribunal considers an application it must have regard to the following:
  - (a) the application submitted in terms of this By-law;
  - (b) the procedure followed in processing the application;
  - (c) the desirability of the proposed utilisation of land and any guidelines issued by the member of the Executive Council regarding proposed land uses;
  - (d) the comments in response to the notice of the application and the comments received from organs of state and internal departments;
  - (e) the response by the applicant to the comments referred to in paragraph (d);
  - (f) investigations carried out in terms of other laws which are relevant to the consideration of the application;
  - (g) a written assessment by a professional planner registered in terms of the Planning Profession Act, 2002, in respect of the following applications:
    - (i) a rezoning;
    - (ii) a subdivision of more than 20 cadastral units;
    - (iii) a removal, suspension or amendment of a restrictive condition, if it relates to a change of land use.
  - (iv) an amendment, deletion or additional conditions in respect of an existing approval, listed in this paragraph;
  - (v) an approval of an overlay zone as provided in the land use scheme;
  - (vi) a phasing, amendment or cancellation of a plan of subdivision or a part thereof;
  - (vii) a determination of a zoning as contemplated in section 175;
  - (viii) a closure of a public place or part thereof;
- (h) the integrated development plan and municipal spatial development framework;
- (i) the applicable local spatial development frameworks adopted by the Municipality;
- (j) the applicable structure plans;
- (k) the applicable policies of the Municipality that guide decision-making;

- (l) the provincial spatial development framework;
  - (m) where applicable, the regional spatial development framework;
  - (n) the policies, principles, planning and development norms and criteria set by national and provincial government;
  - (o) the matters referred to in section 42 of the Act;
  - (p) the relevant provisions of the land use scheme.
- (2) A municipality must approve a site development plan submitted to the Municipality for approval in terms of applicable development parameters or conditions of approval if the site development plan—
- (a) is consistent with the development rules of the zoning;
  - (b) is consistent with the development rules of the overlay zone;
  - (c) complies with the conditions of approval; and
  - (d) complies with this By-law.
- (3) When a site development plan is required in terms of development parameters or conditions of approval—
- (a) the municipality may not approve a building plan if the site development plan has not been approved; and
  - (b) the municipality may not approve a building plan that is inconsistent with the approved site development plan.

## 52 Conditions of approval

- (1) When the Municipal Planning Tribunal or Authorised Official approves an application subject to conditions, the conditions must be reasonable conditions and must arise from the approval of the proposed utilisation of land.
- (2) Conditions imposed in accordance with subsection (1) may include conditions relating to—
- (a) the provision of engineering services and infrastructure;
  - (b) the cession of land or the payment of money;
  - (c) the provision of land needed for public places or the payment of money in lieu of the provision of land for that purpose;
  - (d) the extent of land to be ceded to the Municipality for the purpose of a public open space or road as determined in accordance with a policy adopted by the Municipality;
  - (e) settlement restructuring
  - (f) agricultural or heritage resource conservation;
  - (g) biodiversity conservation and management;
  - (h) the provision of housing with the assistance of a state subsidy, social facilities or social infrastructure;
  - (i) energy efficiency;
  - (j) requirements aimed at addressing climate change
  - (k) the establishment of an owners' association in respect of the approval of a subdivision;
  - (l) the provision of land needed by other organs of state;
  - (m) the endorsement in terms of section 31 of the Deeds Registries Act in respect of public places where the ownership thereof vests in the municipality or the registration of public places in the name of the municipality, and the transfer of ownership to the municipality of land needed for other public purposes;
  - (n) the excision of land from the agricultural holding register and the endorsement by the Registrar of Deeds of the agricultural holding title, to the effect that the land is excised;
  - (o) the implementation of a subdivision in phases;
  - (p) requirements of other organs of state.
  - (q) the submission of a construction management plan to manage the impact of a new building on the surrounding properties or on the environment;
  - (r) agreements to be entered into in respect of certain conditions;
  - (s) the phasing of a development, including lapsing clauses relating to such phasing;
  - (t) the delimitation of development parameters or land uses that are set for a particular zoning;
  - (u) the setting of validity periods, if the Municipality determined a shorter validity period as contemplated in this By-law;
  - (v) the setting of dates by which particular conditions must be met;
  - (w) the circumstances under which certain land uses will lapse;
  - (x) requirements relating to engineering services as contemplated in Chapter 7;
  - (y) requirements for an occasional use that must specifically include –
    - (i) parking and the number of ablution facilities required;
    - (ii) maximum duration or occurrence of the occasional use; and
    - (iii) parameters relating to a consent use in terms of the land use scheme;
- (3) If a Municipal Planning Tribunal or Land Development Officer imposes a condition contemplated in subsection (2)(a), an engineering services agreement must be concluded between the municipality and the

owner of the land concerned before the construction of infrastructure commences on the land.

- (4) A condition contemplated in subsection (2)(b) may require only a proportional contribution to municipal public expenditure according to the normal need therefor arising from the approval, as determined by the municipality in accordance with norms and standards, as may be prescribed.
- (5) Municipal public expenditure contemplated in subsection (3) includes but is not limited to municipal public expenditure for municipal service infrastructure and amenities relating to—
  - (a) community facilities, including play equipment, street furniture, crèches, clinics, sports fields, indoor sports facilities or community halls;
  - (b) conservation purposes;
  - (c) energy conservation;
  - (d) climate change; or
  - (e) engineering services.
- (6) Except for land needed for public places or internal engineering services, any additional land required by the municipality or other organs of state arising from an approved subdivision must be acquired subject to applicable laws that provide for the acquisition or expropriation of land.
- (7) A Municipal Planning Tribunal or Land Development Officer may not approve a land development application subject to a condition that approval in terms of other legislation is required.
- (8) Conditions which require a standard to be met must specifically refer to an approved or published standard.
- (9) No conditions may be imposed which affect a third party or which are reliant on a third party for fulfilment.
- (10) If the Municipal Planning Tribunal or Land Development Officer approves a land development or use application subject to conditions, it must specify which conditions must be complied with before the sale, development or transfer of the land.
- (11) The Municipal Planning Tribunal or Land Development Officer may, on its own initiative or on application, amend, delete or impose additional conditions after due notice to the owner and any persons whose rights may be affected.

## **Part G: Administrative Arrangements**

### **53 Administrator for Municipal Planning Tribunal for municipal area**

- (1) The Municipal Manager must designate an employee as the administrator for the Municipal Planning Tribunal.
- (2) The person referred to in subsection (1) must—
  - (a) liaise with the relevant Municipal Planning Tribunal members and the parties in relation to any application or other proceedings filed with the Municipal Planning Tribunal;
  - (b) maintain a diary of hearings of the Municipal Planning Tribunal;
  - (c) allocate meeting dates and application numbers to applications;
  - (d) arrange the attendance of meetings by members of the Municipal Planning Tribunal;
  - (e) arrange venues for Municipal Planning Tribunal meetings;
  - (f) administer the proceedings of the Municipal Planning Tribunal;
  - (g) perform the administrative functions in connection with the proceedings of the Municipal Planning Tribunal;
  - (h) ensure the efficient administration of the proceedings of the Municipal Planning Tribunal, in accordance with the directions of the chairperson of the Municipal Planning Tribunal;
  - (i) arrange the affairs of the Municipal Planning Tribunal so as to ensure that time is available to liaise with other authorities regarding the alignment of integrated applications and authorisations;
  - (j) notify parties of orders and directives given by the Municipal Planning Tribunal;
  - (k) keep a record of all applications submitted to the Municipal Planning Tribunal and the outcome of each, including—
    - (i) decisions of the Municipal Planning Tribunal;
    - (ii) on-site inspections and any matter recorded as a result thereof;
    - (iii) reasons for decisions; and
    - (iv) proceedings of the Municipal Planning Tribunal; and
  - (l) keep records by any means as the Municipal Planning Tribunal may deem expedient.

## **CHAPTER 5**

### **DEVELOPMENT MANAGEMENT**

#### **Part A: Categories of Applications**

**54 Categories of land development applications**

- (1) The categories of land development applications for the Municipality, as contemplated in section 35(3) of the Act, are as follows -
- (a) Category 1: Land Development Applications referred to Municipal Planning Tribunal;
  - (b) Category 2: Land Development Applications referred to Authorised Official;
- (2) **Category 1** shall be the following land development applications and shall be referred to the Municipal Planning Tribunal:
- (a) the establishment of a township or the extension of the boundaries of a township;
  - (b) division or phasing of township
  - (c) the amendment of an existing scheme or land use scheme by the rezoning of land;
  - (d) subject to subsection (3), the removal, amendment or suspension of a restrictive or obsolete condition, servitude or reservation registered against the title of the land;
  - (e) the amendment or cancellation in whole or in part of a layout or general plan of a township or proposed township;
  - (f) the subdivision and consolidation of any land other than a subdivision and consolidation which is provided for as a Category 2 application;
  - (g) permanent closure of any public place;
  - (h) all applications for the restriction of access to a public road in terms of the Rationalization of Local Government Affairs Act, 1998 (Act No. 10 of 1998);
  - (i) any consent or approval required in terms of a condition of title, a condition of establishment of a township or condition of an existing scheme or land use scheme;
  - (j) instances where the Municipality acting on its own accord wishes to remove, amend a restrictive or obsolete condition, servitude or reservation registered against the title deed of a property or properties which may also arise out of a condition of establishment of a township or any other legislation;
  - (k) any consent or approval provided for in a provincial law.
  - (l) the amendment of all land uses with high impact in communal land which require special studies.
  - (m) opposed category 2 applications.
- (3) **Category 1** land development applications referred to the Municipal Planning Tribunal must be in the form of a written report by the Department responsible for Development Planning, which report must contain at least the following:
- (a) all relevant documentation which the Department responsible for Development Planning may determine as being necessary to place the Municipal Planning Tribunal in a position to consider the application.
  - (b) the applicant's motivating memorandum with reference to the objectives and principles contained in this By-law.
  - (c) Objections and comments received on the land development application with reference to the provisions of this By-law relating to the submission of objections if any.
  - (d) the applicant's reply to the objections and/or comments, if any.
  - (e) the comments from the departments within the Municipality and National and Provincial Departments to which the application was circulated.
  - (f) site details and important physical factors that may impact on the development.
  - (g) development context of the area that may impact on the site.
  - (h) history of development in terms of use, scale and intensity.
  - (i) impact of the proposed development on the surrounding properties and area.
  - (j) Assessment of proposed development in terms of the adopted Municipal Spatial Development Framework and relevant Municipal policies and infrastructure; including but not limited to:
    - (i) land use, engineering services and transport land use integration achieved through the development applications;
    - (ii) sustainability, compaction, limitation on urban sprawl; and
  - (iii) the elements contained within the relevant law with regard to the burden of proof on the applicant, for purposes of motivating the land development application read with section 9(1)(b) of this By-law.
  - (k) comments and recommendations from a planning and development point of view.
  - (l) proposed development controls in terms of the Land Use Scheme.
  - (m) access arrangements including any servitudes that may be registered or required to be registered.
- (4) **Category 2** land development applications are land development applications that shall be considered by the Authorised Official in terms of the Act or similar official designated by the Municipal Council read with Regulation 15 of the Regulations to the Act and include all land development applications:
- (a) recommended for approval, where such applications are unopposed, no negative comments have been received or in respect of which no objections have been received; and

- (b) that do not fall within Category 1 as contemplated above including the following applications and administrative decisions:
  - (i) the subdivision of any land where such subdivision is expressly provided for in a land use scheme;
  - (ii) the consolidation of any land;
  - (iii) the simultaneous subdivision, under circumstances contemplated in paragraph (a) and consolidation of land;
  - (iv) the consent of the municipality for any land use purpose or departure or deviation in terms of a land use scheme or existing scheme which does not constitute a land development application;
  - (v) the removal, amendment or suspension of a restrictive title condition relating to the density of residential development on a specific erf where the residential density is regulated by a land use scheme in operation.
  - (vi) the amendment of all land uses with less impact in communal land without special studies.
  - (vii) extensions of time for any action to be taken within the timeframes contemplated in this By-law
  - (viii) change of ownership applications as contemplated in this By-law;
  - (ix) division of township;
  - (x) Regulation 16(9) of the Regulations deemed refusal notifications; and
  - (xi) any other administrative decisions or applications that are not stipulated in **Category 1**.
- (5) **Category 2** land development applications referred to the Authorised Official must be in the form of a written report by the Department responsible for Development Planning, which report must contain at least the following:
  - (a) all relevant documentation which the Department responsible for Development Planning may determine as being necessary to place the Authorised Official in a position to consider the application.
  - (b) the applicant's motivating memorandum with reference to the objectives and principles contained in this By-law.
  - (c) site details and important physical factors that may impact on the development.
  - (d) development context of the area that may impact on the site.
  - (e) history of development in terms of use, scale and intensity.
  - (f) impact of the proposed development on the surrounding properties and area.
  - (g) assessment of proposed development in terms of the adopted Municipal Spatial Development Framework and relevant Municipal policies and infrastructure; including but not limited to:
    - (i) land use, engineering services and transport land use integration achieved through the development applications;
    - (ii) sustainability, compaction, limitation on urban sprawl; and
    - (iii) the elements contained within the relevant law with regard to the burden of proof on the applicant, for purposes of motivating the land development application.
  - (h) comments and recommendations from a planning and development point of view.
  - (i) proposed development controls in terms of the Land Use Scheme.
  - (j) access arrangements including any servitudes that may be registered or required to be registered.
- (6) The Municipality may prescribe the public participation process and/or circulation process relevant to each application for Category 1 and 2 applications.
- (7) Nothing contained in this By-law shall prevent the owner of a property(ies) from submitting different land development applications on the same property(ies) simultaneously in terms of this By-law or Land Use Scheme provided that:
  - (a) he/she may not do so if in the opinion of the Municipality it cannot be dealt with simultaneously;
  - (b) the Municipality may determine the type of land development applications that can be submitted simultaneously;
  - (c) the Municipality may allow the simultaneous submission of land development applications on the same property(ies), provided that the application may be required to be dealt with separately as two or more applications; and
  - (d) the Municipality may determine that the one land development application may be made subject to the adoption and coming into operation of the other or conditions relating to the other that the Municipality may deem expedient.
- (8) The Municipality shall not be obliged to accept the simultaneous submission of land development applications or consolidated applications where the properties to which the land development applications apply are owned by different or multiple owners and shall apply *mutatis mutandis* to all land development applications in terms of this By-law or Land Use Scheme;

## 55 Application for land development required

- (1) no person may commence with, carry on or cause the commencement with or carrying on of land development without the approval of the Municipality in terms of subsection (3).
- (2) no person may commence with, carry on or cause the commencement with or carrying on of a land use activity which is permitted in the land use scheme but not exercised by the owner of the land.

- (3) when an applicant or owner exercises a use right granted in terms of an approval he or she must comply with the conditions of the approval and the applicable provisions of the land use scheme.
- (4) in addition to the provisions of this Chapter, the provisions of Chapter 6 apply to any application submitted to the Municipality in terms of this Chapter.

## **Part B: Establishment of Township or Extension of Boundaries of Township**

### **56 Application for establishment of township**

- (1) An applicant who wishes to establish a township on land or for the extension of the boundaries of an approved township must apply to the Municipality for the establishment of a township or for the extension of the boundaries of an approved township in the manner provided for in Chapter 6.
- (2) The tribunal must, in approving an application for township establishment, set out
  - (a) the conditions of approval in a statement of conditions;
  - (b) the statement of conditions shall be known as conditions of establishment for the township; and
  - (c) the statement of conditions must, in the opinion of the Municipality, substantially be in accordance with this By-law.
- (3) The statement of conditions must, read with directives that may be issued by the Registrar of Deeds, contain the following:
  - (a) Specify those conditions that must be complied with prior to the opening of a township register for the township with the Registrar of Deeds;
  - (b) the conditions of establishment relating to the township that must remain applicable to the township;
  - (c) conditions of title to be incorporated into the title deeds of the erven to be created for purposes of the township;
  - (d) third party conditions as required by the Registrar of Deeds;
  - (e) the conditions to be incorporated into the land use scheme by means of an amendment scheme.
  - (f) if a non-profit company is to be established for purposes of maintaining or transfer of erven within the township to them the conditions that must apply;
  - (g) any other conditions and or obligation on the township owner, which in the opinion of the Municipality deemed necessary for the proper establishment, execution and implementation of the township.
- (4) After the applicant has been notified that his or her application has been approved, the Municipality or at the applicant's request may, after consultation with the applicant, amend or delete any condition imposed in terms of subsection (4) or add any further condition, provided that if the amendment is in the opinion of the Municipality so material as to constitute a new application, the Municipality may not exercise its powers in terms hereof and must require the applicant to submit an amended or new application and in the sole discretion of the Municipality to re-advertise the application in accordance with section 90.
- (5) After the applicant has been notified that his or her application has been approved, the Municipality or at the applicant's request may, after consultation with the applicant and the Surveyor General, amend the layout of the township approved as part of the township establishment: Provided that if the amendment is in the opinion of the Municipality so material as to constitute a new application, the Municipality may not exercise its powers in terms hereof and require the applicant to submit an amended or new application in the opinion of the Municipality and re-advertise the application in the sole discretion of the Municipality in accordance with section 90.
- (6) Without detracting from the provisions of subsection (5) and (6) the municipality may require the applicant or the applicant of his or her own accord, amend both the conditions and the layout plan of the township establishment application as contemplated therein.

### **57 Division or phasing of township**

- (1) An applicant who has been notified in terms of section 110 that his or her application has been approved may, within a period of eight months from the date of the notice, or such further period as the Municipality may allow, apply to the Municipality for the division of the township into two or more separate townships.
- (2) On receipt of an application in terms of subsection (1) the Municipality must consider the application and may for purposes of the consideration of the application require the applicant to indicate whether the necessary documents were lodged with the Surveyor-General or provide proof that he or she consulted with the Surveyor General.
- (3) Where the Municipality approves an application it may impose any condition it may deem expedient and must notify the application in writing thereof and of any conditions imposed.
- (4) The applicant shall, within a period of 3 months from the date of the notice contemplated in subsection (3),

submit to the Municipality such plans, diagrams or other documents and furnish such information as may be required in respect of each separate township.

- (5) On receipt of the documents or information contemplated in subsection (4) the Municipality must notify the Surveyor-General, and the registrar in writing of the approval of the application and such notice must be accompanied by a copy of the plan of each separate township.

#### **58 Lodging of layout plan for approval with the Surveyor-General.**

- (1) An applicant who has been notified in terms of section 107 that his or her application has been approved, shall, within a period of 12 months from the date of such notice, or such further period as the Municipality may allow, lodge for approval with the Surveyor-General such plans, diagrams or other documents as the Surveyor-General may require, and if the applicant fails to do so the application shall lapse.
- (2) For purposes of subsection (1), the Municipality must provide to the applicant a final schedule as contemplated in section 56(3) and (4) of the conditions of establishment together with a stamped and approved layout plan.
- (3) The Municipality may for purposes of lodging the documents contemplated in subsection (1) determine street names and numbers on the layout plan.
- (4) Where the applicant fails, within a reasonable time as may be determined by the Municipality after he or she has lodged the plans, diagrams or other documents contemplated in subsection (1), to comply with any requirement the Surveyor-General may lawfully determine, the Surveyor-General shall notify the Municipality that he or she is satisfied, after hearing that the applicant has failed to comply with any such requirement without sound reason, and thereupon the application shall lapse.
- (5) After an applicant has been notified that his or her application has been approved, the municipality may:
  - (a) where the documents contemplated in subsection (1) have not yet been lodged with the Surveyor General;
  - (b) where the documents contemplated in subsection (1) have been lodged with the Surveyor General, after consultation with the Surveyor General; consent to the amendment of such documents, unless the amendment is, in its opinion, so material as to constitute a new application for the establishment of a township.

#### **59 Compliance with pre-proclamation conditions**

- (1) The applicant shall provide proof to the satisfaction of the Municipality within the timeframes as prescribed in terms of this By-law, that all conditions contained in the schedule to the approval of a township establishment application have been complied with.
- (2) The Municipality shall certify that all the conditions that have to be complied with by the applicant or owner as contemplated in section 56(3) and (4) have been complied with including the provision of guarantees and payment of monies that may be required.
- (3) The Municipality must at the same time notify the Registrar of Deeds and Surveyor General of the certification by the Municipality in terms of subsection (2).
- (4) The municipality may agree to an extension of time as contemplated in subsection (1), after receiving a written application from the applicant for an extension of time: Provided that such application provides motivation for the extension of time.

#### **60 Opening of Township Register**

- (1) The applicant shall lodge with the Registrar of Deeds the plans and diagrams contemplated in section 58 as approved by the Surveyor-General together with the relative title deeds for endorsement or registration, as the case may be.
- (2) For purposes of subsection (1) the Registrar shall not accept such documents for endorsement or registration until such time as the Municipality has certified that the applicant has complied with such conditions as the Municipality may require to be fulfilled in terms of section 56(3).
- (3) The plans, diagrams and title deeds contemplated in subsection (1) shall be lodged within a period of 12 months from the date of the approval of such plans and diagrams, or such further period as the Municipality may allow.
- (4) If the applicant fails to comply with the provisions of subsections (1), (2) and (3), the application lapses.
- (5) Having endorsed or registered the title deeds contemplated in subsection (1), the Registrar shall notify the Municipality forthwith of such endorsement or registration, and thereafter the Registrar shall not register any further transactions in respect of any land situated in the township until such time as the township is declared an approved township in terms of section 61.

**61 Proclamation of approved township.**

After the provisions of sections 57, 58, 59 and 60 have been complied with and the Municipality is satisfied that the township is in its area of jurisdiction, the Municipality or the applicant, if authorized in writing by the Municipality, shall, by notice in the *Provincial Gazette*, declare the township an approved township and it shall, in an Annexure to such notice, set out the conditions on which the township is declared an approved township.

**Part C: Rezoning of land****62 Application for amendment of a land use scheme by rezoning of land**

- (1) An applicant, who wishes to rezone land, must apply to the Municipality for the rezoning of the land in the manner provided for in Chapter 6.
- (2) A rezoning approval lapses after a period of two years, or a shorter period as the municipality may determine, from the date of approval or the date that the approval comes into operation if, within that two year period or shorter period—
  - (a) the condition of approval contemplated in section 52 have not been met; and
  - (b) the development charges referred to in Chapter 7 have not been paid or paid in the agreed instalments.
  - (c) the following requirements are not met:
    - (i) the approval by the Municipality of a building plan envisaged for the utilisation of the approved use right; and
    - (ii) commencement with the construction of the building contemplated in subparagraph (i).
- (3) An applicant may, prior to the lapsing of an approval, apply for an extension of the period contemplated in subsection (2), in accordance with the provisions of section 154.
- (4) The Municipality may grant extensions to the periods contemplated in subsection (2), which period together with any extensions that the Municipality grants, may not exceed seven years.
- (5) Upon compliance with subsection 2 (a) and (b), the approval of the rezoning is confirmed and cannot lapse and the municipality or the applicant, if authorised in writing by the municipality, must cause notice to be published in the *Provincial Gazette* of the amendment of the land use scheme and it comes into operation on the date of publication of the notice.
- (4) If a rezoning approval lapses, the zoning applicable to the land prior to the approval of the rezoning applies, or where no zoning existed prior to the approval of the rezoning, the Municipality must determine a zoning as contemplated in section 175.

**Part D: Removal, Amendment or Suspension of a Restrictive or Obsolete Condition, Servitude or Reservation Registered Against the Title of the Land****63 Requirements for amendment, suspension or removal of restrictive conditions or obsolete condition, servitude or reservation registered against the title of the land**

- (1) The Municipality may, of its own accord or on application by notice in the *Provincial Gazette* amend, suspend or remove, either permanently or for a period specified in the notice and either unconditionally or subject to any condition so specified, any restrictive condition.
- (2) An applicant who wishes to have a restrictive condition amended, suspended or removed must apply to the municipality for the amendment, suspension or removal of the restrictive condition in the manner provided for in Chapter 6.
- (3) In addition to the procedures set out in Chapter 6, the owner must—
  - (a) submit the original title deed to the Municipality or a certified copy thereof; and
  - (b) submit the bondholder's consent to the application, where applicable.
- (4) The Municipality must cause a notice of its intention to consider an application under subsection (1) to be served on—
  - (a) all organs of state that may have an interest in the title deed restriction;
  - (b) every holder of a bond encumbering the land;
  - (c) a person whose rights or legitimate expectations will be materially and adversely affected by the approval of the application; and
  - (d) all persons mentioned in the title deed for whose benefit the restrictive condition applies.
- (5) When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:
  - (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity,

- irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;
- (b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;
  - (c) the personal benefits which will accrue to the person seeking the removal of the restrictive condition, if it is removed;
  - (d) the social benefit of the restrictive condition remaining in place in its existing form;
  - (e) the social benefit of the removal or amendment of the restrictive condition; and
  - (f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

#### **64 Endorsements in connection with amendment, suspension or removal of restrictive conditions**

- (1) The applicant shall, after the amendment, suspension or removal of a restrictive condition by notice in the *Provincial Gazette* as contemplated in section 63(1), submit the following to the Registrar of Deeds:
  - (a) the original title deed;
  - (b) the original letter of approval; and
  - (c) a copy of the notification of the approval.
- (2) The Registrar of Deeds and the Surveyor-General must, after the amendment, suspension or removal of a restrictive condition by notice in the *Provincial Gazette*, as contemplated in section 63(1), make the appropriate entries in and endorsements on any relevant register, title deed, diagram or plan in their respective offices or submitted to them, as may be necessary to reflect the effect of the amendment, suspension or removal of the restrictive condition.

### **Part E: Subdivision and Consolidation**

#### **65 Application for subdivision**

- (1) An owner of:
  - (a) An erf in a proclaimed township who wishes to subdivide that erf;
  - (b) Registered farm portion, agricultural land or agricultural holding who wishes to subdivide that farm portion, agricultural land or agricultural holding; provided that such subdivision shall not constitute a township in the opinion of the municipality;

May apply in writing to the municipality as prescribed in Schedule 14 and the same time lodge a plan setting out the proposed subdivision, and such application shall be accompanied by such fees as may be prescribed.

- (2) No person may subdivide land without the approval of the Municipality, unless the subdivision is exempted under section 69.
- (3) An applicant who wishes to subdivide land must apply to the Municipality for the subdivision of land in the manner provided for in Chapter 6.
- (4) No application for subdivision involving a change of zoning may be considered by the Municipality, unless the land concerned is zoned for such subdivision.
- (5) The Municipality must impose appropriate conditions relating to engineering services for an approval of a subdivision.

If a Municipality approves a subdivision, the applicant must submit a general plan or diagram to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of

- (a) the Municipality's decision to approve the subdivision;
- (b) the conditions of approval contemplated in subsection (3) and section 58; and
- (c) the approved subdivision plan.
- (6) If the Municipality approves an application for a subdivision, the applicant must within a period of five years or the shorter period as the Municipality may determine, from the date of approval of the subdivision or the date that the approval comes into operation, comply with the following requirements:
  - (a) the approval by the Surveyor-General of the general plan or diagram contemplated in subsection (4);
  - (b) completion of the installation of engineering services in accordance with the conditions contemplated in subsection (3) or other applicable legislation;
  - (c) proof to the satisfaction of the Municipality that all relevant conditions contemplated in section 56 for the approved subdivision in respect of the area shown on the general plan or diagram and that must be complied with before compliance with paragraph (d) have been met; and
  - (d) registration of the transfer of ownership in terms of the Deeds Registries Act of the land unit shown on the diagram or of at least one new land unit shown on the general plan.
- (7) A confirmation from the Municipality in terms of subsection (6)(c) that all conditions of approval have been

met, which is issued in error, does not absolve the applicant from complying with the obligations imposed in terms of the conditions or otherwise complying with the conditions after confirmation of the subdivision.

#### **66 Confirmation of subdivision**

- (1) Upon compliance with section 65(6), the subdivision or part thereof is confirmed and cannot lapse.
- (2) Upon confirmation of a subdivision or part thereof under section 65(6), the zonings indicated on the approved subdivision plan as confirmed cannot lapse.
- (3) The Municipality must in writing confirm to the applicant or to any other person at his or her written request that a subdivision or a part of a subdivision is confirmed, if the applicant has to the satisfaction of the Municipality submitted proof of compliance with the requirements of section 65(6) for the subdivision or part thereof.
- (4) No building or structure may be constructed on a land unit forming part of an approved subdivision unless the subdivision is confirmed as contemplated in section 65(6) or the Municipality approved the construction prior to the subdivision being confirmed.

#### **67 Lapsing of subdivision and extension of validity periods**

- (1) An approved subdivision or a portion thereof lapses if the applicant does not comply with subsection 65(6).
- (2) An applicant may apply for an extension of the period to comply with subsection 65(6) or must comply with subsection (6).
- (3) An extension contemplated in subsection (2) may be granted for a period not exceeding five years and if after the expiry of the extended period the requirements of subsection 65(6) has not been complied with, the subdivision lapses and subsection (6) applies.
- (4) The Municipality may grant extensions to the period contemplated in subsection (2), which period together with any extensions that the Municipality grants, may not exceed 5 years.
- (5) If only a portion of the general plan, contemplated in subsection 65(6)(a) complies with subsection 65(6)(b) and (c), the general plan must be withdrawn and a new general plan must be submitted to the Surveyor-General.
- (6) If an approval of a subdivision or part thereof lapses under subsection (1) —
  - (a) the Municipality must—
    - (i) amend the zoning map and, where applicable, the register accordingly; and
    - (ii) notify the Surveyor-General accordingly; and
  - (b) the Surveyor-General must endorse the records of the Surveyor-General's office to reflect the notification that the subdivision has lapsed.

#### **68 Amendment or cancellation of subdivision plan**

- (1) The Municipality may approve the amendment or cancellation of a subdivision plan, including conditions of approval, the general plan or diagram, in relation to land units shown on the general plan or diagram of which no transfer has been registered in terms of the Deeds Registries Act.
- (2) When the Municipality approves an application in terms of subsection (1), any public place that is no longer required by virtue of the approval must be closed.
- (3) The Municipality must notify the Surveyor-General of an approval in terms of subsection (1), and the Surveyor-General must endorse the records of the Surveyor-General's office to reflect the amendment or cancellation of the subdivision.
- (4) An approval of a subdivision in respect of which an amendment or cancellation is approved in terms of subsection (1), remains valid for the remainder of the period contemplated in section 65(6) applicable to the initial approval of the subdivision, calculated from the date of approval of the amendment or cancellation in terms of subsection (1).

#### **69 Exemption of subdivisions and consolidations**

- (1) The subdivision or consolidation of land in the following circumstances does not require the approval of the Municipality:
  - (a) if the subdivision or consolidation arises from the implementation of a court ruling;
  - (b) if the subdivision or consolidation arises from an expropriation;
  - (c) a minor amendment of the common boundary between two or more land units if the resulting change in area of any of the land units is not more than 10 per cent;

- (d) the registration of a servitude or lease agreement for the provision or installation of—
    - (i) water pipelines, electricity transmission lines, sewer pipelines, gas pipelines or oil and petroleum product pipelines by or on behalf of an organ of state or service provider;
    - (ii) telecommunication lines by or on behalf of a licensed telecommunications operator;
    - (iii) the imposition of height restrictions;
  - (e) the exclusive utilisation of land for agricultural purposes, if the utilisation—
    - (i) requires approval in terms of legislation regulating the subdivision of agricultural land; and
    - (ii) does not lead to urban expansion.
  - (f) the subdivision and consolidation of a closed public place with an abutting erf; and
  - (g) the granting of a right of habitation or usufruct.
  - (h) the subdivision of land for the purpose of construction or alteration of roads or any other matter related thereto;
  - (i) the subdivision of land in order to transfer ownership to the Municipality or other organ of state;
  - (j) the subdivision of land in order to transfer ownership from the municipality or other organ of state, excluding subdivision for the purpose of alienation for development;
  - (k) the subdivision of land where national or provincial government may require a survey, whether or not the national or provincial government is the land-owner; and
  - (l) the subdivision of land in existing housing schemes in order to make private property ownership possible.
- (2) The Municipality must, in each case, certify in writing that the subdivision has been exempted from the provisions of this Chapter.
- (3) The Municipality must indicate on the plan of subdivision that the subdivision has been exempted from the provisions of sections 65 to 68.

#### **70 Services arising from subdivision**

Subsequent to the granting of an application for subdivision in terms of this By-law the owner of any land unit originating from the subdivision must—

- (a) allow without compensation that the following be conveyed across his or her land unit in respect of other land units:
  - (i) gas mains;
  - (ii) electricity cables;
  - (iii) telephone cables;
  - (iv) television cables;
  - (v) other electronic infrastructure;
  - (vi) main and other water pipes;
  - (vii) foul sewers;
  - (viii) storm water pipes; and
  - (ix) ditches and channels;
- (b) allow the following on his or her land unit if considered necessary and in the manner and position as may be reasonably required by the Municipality:
  - (i) surface installations such as mini-substations;
  - (ii) meter kiosks; and
  - (iii) service pillars;
- (c) allow access to the land unit at any reasonable time for the purpose of constructing, altering, removing or inspecting any works referred to in paragraphs (a) and (b); and
- (d) receive material or permit excavation on the land unit as may be required to allow use of the full width of an abutting street and provide a safe and proper slope to its bank necessitated by differences between the level of the street as finally constructed and the level of the land unit, unless he or she elects to build retaining walls to the satisfaction of and within a period to be determined by the Municipality.

#### **71 Consolidation of land parcels**

- (1) An owner/s of:
- (i) Two or more erven in a proclaimed township who wishes to consolidate those erven and where such to the same owner and the application properties are located within the same township.
  - (ii) Registered farm portion, agricultural land or agricultural holding who wishes to subdivide that farm portion, agricultural land or agricultural holding; provided that such subdivision shall not constitute a township in the opinion of the municipality.

May apply in writing to the Municipality as prescribed in Schedule 15 and at the same time lodge a plan setting out the proposed consolidation, and such an application shall be accompanied by such fees as may be prescribed.

- (2) No person may consolidate land without the approval of the Municipality, unless the consolidation is exempted under section 69.
- (3) A copy of the approval must accompany the diagram which is submitted to the Surveyor-General's office.
- (4) If the Municipality approves a consolidation, the applicant must submit a diagram to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of—
  - (a) the decision to approve the subdivision;
  - (b) the conditions of approval contemplated in section 52; and
  - (c) the approved consolidation plan.
- (5) If the Municipality approves a consolidation, the Municipality must amend the zoning map and, where applicable, the register accordingly.

## **72 Lapsing of consolidation and extension of validity periods**

- (1) If a consolidation of land units is approved but no consequent registration by the Registrar of Deeds takes place within five years of the approval, the consolidation approval lapses, unless the consolidation of land units form part of a land development application which has been approved for a longer period.
- (2) An applicant may apply for an extension of the period to comply with subsection (1).
- (3) An extension contemplated in subsection (2) may be granted for a period not exceeding five years and if after the expiry of the extended period the requirements of subsection (1) has not been complied with, the consolidation lapses and subsection (5) applies.
- (4) If the Municipality may grant extensions to the period contemplated in subsection (2), which period together with any extensions that the Municipality grants, may not exceed 10 years.
- (5) If an approval of a consolidation lapses under subsection (1) the Municipality must—
  - (a) amend the zoning map and, where applicable, the register accordingly; and
  - (b) notify the Surveyor-General accordingly; and
  - (c) the Surveyor-General must endorse the records of the Surveyor-General's office to reflect the notification that the subdivision has lapsed.

## **Part F: Permanent Closure of Public Place**

### **73 Closure of public places**

- (1) The Municipality may on own initiative or on application close a public place or any portion thereof in accordance with the procedures in Chapter 6.
- (2) An applicant who wishes to have a public place closed or a portion of a public place closed must apply to the municipality for the closure of the public place or portion thereof in the manner provided for in Chapter 6.
- (3) If any person lodges a claim against the Municipality for loss or damage that he or she has allegedly suffered as a result of the wrong doing on the part of the Municipality as a result of the closure of a public place, the authorised employee must—
  - (a) require proof of negligence on the part of the Municipality which resulted in the loss or damage; and
  - (b) before any claim is paid or settled, obtain a full technical investigation report in respect of the circumstances that led to the closure of the public place to determine whether or not there has been negligence on the part of the Municipality.
- (4) The Municipality may pay a claim if—
  - (a) the circumstances of loss or damage reveal that the Municipality acted negligently;
  - (b) the circumstances of the loss are not inconsistent with this By-law;
  - (c) the claimant has proved his or her loss or damage;
  - (d) the claimant has provided the proof of a fair and reasonable quantum;
  - (e) no claim has been made and paid by personal insurance covering the same loss; and
  - (f) any other relevant additional information as requested by the authorised employee has been received.
- (5) The ownership of the land comprised in any public place or portion thereof that is closed in terms of this section continues to vest in the Municipality unless the Municipality determines otherwise.
- (6) The municipal manager may, without complying with the provisions of this Chapter temporarily close a public

place—

- (a) for the purpose of or pending the construction, reconstruction, maintenance or repair of the public place;
  - (b) for the purpose of or pending the construction, erection, laying, extension, maintenance, repair or demolition of any building, structure, works or service alongside, on, across, through, over or under the public place;
  - (c) if the street or place is, in the opinion of the municipal manager, in a state dangerous to the public;
  - (d) by reason of any emergency or public event which, in the opinion of the municipal manager, requires special measures for the control of traffic or special provision for the accommodation of crowds, or
  - (e) for any other reason which, in the opinion of the municipal manager, renders the temporary closing of the public place necessary or desirable.
- (7) The Municipality must notify the Surveyor-General of an approval in terms of subsection (1), and the Surveyor-General must endorse the records of the Surveyor-General's office to reflect the closure of the public place.

## **Part G: Consent Use**

### **74 Application for consent use**

- (1) An applicant may apply to the Municipality for a consent use provided for in the land use scheme in the manner provided for in Chapter 6.
- (2) Where the development parameters for the consent use that is being applied for are not defined in an applicable land use scheme, the Municipality must determine the development parameters that apply to the consent use as conditions of approval contemplated in section 52.
- (3) A consent use may be granted permanently or for a specified period of time in terms of conditions of approval contemplated in section 52.
- (4) A consent use granted for a specified period of time contemplated in subsection (3) must not have the effect of preventing the property from being utilised in the future for the primary uses permitted in terms of the zoning of the land.
- (5) A consent use contemplated in subsection (1) lapses after a period of two years or the shorter period as the Municipality may determine from the date that the approval comes into operation if, within that five year period or shorter period—
  - (a) the consent use is not utilised in accordance with the approval thereof; or
  - (b) the following requirements are not met:
    - (i) the approval by the Municipality of a building plan envisaged for the utilisation of the approved use right; and
    - (ii) commencement with the construction of the building contemplated in subparagraph (i).
- (6) The Municipality may grant extensions to the period contemplated in subsection (5), which period together with any extensions that the Municipality grants, may not exceed five years.

## **Part H: Land Use on Communal Land**

### **75 Application for development on or change to land use purpose of communal land**

- (1) An applicant who wishes to develop on or change the land use purpose of communal land located in the area of a traditional council where such development will have a high impact on the community or such change requires approval in terms of the land use scheme applicable to such area, must apply to the Municipality in the manner provided for in Chapter 6.
- (2) No application pertaining to land development on or change the land use purpose of communal land may be submitted unless accompanied by power of attorney signed by the applicable traditional council.
- (3) For the purpose of this section, a "high impact" development includes any of the following:
  - (a) abattoir;
  - (b) cemetery;
  - (c) community services, including educational institutions and health care facilities;
  - (d) crematorium and funeral parlour;
  - (e) factory;
  - (f) filling station and public garage;
  - (g) guest house;
  - (h) high density residential;
  - (i) industry and light industry;
  - (j) manufacturing, micro-manufacturing, retail selling and distribution as contemplated in the Liquor Act, 2003 (Act No. 59 of 2003);
  - (k) mining;

- (l) noxious use;
  - (m) office;
  - (n) panelbeating;
  - (o) place of worship;
  - (p) retail service, including a shopping complex and supermarket;
  - (q) scrapyard;
  - (r) tavern; and
  - (s) any other development which may require a specialist report, including a geotechnical report or environmental impact assessment.
- (4) The Municipality must define each of the high impact activities contemplated in subsection (3) in its land use scheme.

#### **Part I: Temporary Use**

##### **76 Application for temporary use**

- (1) An applicant may apply to the Municipality-
- (a) for a departure from the development parameters of a zoning; or
  - (b) to utilise land on a temporary basis for a purpose for which no provision is made in the land use scheme in respect of a particular zone for a period not exceeding two (2) years or such shorter period as may be necessary, in the manner provided for in Chapter 6.
- (2) A departure contemplated in subsection (1)(a) lapses after a period of two (2) years or the shorter period as the municipality may determine from the date that the approval comes into operation if, within that five year period or shorter period, the departure is not utilised in accordance with the approval thereof.
- (3) The Municipality may grant extensions to the period contemplated in subsection (2), which period together with any extensions that the Municipality grants, may not exceed five (5) years.
- (4) The Municipality may approve a departure contemplated in subsection (1)(b) for a period shorter than five (5) years, provided that, the period may not, together with any extension approved in accordance with section 66, exceed five (5) years;
- (5) A temporary departure contemplated in subsection (1)(b) may not be granted more than once in respect of a particular use on a specific land unit.
- (6) A temporary departure contemplated in subsection (1)(b) may not include the improvement of land that is not temporary in nature and which has the effect that the land cannot, without further construction or demolition, revert back to its previous lawful use upon the expiry of the period contemplated in subsection (1)(b).

##### **77 Part J: Incidents of land invasion**

- (1) The Municipality will ensure that all developments are in accordance with its spatial development framework and take necessary steps to prevent land invasion, implement measures to monitor and control all informal settlements within its area of jurisdiction;
- (2) The Municipality acting within the frameworks of the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act 19 of 1998 and any applicable legislation, will visit the informal settlement concerned and notify the residents by means of a written notice within a period of 48 hours after being aware of the incident of land invasion;
- (3) The written notice contemplated in subsection (2) must-
- (a) notify the relevant residents of their illegal occupation status;
  - (b) request the relevant residents to vacate the site concerned and remove any building materials and other person properties;
- (4) The Municipality will take such necessary as may be deemed appropriate to prevent recurrence of any incident of land invasion or illegal land occupation;

#### **Part K: General Matters**

##### **78 Ownership of public places and land required for municipal engineering services and social facilities**

- (1) The ownership of land that is earmarked for a public place as shown on an approved subdivision plan vest in the Municipality upon confirmation of the subdivision or a part thereof.
- (2) The Municipality may in terms of conditions imposed in terms of section 52 determine that land designated for the provision of engineering services, public facilities or social infrastructure on an approved subdivision plan, be transferred to the Municipality upon confirmation of the subdivision or a part thereof.

##### **79 Restriction of transfer and registration**

- (1) Notwithstanding the provisions contained in this By-law or any conditions imposed in the approval of any land development application, the owner shall, at his or her cost and to the satisfaction of the Municipality, survey and register all servitudes required to protect the engineering services provided, constructed and installed as contemplated in Chapter 7.
- (2) No Erf/Erven and/or units in a land development area, may be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the owner, prior to the Municipality certifying to the Registrar of Deeds that:
  - (a) All engineering services have been designed and constructed to the satisfaction of the Municipality, including guarantees for services having been provided to the satisfaction of the Municipality as may be required; and
  - (b) all engineering services and development charges have been paid; and
  - (c) all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes; and
  - (d) all conditions of the approval of the land development application have been complied with or that arrangements have been made to the satisfaction of the Municipality for the compliance thereof within 3 months of having certified to the Registrar in terms of this section that registration may take place; and
  - (e) that the Municipality is in a position to consider a final building plan; and
  - (f) that all the properties have either been transferred or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme.

#### **80 First transfer**

- (1) Where an owner of land to which a land development application relates is required to:
  - (a) transfer land to the Municipality;
  - (b) a non-profit company by virtue of a condition set out in the conditions to the approval of a land development application contemplated in section 52, the land shall be so transferred at the expense of the applicant, within a period of 6 months from the date of the land use rights coming into operation in terms of section 52, or within such further period as the Municipality may allow, but in any event prior to any registration or transfer of any erf, portion, opening of a sectional title scheme or unit within the development.

#### **81 Certification by Municipality**

- (1) A person may not apply to the Registrar of Deeds to register the transfer of a land unit, unless the Municipality has issued a certificate in terms of this section.
- (2) The Municipality may not issue a certificate to transfer a land unit in terms of any law, or in terms of this By-law, unless the owner furnishes the Municipality with—
  - (a) a certificate of a conveyancer confirming that funds due by the transferor in respect of land, have been paid;
  - (b) proof of payment of any contravention penalty or proof of compliance with a directive contemplated in Chapter 9;
  - (c) proof that the land use and buildings constructed on the land unit comply with the requirements of the land use scheme;
  - (d) proof that all common property including private roads and private places originating from the subdivision, has been transferred; and
  - (e) proof that the conditions of approval that must be complied with before the transfer of erven have been complied with.

#### **82 Application affecting National and provincial interest**

- (1) In terms of section 52 of the Act an applicant shall refer any application which affects national or provincial interest respectively to the Minister and the Member of the Executive Council for comments, which comments are to be provided within 21 days as prescribed in subsection 52(5) of the Act.
- (2) Where any application in terms of this By-law, which in the opinion of the Municipal Manager affects national or provincial interest as defined in section 52 of the Act, is submitted, such application must be referred to the Minister or the Member of the Executive Council respectively and the provisions of subsections 52(5) to 52(7) of the Act, apply with the necessary changes.
- (3) The Municipal Planning Tribunal or Land Development Officer as the case may be, as contemplated in this By-law and the Act, may direct that an application before it, be referred to the Minister and the Member of the Executive Council, if such an application in their opinion affects national or provincial interest and the provisions of subsections 52(5) to 52(7) apply with the necessary changes.
- (4) Subsections (1) to (3) shall be read with subsection 33(1) of the Act in that the national and or provincial departments become parties to the application that affects national or provincial interest, but the Municipality remains the decision maker of first instance.
- (5) If provincial legislation makes provision for applications which may affect provincial interest, the provisions of

this section apply with the necessary changes unless the provincial legislation provides for other procedures.

## CHAPTER 6

### GENERAL APPLICATION PROCEDURES

#### 83 Applicability of Chapter

This Chapter applies to all applications submitted to the Municipality in terms of Chapter 5.

#### 84 Procedures for making application

An applicant must comply with the procedures in this Chapter and, where applicable, the specific procedures provided for in Chapter 5 of this By-law.

#### 85 Information required

- (1) All applications must be accompanied by the following documents to the satisfaction of the municipality:
  - (a) an application form, completed and signed by the applicant;
  - (b) a power of attorney in the event the application is submitted by agent ;
  - (c) if the owner of the land is a company, closed corporation, trust, body corporate or home owners' association, proof that the person is authorised to act on behalf of the company, closed corporation, trust, body corporate or a home owners' association;
  - (d) the relevant bondholder's consent, if the property is bonded;
  - (e) a written motivation for the application based on the criteria for consideration of the application;
  - (f) a copy of the Surveyor-General's diagram of the subject property or if it does not exist, an extract from relevant general plan;
  - (g) a locality plan and site development plan, when required, or a plan showing the proposal in its cadastral context;
  - (h) in the case of an application for the subdivision of land, copies of the subdivision plan showing the following:
    - (i) the location of the proposed land units;
    - (ii) the proposed zonings in respect of the proposed land units;
    - (iii) all existing structures on the property and abutting properties;
    - (iv) the public places and the land needed for public purposes;
    - (v) the existing access points;
    - (vi) all servitudes;
    - (vii) contours with at least a one meter interval or such other interval as may be approved by the Municipality;
    - (viii) the street furniture;
    - (ix) the light, electrical and telephone poles;
    - (x) the electrical transformers and mini substations;
    - (xi) the storm water channels and catch pits;
    - (xii) the sewerage lines and connection points;
    - (xiii) any significant natural features; and
    - (xiv) the scale and all distances and areas.
  - (i) any other plans, diagrams, documents or information that the Municipality may require;
  - (j) the proof of payment of application fees;
  - (k) a full copy of the title deeds indicating all existing title conditions in current and historic title deeds; and
  - (l) if required by the Municipality, a certificate of a conveyancer indicating that no restrictive condition in respect of the application is contained in such title deeds.; and
  - (m) in the case of a Category 3 communal land application referred to in section 54, community approval granted as a result of a community participation process conducted in terms of Customary Law.
- (2) The Municipality may make guidelines relating to the submission of additional information and procedural requirements.

#### 86 Application fees

- (1) An applicant must pay the application fees determined by the Municipality prior to submitting an application in terms of this By-law.
- (2) Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.

#### 87 Grounds for refusing to accept application

The Municipality may refuse to accept an application if—

- (i) the municipality has already decided on the application;
- (ii) there is no proof of payment of fees;
- (iii) the application is not in the form required by the Municipality or does not contain the documents required for the submission of an application as set out in section 85.

#### **88 Receipt of application and request for further documents**

The Municipality must—

- (i) record the receipt of an application in writing or by affixing a stamp on the application on the day of receipt and issue proof of receipt to the applicant;
- (ii) notify the applicant in writing of any outstanding or additional plans, documents, other information or additional fees that it may require within 30 days of receipt of the application or the further period as may be agreed upon, failing which it is regarded that there is no outstanding information or documents; and
- (c) if the application is complete, notify the applicant in writing that the application is complete within 30 days of receipt of the application.

#### **89 Additional information**

- (1) The applicant must provide the Municipality with the information or documentation required for the completion of the application within 30 days of the request thereof or within the further period agreed to between the applicant and the Municipality.
- (2) The Municipality may refuse to consider the application if the applicant fails to provide the information within the timeframes contemplated in subsection (1).
- (3) The Municipality must notify the applicant in writing of the refusal to consider the application and must close the application.
- (4) An applicant has no right of appeal to the Appeal Authority in respect of a decision contemplated in subsection (3) to refuse to consider the application.
- (5) If an applicant wishes to continue with an application that the Municipality refused to consider under subsection (3), the applicant must make a fresh application and pay the applicable application fees.

#### **90 Confirmation of complete application**

- (1) The Municipality must notify the applicant in writing that the application is complete within 21 days of receipt of the additional plans, documents or information required by it or if further information is required as a result of the furnishing of the additional information.
- (2) If further information is required, section 89 applies to the further submission of information that may be required.
- (3) The date of the notification that an application is complete is regarded as the date of submission of the application.

#### **91 Withdrawal of application**

- (1) An applicant may, at any time prior to a decision being taken, withdraw an application on written notice to the Municipality.
- (2) The owner of land must in writing inform the Municipality if he or she has withdrawn the power of attorney that authorised another person to make an application on his or her behalf.

#### **92 Notice of applications in terms of integrated procedures**

- (1) The Municipality may, on prior written request and motivation by an applicant, determine that—
  - (a) a public notice procedure carried out in terms of another law in respect of the application constitutes public notice for the purpose of an application made in terms of this By-law; or
  - (b) notice of an application made in terms of this By-law may be published in accordance with the requirements for public notice applicable to a related application in terms other legislation;
- (2) If a Municipality determines that an application may be published as contemplated in subsection (1)(b) an agreement must be entered into by the Municipality and the relevant organs of state to facilitate the simultaneous publication of notices.
- (3) The Municipality must, within 30 days of having notified the applicant that the application is complete, simultaneously—

- (a) cause public notice of the application to be given in terms of subsection 92(1); and
  - (b) forward a copy of the notice together with the relevant application to every municipal department, service provider and organ of state that has an interest in the application, unless it has been determined by the Municipality that a procedure in terms of another law, as determined in subsection (1), is considered to be public notice in terms of this By-law.
- (4) The Municipality may require the applicant to give the required notice of an application in the media.
- (5) Where an applicant has published a notice in the media at the request of a Municipality, the applicant must provide proof that the notice has been published as required.

### 93 Notification of application in media

- (1) The Municipality must require applicant to give notice in the media, in accordance with this By-law, of the following applications:
- (a) an application for township establishment;
  - (b) an application for a rezoning or a rezoning on the initiative of the Municipality;
  - (c) the subdivision of land larger than five hectares inside the outer limit of urban expansion as reflected in its municipal spatial development framework;
  - (d) the subdivision of land larger than one hectare outside the outer limit of urban expansion as reflected in its municipal spatial development framework;
  - (e) if the Municipality has no approved municipal spatial development framework, the subdivision of land larger than five hectares inside the physical edge, including existing urban land use approvals, of the existing urban area;
  - (f) if the Municipality has no approved municipal spatial development framework, the subdivision of land larger than one hectare outside the physical edge, including existing urban land use approvals, of the existing urban area;
  - (g) the closure of a public place;
  - (h) an application in respect of a restrictive condition;
  - (i) other applications that will materially affect the public interest or the interests of the community if approved.
- (2) Notice of the application in the media must be effected by—
- (a) publishing a notice of the application, in the *Provincial Gazette* and one local newspaper that is circulating in the vicinity of the application site within the jurisdiction of the municipality in English and one local dominant official language, once a week for two consecutive weeks;
  - (b) if there is no newspaper with a general circulation in the area, posting a copy of the notice of application, for at least the duration of the notice period, on the land concerned and on any other notice board as may be determined by the Municipality.

### 94 Serving of notices

- (1) Notice of an application contemplated in section 92(1) and subsection (2) -
- (a) is considered as having been served when:
    - (i) it has been delivered to the relevant person personally;
    - (ii) it has been left at the relevant person's place of residence or business in the Republic with a person apparently over the age of sixteen years;
    - (iii) when it has been posted by registered or certified mail to the relevant person's last known residential or business address in the Republic and an acknowledgement of the posting thereof from the postal service is obtained;
    - (iv) if the relevant person's address in the Republic is unknown, when it has been served on that person's agent or representative in the Republic in the manner provided by paragraphs (i), (ii) or (iii); or
    - (iv) if the relevant person's address and agent or representative in the Republic is unknown, when it has been posted in a conspicuous place on the property or premises, if any, to which it relates.
  - (b) must be in at least two of the official languages determined by the Council, having regard to language preferences and usage within its municipal area, as contemplated in section 21A of the Municipal Systems Act;
  - (c) must be served on each owner of an abutting property, including a property separated from the property concerned by a road;
  - (d) must be served on any person who, in the opinion of the Municipality, has an interest in the matter or whose rights may be affected by the approval of the application.
- (2) The Municipality may require the serving of a notice as contemplated in this section for any other application made in terms of this By-law.
- (3) The Municipality may require notice of its intention to consider all other applications not listed in subsection (2)

to be given in terms of section 92.

- (4) The Municipality may require the applicant to attend to the serving of a notice of an application contemplated in subsection (1).
- (5) Where an applicant has served a notice at the request of the Municipality, the applicant must provide proof that the notice has been served as required.

#### **95Content of notice**

- (1) When notice of an application must be given in terms of section 92 or served in terms of section 93, the notice must contain the following information:
  - (a) the name, identity number, physical address and contact details of the applicant;
  - (b) identify the land or land unit to which the application relates by giving the property description and the physical address;
  - (c) state the intent and purpose of the application;
  - (d) state that a copy of the application and supporting documentation will be available for viewing during the hours and at the place mentioned in the notice;
  - (e) state the contact details of the relevant municipal employee;
  - (f) invite members of the public to submit written comments, objections or representations together with the reasons therefor in respect of the application;
  - (g) state in which manner comments, objections or representations may be submitted;
  - (h) state the date by when the comments, objections or representations must be submitted which may not be less than 30 days from the date on which the notice was given;
  - (i) state that any person who cannot write may during office hours attend at an address stated in the notice where a named staff member of the Municipality will assist that person to transcribe that person's objections, comments or representations.

#### **96On-site notice**

- (1) The Municipality must cause additional notice to be given in accordance with this section if it considers notice in accordance with sections 92 or 93 to be ineffective or in the event of the following applications:
  - (a) an application for township development;
  - (b) an application for the extension of the boundaries of an approved township;
  - (c) an application for rezoning;
  - (d) an application for subdivision;
  - (e) an application for consolidation.
- (2) An on-site notice must be displayed and the notice must be of a size of at least 60 cm by 42 cm (A2 size) on the frontage of the erf concerned or at any other conspicuous and easily accessible place on the erf, provided that—
  - (a) the notice must be displayed for a minimum of 21 days during the period that the public may comment on the application;
  - (b) the applicant must, within 21 days from the last day of display of the notice, submit to the Municipality—
    - (i) a sworn affidavit confirming the maintenance of the notice for the prescribed period; and
    - (ii) at least two photos of the notice, one from nearby and one from across the street.

#### **97 Additional methods of public notice**

- (1) If the Municipality considers notice in accordance with sections 92 or 93 to be ineffective or the Municipality decides to give notice of any application in terms of this By-law, the Municipality may on its own initiative or on request require an applicant to follow one or more of the following methods to give additional public notice of an application:
  - (a) to display a notice contemplated in section 92 of a size of at least 60 cm by 42 cm on the frontage of the erf concerned or at any other conspicuous and easily accessible place on the erf, provided that—
- (2) the notice must be displayed for a minimum of 30 days during the period that the public may comment on the application;
- (3) the applicant must, within 21 days from the last day of display of the notice, submit to the Municipality—
  - (a) a sworn affidavit confirming the maintenance of the notice for the prescribed period; and
  - (b) at least two photos of the notice, one from nearby and one from across the street.
  - (c) to convene a meeting for the purpose of informing the affected members of the public of the application;
  - (d) to broadcast information regarding the application on a local radio station in a specified language;
  - (e) to hold an open day or public meeting to notify and inform the affected members of the public of the

- application;
- (f) to publish the application on the Municipality's website for the duration of the period that the public may comment on the application; or
  - (g) to obtain letters of consent or objection to the application.
- (4) Where an applicant has given additional public notice of an application on behalf of a Municipality, the applicant must provide proof that the additional public notice has been given as required.

#### **98 Requirements for petitions**

- (1) All petitions must clearly state—
  - (a) the contact details of the authorised representative of the signatories of the petition;
  - (b) the full name and physical address of each signatory; and
  - (c) the objection and reasons for the objection.
- (2) Notice to the person contemplated in subsection (1)(a), constitutes notice to all the signatories to the petition.

#### **99 Requirements for objections, comments or representations**

- (1) A person may, in response to a notice received in terms of sections 92, 93 or 95, object, comment or make representations in accordance with this section.
- (2) Any objection, comment or representation received as a result of a public notice process must be in writing and addressed to the person mentioned in the notice within the time period stated in the notice and in the manner set out in this section.
- (3) The objection must state the following:
  - (a) the name of the person or body concerned;
  - (b) the address or contact details at which the person or body concerned will accept notice or service of documents;
  - (c) the interest of the body or person in the application;
  - (d) the reason for the objection, comment or representation.
- (4) The reasons for any objection, comment or representation must be set out in sufficient detail in order to—
  - (a) indicate the facts and circumstances which explains the objection, comment or representation;
  - (b) demonstrate the undesirable effect which the application will have on the area;
  - (c) demonstrate any aspect of the application which is not considered consistent with applicable policy.
- (5) The Municipality may refuse to accept an objection, comment or representation received after the closing date.

#### **100 Requirements for intervenor status**

- (1) Where an application has been submitted to the Municipality, an interested person referred to in section 45(2) of the Act may, at any time during the proceedings, petition the Municipal Planning Tribunal or the Land Development Officer in writing on the form approved by Council to be granted intervenor status.
- (2) The petitioner must submit together with the petition to be granted intervenor status an affidavit stating that he or she –
  - (a) does not collude with any of the parties; and
  - (b) is willing to deal with or act in regard to the application as the Municipal Planning Tribunal or the Land Development Officer may direct.
- (3) The Municipal Planning Tribunal or the Land Development Officer must determine whether the requirements of this section have been complied with and must thereafter transmit a copy of the form to the parties of the appeal.
- (4) The presiding officer of the Municipal Planning Tribunal or the Land Development Officer must rule on the admissibility of the petitioner to be granted intervenor status and the decision of the presiding officer or the Land Development Officer is final and must be communicated to the petitioner and the parties.

#### **101 Amendments prior to approval**

- (1) An applicant may amend his or her application at any time after notice of the application has been given in terms of this by-laws and prior to the approval thereof—
  - (a) at the applicant's own initiative;
  - (b) as a result of objections and comments made during the public notification process; or

- (c) at the request of the Municipality.
- (2) If an amendment to an application is material, the Municipality may require that further notice of the application be given in terms of this By-law and may require that the notice and the application be resent to municipal departments, organs of state and service providers.

#### **102 Further public notice**

- (1) The Municipality may require that fresh notice of an application be given if more than 18 months has elapsed since the first public notice of the application and if the application has not been considered by the Municipality.
- (2) The Municipality may, at any stage during the processing of the application—
  - (a) require notice of an application to be republished or to be served again; and
  - (b) an application to be resent to municipal departments for comment, if new information comes to its attention which is material to the consideration of the application.

#### **103 Cost of notice**

The applicant is liable for the costs of giving notice of an application.

#### **104 Applicant's right to reply**

- (1) Copies of all objections, comments or representations lodged with a Municipality must be provided to the applicant within 14 days after the closing date for public comment together with a notice informing the applicant of its rights in terms of this section.
- (2) The applicant may, within a period of 30 days from the date of the provision of the objections, comments or representations, submit written reply thereto with the Municipality and must serve a copy thereof on all the parties that have submitted objections, comments or representations.
- (3) The applicant may before the expiry of the 30 day period referred to in subsection (2), apply to the Municipality for an extension of the period with a further period of 14 days to lodge a written reply.
- (4) If the applicant does not submit comments within the period of 30 days or within an additional period 14 of days if applied for, the applicant is considered to have no comment.
- (5) If as a result of the objections, comments or representations lodged with a Municipality, additional information regarding the application are required by the Municipality, the information must be supplied within the further period as may be agreed upon between the applicant and the Municipality.
- (6) If the applicant does not provide the information within the timeframes contemplated in subsection (5), section 88(2) to (5) with the necessary changes, applies.

#### **105 Written assessment of application**

- (1) An employee authorised by the Municipality must in writing assess an application in accordance with section 51 and recommend to the decision-maker whether the application must be approved or refused.
- (2) An assessment of an application must include a motivation for the recommendation and, where applicable, the proposed conditions of approval.

#### **106 Decision-making period**

- (1) When the power to take a decision is delegated to an authorised employee and no integrated process in terms of another law is being followed, the authorised employee must decide on the application within 60 days of the closing date for the submission of comments, objections or representations.
- (2) When the power to take a decision is not delegated to an authorised employee and no integrated process in terms of another law is being followed, the Municipal Planning Tribunal must decide on the application within 120 days of the closing date for the submission of comments, objections or representations.

#### **107 Failure to act within time period**

- (1) If no decision is made by the Municipal Planning Tribunal within the period required in terms of the Act, it is considered undue delay for purposes of these By-Laws and the applicant or interested person may report the non-performance of the Municipal Planning Tribunal or Land Development Officer to the municipal manager, who must report it to the municipal council and mayor.

#### **108 Powers to conduct routine inspections**

- (1) An employee authorised by the Municipality may, in accordance with the requirements of this section, enter land or a building for the purpose of assessing an application in terms of this By-law and to prepare a report

contemplated in section 102.

- (2) When conducting an inspection, the authorised employee may—
  - (a) request that any record, document or item be produced to assist in the inspection;
  - (b) make copies of, or take extracts from any document produced by virtue of paragraph (a) that is related to the inspection;
  - (c) on providing a receipt, remove a record, document or other item that is related to the inspection; or
  - (d) inspect any building or structure and make enquiries regarding that building or structure.
- (3) No person may interfere with an authorised employee who is conducting an inspection as contemplated in subsection (1).
- (4) The authorised employee must, upon request, produce identification showing that he or she is authorised by the Municipality to conduct the inspection.
- (5) An inspection under subsection (1) must take place at a reasonable time and after reasonable notice has been given to the owner or occupier of the land or building.

#### **109Determination of application**

The Municipality may in respect of any application submitted in terms of this Chapter -

- (a) approve, in whole or in part, or refuse any application referred to it in accordance with this By-law;
- (b) on the approval of any application, impose any reasonable conditions, including conditions related to the provision of engineering services and the payment of any development charges;
- (c) make an appropriate determination regarding all matters necessary or incidental to the performance of its functions in terms of this By-law and provincial legislation;
- (d) conduct any necessary investigation;
- (e) give directions relevant to its functions to any person in the service of a Municipality or municipal entity;
- (f) decide any question concerning its own jurisdiction;
- (g) appoint a technical adviser to advise or assist in the performance of the Municipal Planning Tribunal's functions in terms of this By-law;

#### **110Notification of decision**

- (1) The Municipality must, within 21 days of its decision, in writing notify the applicant and any person whose rights are affected by the decision of the decision and their right to appeal if applicable.
- (2) If the owner has appointed an agent, the owner must take steps to ensure that the agent notifies him or her of the decision of the Municipality.

#### **111 Extension of time for fulfilment of conditions of approval**

- (1) If an applicant wishes to request an extension of the time provided for in the approval in order to comply with the conditions of approval, this request must be in writing and submitted to the Municipality least 60 days in advance of the date on which the approval is due to lapse.
- (2) Any request for an extension of time must be accompanied by the reasons for the request.
- (3) The Municipality may not unreasonably withhold an approval for the extension of time.
- (4) Following receipt of a request for an extension of time, the Municipality must issue a decision in writing to the applicant.

#### **112Duties of agent of applicant**

- (1) An applicant who is not the owner of the land concerned must ensure that he or she has the contact details of the owner of the property.
- (2) The agent must ensure that all information furnished to the Municipality is accurate.
- (3) The agent must ensure that no misrepresentations are made.
- (4) The provision of inaccurate, false or misleading information is an offence.

#### **113Errors and omissions**

- (1) The Municipality may at any time correct an error in the wording of its decision provided that the correction does not change its decision or results in an alteration, suspension or deletion of a condition of its approval.
- (2) The Municipality may, of its own accord or on application by an applicant or interested party, upon good cause being shown, condone an error in the procedure provided that such condonation does not have material adverse impact on or unreasonably prejudice any party.

**114 Withdrawal of approval**

- (1) The Municipality may withdraw an approval granted for a consent use or temporary departure if the applicant or owner fails to comply with a condition of approval.
- (2) Prior to doing so, the Municipality must serve a notice on the owner—
  - (a) informing the owner of the alleged breach of the condition;
  - (b) instructing the owner to rectify the breach within a specified time period;
  - (c) allowing the owner to make representations on the notice within a specified time period.

**115 Procedure to withdraw an approval**

- (1) The Municipality may withdraw an approval granted—
  - (a) after consideration of the representations made in terms of section 110(2)(c); and
  - (b) if the Municipality is of the opinion that the condition is still being breached and not being complied with at the end of the period specified in terms of section 110(2)(b).
- (2) If the Municipality withdraws the approval, the Municipality must notify the owner of the withdrawal of the approval and instruct the owner to cease the activity immediately.
- (3) The approval is withdrawn from date of notification of the owner.

**116 Exemptions to facilitate expedited procedures**

The Municipality may in writing -

- (a) exempt a development from compliance with the provisions of this By-law to reduce the financial or administrative burden of—
  - (i) integrated application processes as contemplated in section 91;
  - (ii) the provision of housing with the assistance of a state subsidy; or
  - (iii) incremental upgrading of existing settlements;
- (b) in an emergency situation authorise that a development may depart from any of the provisions of this By-law

**CHAPTER 7****ENGINEERING SERVICES AND DEVELOPMENT CHARGES****Part A: Provision and Installation of Engineering Services****117 Responsibility for providing engineering services**

- (1) Every land development area must be provided with such engineering services as the Municipality may deem necessary for the appropriate development of the land.
- (2) An applicant is responsible for the provision and installation of internal engineering services required for a development at his or her cost when a land development application is approved.
- (3) The Municipality is responsible for the installation and provision of external engineering services, unless the engineering services agreement referred to in section 118 provides otherwise.

**118 Installation of engineering services**

- (1) The applicant shall provide and install the internal engineering services in accordance with the conditions of establishment and to the satisfaction of the Municipality, and for that purpose the applicant shall lodge with the Municipality such reports, diagrams and specifications as the Municipality may require.
- (2) The Municipality shall have regard to such standards as the Minister/MEC may determine for streets and storm water drainage, water, electricity and sewage disposal services in terms of the Act.
- (3) If an engineering service within the boundaries of the land development area is intended to serve any other area within the municipal area, such engineering service and the costs of provision thereof must be treated as an internal engineering service to the extent that it serves the land development and as an external engineering service to the extent that it serves any other development.

**119 Engineering services agreement**

- (1) An applicant of a land development application and the Municipality must enter into an engineering service agreement if the Municipality requires such agreement.
- (2) The engineering services agreement must –

- (a) classify the services as internal engineering services or external engineering services or private engineering services;
- (b) be clear when the applicant and the Municipality are to commence construction of internal engineering services and external engineering services, at which rate construction of such services is to proceed and when such services must be completed;
- (c) provide for the inspection and handing over of internal engineering services to the Municipality;
- (d) determine the date on which all risk and ownership in respect of such services shall pass to the Municipality;
- (e) require the applicant and the Municipality to take out adequate insurance cover in respect of such risks as are insurable for the duration of the land development; and
- (f) provide for the following responsibilities after the internal services have been handed over to the Municipality:
  - (i) when normal maintenance by the relevant authority must commence;
  - (ii) the responsibility of the applicant for the rectification of defects in material and workmanship; and
  - (iii) the rights of the relevant authority if the applicant fails to rectify any defects within a reasonable period after having been requested to do so;
- (g) if any one of the parties is to provide and install an engineering service at the request and at the cost of the other, such service must be clearly identified and the cost or the manner of determining the cost of the service must be clearly set;
- (h) determine whether additional bulk services are to be provided by the Municipality and, if so, such services must be identified;
- (i) determine which party is responsible for the installation and provision of service connections to residential, business, industrial, community facility and municipal erven, and the extent or manner, if any, to which the costs of such service connections are to be recovered;
- (j) define the service connections to be made which may include all service connections between internal engineering services and the applicable erf or portion of the land and these include –
  - (i) a water-borne sewerage pipe terminating at a sewer connection;
  - (ii) a water-pipe terminating at a water meter; and
  - (iii) an electricity house connection cable terminating on the relevant erf; and
- (k) clearly identify the level and standard of the internal engineering services to be provided and installed and these include, amongst others –
  - (i) water reticulation;
  - (ii) sewerage reticulation, sewage treatment facilities and the means of disposal of effluent and other products of treatment;
  - (iii) roads and storm-water drainage;
  - (iv) electricity reticulation (high and low tension);
  - (v) street lighting.
- (2) The engineering services agreement may –
  - (a) require that performance guarantees be provided, or otherwise, with the provision that –
    - (i) the obligations of the parties with regard to such guarantees are clearly stated;
    - (ii) such guarantee is irrevocable during its period of validity; and
    - (iii) such guarantee is transferable by the person to whom such guarantee is expressed to be payable; and
  - (b) provide for the manner in which the parties are to finance their relative responsibilities in terms of the engineering services agreement and where appropriate, either party may undertake to provide bridging finance to the other party.
- (3) Where only basic services are to be provided initially, the timeframes and the responsibility of the parties for the upgrading (if any) of services must be recorded in the engineering services agreement.

#### **120 Abandonment or lapsing of land development application**

Where a land development application is abandoned by the applicant or has lapsed in terms of any provision in terms of the Act, provincial legislation or conditions or this By-law, the engineering services agreement referred to in section 117 lapses and if the applicant had installed any engineering services before the lapsing of the application in terms of the engineering services agreement, he or she shall have no claim against the Council with regard to the provision and installation of any engineering services of whatsoever nature.

#### **121 Internal and external engineering services**

For the purpose of this Chapter:

- (a) **"external engineering services"** has the same meaning as defined in section 1 of the Act and consist of both "bulk services" and "link services";
- (b) **"bulk services"** means all the primary water, sewerage, waste disposal, sewage treatment facilities and

means of disposal of effluent and other products of treatment, electricity and storm-water services, as well as the road network in the system to which the internal services are to be linked;

- (c) **"link services"** means all new services necessary to connect the internal services to the bulk services; and
- (d) **"internal engineering services"** has the same meaning as defined in section 1 of the Act and includes any link services linking such internal services to the external engineering services.

## **Part B: Development Charges**

### **122 Payment of development charge**

- (1) The Municipality must develop a policy for development charges and may levy a development charge in accordance with the policy, for the provision of -
  - (a) the engineering services contemplated in this Chapter where it will be necessary to enhance or improve such services as a result of the commencement of the amendment scheme; and
  - (b) open spaces or parks where the commencement of the amendment scheme will bring about a higher residential density.
- (2) If a land development application is approved by the Municipal Planning Tribunal subject to, amongst others, the payment of a development charge or an amendment scheme comes into operation, the applicant or owner of the land to which the scheme relates, must, subject to section 119, pay the development charge to the Municipality.
- (3) An applicant or owner who is required to pay a development charge in terms of this By-law shall pay such development charges to the Municipality before:
  - (a) a written statement contemplated in section 118 of the Municipal Systems Act is furnished in respect of the land;
  - (b) a building plan is approved in respect of:
    - (i) the proposed alteration of or addition to an existing building on the land;
    - (ii) the erection of a new building on the land, where that building plan, were it not for the commencement of the amendment scheme, would have been in conflict with the land use scheme in operation;
  - (c) the land is used in a manner or for a purpose which, were it not for the commencement of the amendment scheme, would have been in conflict with the land use scheme in operation.

### **123 Offset of development charge**

- (1) An agreement concluded between the Municipality and the applicant in terms of section 49(4) of the Act, to offset the provision of external engineering services against the applicable development charge, must be in writing and must include the estimated cost of the installation of the external engineering services.
- (2) The applicant or the owner must submit documentary proof of the estimated cost of the installation of the external engineering services.
- (3) The amount to be offset against the applicable development charge must be determined by the Municipality.
- (4) If the cost of the installation of the external engineering services exceeds the amount of the applicable development charge, the Municipality may refund the applicant or the owner if there are funds available in the Municipality's approved budget.
- (5) This section does not oblige the Municipality to offset any costs incurred in the provision of external engineering services other than that which may have been agreed upon in the engineering services agreement contemplated in section 117.

### **124 Payment of development charge in instalments**

The Municipality may -

- (a) in the circumstances contemplated in subparagraph (b) or (c), allow payment of the development charge contemplated in section 118 in instalments over a period not exceeding three months;
- (b) in any case, allow payment of the development charge contemplated in section 118 to be postponed for a period not exceeding three months where security for the payment is given to its satisfaction;
- (c) in exercising the power conferred by subparagraphs (a) or (b), impose any condition, including a condition for the payment of interest.

### **125 Refund of development charge**

No development charge paid to the Municipality in terms of section 122 or any portion thereof shall be refunded to an applicant or owner: Provided that where the owner paid the applicable charge prior to the land use rights coming into operation and the application is abandoned in terms of section 125 the

Municipality may, on such terms and conditions as it may determine, authorise the refund of development charges or any portion thereof.

#### **126 General matters relating to contribution charges**

- (1) Notwithstanding any provision to the contrary, where a development charge or contribution for open space is paid to the Municipality, such funds must, in terms of the provisions of the Municipal Finance Management Act, 2003 (Act No. 56 of 2003), be kept separate and only applied by the Municipality towards the improvement and expansion of the services infrastructure or the provision of open space or parking, as the case may be, to the benefit and in the best interests of the general area where the land area is situated or in the interest of a community that occupies or uses such land area.
- (2) The Municipality must annually prepare a report on the development charges paid to the Municipality together with a statement of the expenditure of such amounts and the purposes of such expenditure and must submit such report and statement to the Premier.

### **CHAPTER 8**

#### **APPEAL PROCEDURES**

##### **PART A: MANAGEMENT OF MUNICIPAL APPEAL TRIBUNAL**

#### **127 Establishment of Municipal Appeal Tribunal**

- (1) The Municipality must, if it decides to implement section 51(6) of the Act, establish a Municipal Appeal Tribunal in accordance with the provisions of this Part and the Municipal Appeal Tribunal is hereby authorised to assume the obligations of the appeal authority.
- (2) The Municipality may, if it is a member of a joint or district Municipal Planning Tribunal, in writing, agree with the other party to the joint or district Municipal Planning Tribunal agreement, to establish a joint or district Municipal Appeal Tribunal, provided that not all the parties to a joint or district Municipal Planning Tribunal have to be a party to a joint or district Municipal Appeal Tribunal.
- (3) If a joint or district Municipal Appeal Tribunal is established that joint or district Municipal Appeal Tribunal is hereby authorised to assume the obligations of the appeal authority.
- (4) An agreement to establish a joint or district Municipal Appeal Tribunal must describe the rights, obligations and responsibilities of the participating municipalities and must provide for –
  - (a) the name and demarcation code of each of the participating municipalities;
  - (b) the budgetary, funding and administrative arrangements for the joint or district Municipal Appeal Tribunal;
  - (c) the manner of appointment of members to the joint or district Municipal Appeal Tribunal, the filling of vacancies and the replacement and recall of the officials;
  - (d) the appointment of a chief presiding officer;
  - (e) the appointment of a nominee to inspect, at any time during normal business hours, the records, operations and facilities of the joint or district Municipal Appeal Tribunal on behalf of the participating municipalities;
  - (f) determine the conditions for, and consequences of the withdrawal from the agreement of a participating municipality;
  - (g) determine the conditions for, and consequences of, the termination of the agreement, including the method and schedule for winding-up the operations of the joint or district Municipal Appeal Tribunal; and
  - (h) any other matter relating to the proper functioning of the joint or district Municipal Appeal Tribunal.
- (5) The Municipality must, within 30 days after signing of the agreement contemplated in this section, authorise the joint or district Municipal Appeal Tribunal to assume the obligations of the appeal authority.
- (6) The Municipality must, within 30 days after the authorisation referred to in subsection (2) publish a notice of the agreement in the Provincial Gazette and one newspaper that is circulating in the municipal area in two official languages determined by the Council, having regard to language preferences and usage within its municipal area, as contemplated in section 21 of the Municipal Systems Act.
- (7) If a joint or district Municipal Appeal Tribunal is established in terms of this Part, a person who wants to appeal a decision taken by the joint or district Municipal Planning Tribunal must appeal against that decision to the joint or district Municipal Appeal Tribunal, as the case may be.
- (8) Any reference in this Part to the Municipal Appeal Tribunal is, unless the context indicates otherwise, a reference to the joint or district Municipal Appeal Tribunal and the Municipality may, when the publication of a notice is required in this Part, jointly issue such notice together with the other participating Municipalities.

#### **128 Institutional requirements for establishment of Municipal Appeal Tribunal**

- (1) The Municipality, in establishing a Municipal Appeal Tribunal in terms of section 127, must, amongst others –
  - (a) determine the terms and conditions of service of the members of the Municipal Appeal Tribunal;
  - (b) identify any additional criteria that a person who is appointed as a member of the Municipal Appeal Tribunal

must comply with;

- (c) consider the qualifications and experience of the persons it is considering for appointment to the Municipal Planning Tribunal, make the appropriate appointments and designate the chief presiding officer;
- (f) inform the members in writing of their appointment;
- (g) publish the names of the members of the Municipal Appeal Tribunal and their term of office in the Provincial Gazette;
- (h) determine the location of the office where the Municipal Appeal Tribunal must be situated; and
- (i) develop and approve operational procedures for the Municipal Appeal Tribunal.

(2) The Municipality may not appoint any person to the Municipal Appeal Tribunal if that person -

- (a) is disqualified from appointment as contemplated in section 131; or
- (b) if he or she does not possess the knowledge or experience required in terms of section

**129 or the additional criteria determined by the Municipality in terms of subsection (1)(b).**

(1) The Council must –

- (a) remunerate members of the Municipal Appeal Tribunal for each hearing of the Municipal Appeal Tribunal in accordance with the rates determined by Treasury; and
- (b) designate an employee of the Municipality or appoint a person as secretary to the Municipal Appeal Tribunal.

**130 Composition, term of office and code of conduct of Municipal Appeal Tribunal**

(1) The Municipal Appeal Tribunal must consist of between 3 and 5 members which must include at least:

- (a) one member who is a professional planner and who has appropriate experience;
- (b) one member who is qualified in law and who has appropriate experience; and
- (c) one member who is registered as a professional with the Engineering Council of South Africa in terms of the Engineering Profession Act, 2000.

(2) The chief presiding officer must designate at least three members of the Municipal Appeal Tribunal to hear, consider and decide a matter which comes before it and must designate one member as the presiding officer.

(3) No Member of Parliament, the Provincial Legislator or a House of Traditional Leaders, a councillor or employee of the Municipality may be appointed as a member of the Municipal Appeal Tribunal.

(4) No member of the Municipal Planning Tribunal or joint Municipal Planning Tribunal may serve on the Municipal Appeal Tribunal.

(5) If a person referred to in subsection (3) or (4) is a member of the Municipal Appeal Tribunal hearing the appeal, his or her membership renders the decision of the Municipal Appeal Tribunal on that matter void.

(6) The term of office of the members of the Municipal Appeal Tribunal is five years.

(7) After the first terms of office of five years referred to in subsection (6) has expired the appointment of members of the Municipal Appeal Tribunal for the second and subsequent terms of office must be in accordance with the provisions of this Part.

(8) A member whose term of office has expired may be re-appointed as a member of the Municipal Appeal Tribunal.

(9) Members of the Municipal Appeal Tribunal must sign and uphold the code of conduct contemplated in Schedule 16.

**131 Disqualification from membership of Municipal Appeal Tribunal**

(1) A person may not be appointed or continue to serve as a member of the Municipal Appeal Tribunal, if that person –

- (a) is not a citizen of the Republic, and resident in the province;
- (b) is a member of Parliament, a provincial legislature, House of Traditional Leaders or the Council or is an employee of the Municipality;
- (c) is an un-rehabilitated insolvent;
- (d) is of unsound mind, as declared by a court;
- (e) has at any time been convicted of an offence involving dishonesty;
- (f) has at any time been removed from an office of trust on account of misconduct; or
- (g) has previously been removed from a Municipal Planning Tribunal or Municipal Appeal Tribunal for a breach of any provision of this Act.

(2) A member must vacate office if that member becomes subject to a disqualification as contemplated in subsection (1).

**132 Termination of membership of Municipal Appeal Tribunal**

- (1) A person's membership of the Municipal Appeal Tribunal may be terminated by a decision of the Municipalities if there are good reasons for doing so after giving such member an opportunity to be heard.
- (2) The reasons for removal referred to in subsection (1) may include, but are not limited to –
  - (a) misconduct, incapacity or incompetence; and
  - (b) failure to comply with any provisions of the Act or this By-Law.
- (3) If a member's appointment is terminated or a member resigns, the Municipality must publish the name of a person selected by the Municipality to fill the vacancy for the unexpired portion of the vacating member's term of office.
- (4) The functions of the Municipal Appeal Tribunal must not be affected if any member resigns or his or her appointment is terminated.

**133 Status of decision of joint Municipal Appeal Tribunal**

A decision of a joint Municipal Appeal Tribunal relating to land located in the municipal area of the Municipality is binding on the parties to the appeal and the Municipality.

**PART B: MANAGEMENT OF AN APPEAL AUTHORITY****134 Presiding officer of appeal authority**

The presiding officer of the appeal authority is responsible for managing the judicial functions of that appeal authority.

**135 Bias and disclosure of interest**

- (1) No presiding officer or member of an appeal authority may sit at the hearing of an appeal against a decision of a Municipal Planning Tribunal if he or she was a member of that Municipal Planning Tribunal when the decision was made or if he or she was the official contemplated in section 35(2) of the Act and he or she made the decision that is the subject of the appeal.
- (2) A presiding officer or member of an appeal authority who has or appears to have a conflict of interest as defined in subregulations (5) and (6) must recuse himself or herself from the appeal hearing.
- (3) A party may in writing to the appeal authority request the recusal of the presiding officer or member of that appeal authority on the grounds of conflict of interest and the presiding officer must decide on the request and inform the party of the decision in writing.
- (4) A decision by a presiding officer or member to recuse himself or herself or a decision by the appeal authority to recuse a presiding officer or member, must be communicated to the parties concerned by the registrar.
- (5) For the purpose of this Chapter "conflict of interest" means any factor that may impair or reasonably give the appearance of impairing the ability of a member of an appeal authority to independently and impartially adjudicate an appeal assigned to the appeal authority.
- (6) A conflict of interest arises where an appeal assigned to an appeal authority involves any of the following:
  - (a) A person with whom the presiding officer or member has a personal, familiar or professional relationship;
  - (b) a matter in which the presiding officer or member has previously served in another capacity, including as an adviser, counsel, expert or witness; or
  - (c) any other circumstances that would make it appear to a reasonable and impartial observer that the presiding officer's or member's participation in the adjudication of the matter would be inappropriate.

**136 Registrar of appeal authority**

- (1) The municipal manager of a municipality is the registrar of the appeal authority.
- (2) Notwithstanding the provisions of subregulation (1), a municipal council may appoint a person or designate an official in its employ, to act as registrar of the appeal authority and if it so appoints or designates a person or an official, that person or official has delegated authority as contemplated in section 56 of the Act.
- (3) Whenever by reason of absence or incapacity any registrar is unable to carry out the functions of his or her office, or if his or her office becomes vacant, the municipal council may, after consultation with the presiding officer of the appeal authority, authorise any other competent official in the public service to act in the place of the absent or incapacitated registrar during such absence or incapacity or to act in the vacant office until the vacancy is filled.
- (4) Any person appointed under subsection (2) or authorised under subsection (3) may hold more than one

office simultaneously.

### **137 Powers and duties of registrar**

- (1) The registrar is responsible for managing the administrative affairs of the appeal authority and, in addition to the powers and duties referred to in this Chapter, has all the powers to do what is necessary or convenient for the effective and efficient functioning of the appeal authority and to ensure accessibility and maintenance of the dignity of the appeal authority.
- (2) The duties of the registrar include –
  - (a) the determination of the sitting schedules of the appeal authority;
  - (b) assignment of appeals to the appeal authority;
  - (c) management of procedures to be adhered to in respect of case flow management and the finalisation of any matter before the appeal authority;
  - (d) transmit all documents and make all notifications required by the procedures laid down in the provincial spatial planning and land use management legislation;
  - (e) the establishment of a master registry file for each case which must record –
    - (i) the reference number of each appeal;
    - (ii) the names of the parties;
    - (iii) all actions taken in connection with the preparation of the appeal for hearing;
    - (iv) the dates on which any document or notification forming part of the procedure is received in or dispatched from his or her office;
    - (v) the date of the hearing of the appeal;
    - (vi) the decision of the appeal authority;
    - (vii) whether the decision was unanimous or by majority vote; and
    - (viii) any other relevant information.
- (3) The presiding officer of the appeal authority may give the registrar directions regarding the exercise of his or her powers under this Chapter.
- (4) The registrar must give written notice to the presiding officer of all direct or indirect pecuniary interest that he or she has or acquires in any business or legal person carrying on a business.

## **PART C: APPEAL PROCESS**

### **138 Commencing of appeal**

An appellant must commence an appeal by delivering a Notice of Appeal specified in Annexure A to the registrar of the relevant appeal authority within 21 days as contemplated in section 51 of the Act.

### **139 Notice of appeal**

- (1) A Notice of Appeal must clearly indicate:
  - (a) whether the appeal is against the whole decision or only part of the decision and if only a part, which part;
  - (b) where applicable, whether the appeal is against any conditions of approval of an application and which conditions;
  - (c) the grounds of appeal including any findings of fact or conclusions of law;
  - (d) a clear statement of the relief sought on appeal;
  - (e) any issues that the appellant wants the appeal authority to consider in making its decision; and
  - (f) a motivation of an award for costs.
- (2) An appellant may, within seven days from receipt of a notice to oppose an appeal amend the notice of appeal and must submit a copy of the amended notice to the appeal authority and to every respondent.

### **140 Notice to oppose an appeal**

A notice to oppose an appeal must clearly indicate:

- (a) whether the whole or only part of the appeal is opposed and if only a part, which part;
- (b) whether any conditions of approval of an application are opposed and which conditions;
- (c) whether the relief sought by the appellant is opposed; and
- (d) the grounds for opposing the appeal including any finding of fact or conclusions of law in dispute;
- (e) a clear statement of relief sought on appeal.

### **141 Screening of appeal**

- (1) When the appeal authority receives a Notice of Appeal, it must screen such Notice to determine whether:
  - (a) It complies with the form approved by the municipality;

- (b) it is submitted within the required time limit; and,
- (c) the appeal authority has jurisdiction over the appeal.
- (2) If a Notice of Appeal does not comply with the form specified in Annexure A, the appeal authority must return the Notice of Appeal to the appellant, indicating what information is missing and require that information to be provided and returned to the appeal authority by the appellant within a specific time period.
- (3) If the Notice of Appeal is not provided and returned to the appeal authority with the requested information within the specified time period, the appellant's appeal will be considered abandoned and the appeal authority must notify the parties in writing accordingly.
- (4) If the Notice of Appeal is received by the appeal authority after the required time limit has expired, the party seeking to appeal is deemed to have abandoned the appeal and the appeal authority will notify the parties in writing.
- (5) If the appeal relates to a matter that appears to be outside the jurisdiction of the appeal authority, it must notify the parties in writing.
- (6) The appeal authority may invite the parties to make submissions on its jurisdiction and it will then determine, based on any submissions received, if it has jurisdiction over the appeal and must notify the parties in writing of the decision.

#### **PART D: PARTIES TO AN APPEAL**

##### **142 Parties to appeal**

- (1) The parties to an appeal before an appeal authority are:
  - (a) the appellant who has lodged the appeal with the appeal authority;
  - (b) the Municipal Planning Tribunal that or the official authorised by the municipality as contemplated in section 35(2) of the Act who made the decision;
  - (c) if the Minister or MEC intervenes in the proceeding under regulation 9, the Minister or the MEC, as the case may be; and
  - (d) any other person who has been made a party to the proceeding by the appeal authority after a petition to the appeal authority under section 45(2) of the Act to be granted intervener status.

##### **143 Intervention by Minister or MEC**

- (1) The Minister or the MEC may, on behalf of the national or provincial sphere of government, intervene in a proceeding before the appeal authority and must request to the appeal authority in writing to be added as a party to the appeal.
- (2) The appeal authority may after due consideration of the request contemplated in subregulation (1), in its own discretion, make the Minister or the MEC a party to the appeal.
- (3) Where the Minister or the MEC intervenes under subregulation (1) in an appeal proceeding, the Minister or the MEC may authorise the payment to a party to the proceeding by the department concerned of such costs as he or she considers were reasonably incurred by that party in relation to the proceeding as a result of that intervention.

##### **144 Intervention by interested person**

- (1) Where an appeal has been lodged by an appellant to the appeal authority, an interested person referred to in section 45(2) of the Act may, at any time during the proceedings, petition the appeal authority in writing on the form referred to in Annexure B to be granted intervener status on the grounds that his or her rights may have been affected by the decision of the Municipal Planning Tribunal or official referred to in section 34(2) of the Act and might therefore be affected by the judgement of the appeal authority.
- (2) The petitioner must submit together with the petition to be granted intervener status an affidavit stating that he or she –
  - (a) does not collude with any of the appellants; and
  - (b) is willing to deal with or act in regard to the appeal as the appeal authority may direct.
- (3) The registrar must determine whether the requirements of this regulation have been complied with and must thereafter transmit a copy of the form to the parties of the appeal.
- (4) The presiding officer of the appeal authority must rule on the admissibility of the petitioner to be granted intervener status and the decision of the presiding officer is final and must be communicated to the petitioner and the parties by the registrar.
- (5) The presiding officer may, in his or her discretion or on request of one of the parties to the appeal, require

security for that party's costs of appeal from the petitioner, in the form and manner determined by him or her, by delivering a notice setting forth the grounds on which the security is claimed and the amount demanded.

- (6) If one of the parties request security for costs and only the amount of security is contested, the registrar must determine the amount to be given and his or her decision is final.
- (7) If the person from whom security is demanded contests his or her liability to give security or if he or she fails or refuses to furnish security in the amount demanded or the amount fixed by the registrar within ten days of the demand or the registrar's decision, the other party may apply to the appeal authority for an order that such security be given and that the proceedings be stayed until such order is complied with.
- (8) The appeal authority may, if security is not given within the time determined in the order, dismiss any petition for intervenor status.
- (9) An "interested person" for the purpose of this Part means a person who -
  - (a) does not have a direct or indirect pecuniary or proprietary interest in the land affected by the decision of the Municipal Planning Tribunal or Land Development Officer referred to in section 34(2) of the Act and might therefore be affected by the judgement of the appeal authority; and
  - (b) who submitted written comments or made oral representations during the decision-making process of the Municipal Planning Tribunal or Land Development Officer referred to in paragraph (a).

## **PART E: JURISDICTION OF APPEAL AUTHORITY**

### **145 Jurisdiction of appeal authority**

An appeal authority may consider an appeal on one or more of the following:

- (a) the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000); and
- (b) the merits of the land development.

### **146 Appeal hearing by appeal authority**

- (1) An appeal may be heard by an appeal authority by means of -
  - (a) an oral hearing; or
  - (b) a written hearing.

### **147 Written hearing by appeal authority**

A written hearing may be held if it appears to the appeal authority that the issues for determination of the appeal can be adequately determined in the absence of the parties by considering the documents or other material lodged with or provided to it.

### **148 Oral hearing by appeal authority**

- (1) An oral hearing may be held -
  - (a) if it appears to the appeal authority that the issues for determination of the appeal cannot be adequately determined in the absence of the parties by considering the documents or other material lodged with or provided to it; or
  - (b) if such hearing would assist in the expeditious and fair disposal of the appeal.
- (2) If appropriate in the circumstances, the oral hearing may be held by electronic means.

### **149 Representation before appeal authority**

At the hearing of an appeal before an appeal authority, a party to the proceeding may appear in person or may be represented by another person.

### **150 Opportunity to make submissions concerning evidence**

The appeal authority must ensure that every party to a proceeding before the appeal authority is given a reasonable opportunity to present his or her case and, in particular, to inspect any documents to which the appeal authority proposes to have regard in reaching a decision in the proceeding and to make submissions in relation to those documents.

## **PART F: HEARINGS OF APPEAL AUTHORITY**

### **151 Notification of date, time and place of hearing**

- (1) The appeal authority must notify the parties of the date, time and place of a hearing at least five days before

the hearing commences.

- (2) The appeal authority will provide notification of the hearing to the appellant at the appellant's address for delivery.

#### **152 Hearing date**

A hearing will commence within 15 days after the completed Notice of Appeal has been delivered to the appeal authority, unless the parties and the presiding officer of the appeal authority consent to a later date.

#### **153 Adjournment**

- (1) If a party requests an adjournment more than one day prior to the hearing, the party must obtain the written consent of the other party and the presiding officer of the appeal authority.
- (2) The party requesting an adjournment must deliver to the appeal authority a completed form including reasons for the request.
- (3) The appeal authority will notify the parties in writing of the decision of the presiding officer of the appeal authority.
- (4) If the presiding officer of the appeal authority or the other party does not consent to the request for an adjournment, the hearing will not be adjourned.
- (5) If a party requests an adjournment within one day prior to the hearing, the request must be made to the appeal authority at the hearing and may be made notwithstanding that a prior request was not consented to.

#### **154 Urgency and condonation**

- (1) The registrar may –
  - (a) on application of any party to an appeal, direct that the matter is one of urgency, and determine such procedures, including time limits, as he or she may consider desirable to fairly and efficiently resolve the matter;
  - (b) on good cause shown, condone any failure by any party to an appeal to comply with these Regulations or any directions given in terms hereof, if he or she is of the opinion that such failure has not unduly prejudiced any other person;
- (2) Every application for condonation made in terms of this regulation must be –
  - (a) served on the registrar;
  - (b) accompanied by a memorandum setting forth the reasons for the failure concerned; and
  - (c) determined by the presiding officer in such manner as he or she considers proper.
- (3) Where a failure is condoned in terms of subregulation (1)(b), the applicant for condonation must comply with the directions given by the registrar when granting the condonation concerned.

#### **155 Withdrawal of appeal**

An appellant or any respondent may, at any time before the appeal hearing, withdraw an appeal or opposition to an appeal and must give notice of such withdrawal to the registrar and all other parties to the appeal.

### **PART G: ORAL HEARING PROCEDURE**

#### **156 Location of oral hearing**

An oral hearing must be held in a location within the area of jurisdiction of the municipality where the land affected by the decision is located, but may not be held in the office of the Municipal Planning Tribunal or the Land Development Officer authorised in terms of section 35(2) of the Act whose decision is under appeal.

#### **157 Presentation of each party's case**

- (1) Each party has the right to present evidence and make arguments in support of that party's case.
- (2) The appellant will have the opportunity to present evidence and make arguments first, followed by the Municipal Planning Tribunal or the Land Development Officer.

#### **158 Witnesses**

- (1) Each party may call witnesses to give evidence before the panel.
- (2) A witness may not be present at the hearing before giving evidence unless the witness is:

- (a) an expert witness in the proceedings;
- (b) a party to the appeal; or
- (c) a representative of a party to the appeal.

#### **159 Proceeding in absence of party**

- (1) If a party does not appear at an oral hearing, the appeal authority may proceed in the absence of the party if the party was notified of the hearing.
- (2) Prior to proceeding, the appeal authority must first determine whether the absent party received notification of the date, time and place of the hearing.
- (3) If the notice requirement was not met, the hearing cannot proceed and the presiding officer of the appeal authority must reschedule the hearing.

#### **160 Recording**

Hearings of the appeal authority may be recorded.

#### **161 Oaths**

Witnesses (including parties) are required to give evidence under oath or confirmation.

#### **162 Additional documentation**

- (1) Any party wishing to provide the appeal authority with additional documentation not included in the appeal record should provide it to the appeal authority at least three days before the hearing date.
- (2) The registrar must distribute the documentation to the other party and the members of the appeal authority.
- (3) If the party is unable to provide the additional documentation to the appeal authority at least 3 days prior to the hearing, the party may provide it to the appeal authority at the hearing.
- (4) The party must bring copies of the additional documentation for the members of the appeal authority and the other party.
- (5) If the additional documentation brought to the hearing is substantive or voluminous, the other party may request an adjournment from the appeal authority.

### **PART H: WRITTEN HEARING PROCEDURE**

#### **163 Commencement of written hearing**

The written hearing process commences with the issuance of a letter from the appeal authority to the parties establishing a submissions schedule.

#### **164 Presentation of each party's case in written hearing**

- (1) Each party must be provided an opportunity to provide written submissions to support their case.
- (2) The appellant will be given seven days to provide a written submission.
- (3) Upon receipt of the appellant's submission within the timelines, the appeal authority must forward the appellant's submission to the Municipal Planning Tribunal or the Land Development Officer.
- (4) The Municipal Planning Tribunal or the Land Development Officer has seven days in which to provide a submission in response.
- (5) If no submission is received by a party in the time established in the submissions schedule, it will be deemed that the party declined the opportunity to provide a submission.

#### **165 Extension of time**

- (1) If a party wishes to request an extension of the time established to provide a written submission, this request must be in writing to the appeal authority in advance of the date on which the submission is due.
- (2) Any request for an extension must be accompanied by the reasons for the request.
- (3) Following receipt of a request for an extension of time, the appeal authority will issue a decision in writing to the parties.

#### **166 Adjudication of written submissions**

- (1) Following receipt of any written submissions from the parties, the registrar must forward the appeal record, which includes the written submissions, to the appeal authority for adjudication.

- (2) If no written submissions are received from the parties, the registrar will forward the existing appeal record to the appeal authority for adjudication.
- (3) Any submission received after the date it was due but before the appeal authority for adjudication has rendered its decision will be forwarded to the presiding officer of the appeal authority to decide whether or not to accept the late submission.
- (4) The appeal authority must issue a decision in writing to the parties and, if the submission is accepted, the other party will be given seven days to provide a written submission in response.

## **PART I: DECISION OF APPEAL AUTHORITY**

### **167 Further information or advice**

After hearing all parties on the day of the hearing, the appeal authority –

- (1) may in considering its decision request any further information from any party to the appeal hearing or conduct any investigation which it considers necessary;
- (2) may postpone the matter for a reasonable period to obtain further information or advice, in which case it must without delay make a decision as contemplated by paragraph (c);
- (3) must within 21 days after the last day of the hearing, issue its decision on the appeal together with the reasons thereof.

### **168 Decision of appeal authority**

- (1) The appeal authority may confirm, vary or revoke the decision of the Municipal Planning Tribunal or Land Development Officer and may include an award of costs.
- (2) The presiding officer must sign the decision of the appeal authority and any order made by it.

### **169 Notification of decision**

The registrar must notify the parties of the decision of the appeal authority in terms of regulation 34, together with the reasons therefor within seven days after the appeal authority handed down its decision.

### **170 Directives to municipality**

- (1) The appeal authority must, in its decision, give directives to the municipality concerned as to how such a decision must be implemented and which of the provisions of the Act and the Regulations have to be complied with by the municipality as far as implementation of the decision is concerned.
- (2) Where an appeal authority upholds a decision on a development application, the Municipal Manager must, within 21 days of the decision, take the necessary steps to have the decision published in the *Provincial Gazette*.

## **PART J: GENERAL**

### **171 Expenditure**

Expenditure in connection with the administration and functioning of the appeal authority must be defrayed from moneys appropriated by the applicable municipality.

## **CHAPTER 9**

### **172 Compliance and Enforcement**

- (1) The Municipality must comply and enforce compliance with—
  - (a) the provisions of this By-law;
  - (b) the provisions of a land use scheme;
  - (c) conditions imposed in terms of this By-law or previous planning legislation; and
  - (d) title deed conditions.

### **173 Offences and penalties**

- (1) Any person who—
  - (a) contravenes or fails to comply with section 56 and subsection (2);
  - (b) fails to comply with a compliance notice issued in terms of section 174;
  - (c) utilises land in a manner other than prescribed by the land use scheme of the Municipality;
  - (d) upon registration of the first land unit arising from a subdivision, fails to transfer all common property, including private roads and private places originating from the subdivision, to the owners' association;
  - (e) supplies particulars, information or answers in an application or in an appeal to a decision on a land

- development application, knowing it to be false, incorrect or misleading or not believing them to be correct;
- (f) falsely professes to be an authorised employee or the interpreter or assistant of an authorised employee; or
  - (g) hinders or interferes an authorised employee in the exercise of any power or the performance of any duty of that employee,
  - (h) is guilty of an offence and is liable upon conviction to a fine or imprisonment not exceeding a period of 20 years or to both a fine and such imprisonment.
- (2) An owner who permits land to be used in a manner set out in subsection (1)(c) and who does not cease that use or take reasonable steps to ensure that the use ceases, or who permits a person to breach the provisions of the land use scheme of the Municipality, is guilty of an offence and liable upon conviction to a fine or imprisonment for a period not exceeding 20 years or to both a fine and such imprisonment.
- (3) A person convicted of an offence under this By-law who, after conviction, continues with the action in respect of which he or she was so convicted, is guilty of a continuing offence and liable upon conviction to imprisonment for a period not exceeding three months or to an equivalent fine or to both such fine and imprisonment, in respect of each day on which he or she so continues or has continued with that act or omission.
- (4) A Municipality must adopt fines and contravention penalties to be imposed in the enforcement of this By-law.

#### **174 Service of compliance notice**

- (1) The Municipality must serve a compliance notice on a person if it has reasonable grounds to suspect that the person or owner is guilty of an offence contemplated in terms of section 173.
- (2) A compliance notice must direct the occupier and owner to cease the unlawful land use or construction activity or both, forthwith or within the time period determined by the Municipality and may include an instruction to—
  - (a) demolish unauthorised building work and rehabilitate the land or restore the building, as the case may be, to its original form within 30 days or such other time period determined by the Municipal Manager; or
  - (b) submit an application in terms of this By-law within 30 days of the service of the compliance notice and pay the contravention penalty.
- (3) A person who has received a compliance notice with an instruction contemplated in subsection (2)(a) may not submit an application in terms of subsection (2)(b).
- (4) An instruction to submit an application in terms of subsection (2)(b) must not be construed as an indication that the application will be approved.
- (5) In the event that the application submitted in terms of subsection (2)(b) is refused, the owner must demolish the unauthorised work.
- (6) A person who received a compliance notice in terms of this section may lodge representations to the Municipality within 30 days of receipt of the compliance notice.

#### **175 Content of compliance notices**

- (1) A compliance notice must—
  - (a) identify the person to whom it is addressed;
  - (b) describe the activity concerned and the land on which it is being carried out;
  - (c) state that the activity is illegal and inform the person of the particular offence contemplated in section 162 which that person allegedly has committed or is committing through the carrying on of that activity;
  - (d) the steps that the person must take and the period within which those steps must be taken;
  - (e) anything which the person may not do, and the period during which the person may not do it;
  - (f) provide for an opportunity for a person to lodge representations contemplated in terms of section 163 with the contact person stated in the notice;
  - (g) issue a warning to the effect that—
    - (i) the person could be prosecuted for and convicted of an offence contemplated in section 162;
    - (ii) on conviction of an offence, the person will be liable for the penalties as provided for;
    - (iii) the person could be required by an order of court to demolish, remove or alter any building, structure or work illegally erected or constructed or to rehabilitate the land concerned or to cease the activity;
  - (iv) in the case of a contravention relating to a consent use or temporary departure, the approval could be withdrawn;
  - (v) in the case of an application for authorisation of the activity or development parameter, that a contravention penalty including any costs incurred by the Municipality, will be imposed;
- (2) Any person who receives a compliance notice must comply with that notice within the time period stated in

the notice unless the Municipality has agreed to suspend the operation of the compliance notice in terms of section 175.

#### **176 Objections to compliance notice**

- (1) Any person or owner who receives a compliance notice in terms of section 174 may object to the notice by making written representations to the Municipal Manager within 30 days of receipt of the notice.
- (2) Subject to the consideration of any objections or representations made in terms of subsection (1) and any other relevant information, the Municipal Manager—
  - (a) may suspend, confirm, vary or cancel a notice or any part of the notice; and
  - (b) must specify the period within which the person who received the notice must comply with any part of the notice that is confirmed or modified.

#### **177 Failure to comply with compliance notice**

If a person fails to comply with a compliance notice the Municipality may—

- (a) lay a criminal charge against the person;
- (b) apply to the High Court for an order restraining that person from continuing the illegal activity, to demolish, remove or alter any building, structure or work illegally erected or constructed without the payment of compensation or to rehabilitate the land concerned; or
- (c) in the case of a temporary departure or consent use, the Municipality may withdraw the approval granted and then act in terms of section 115.

#### **178 Urgent matters**

- (1) In cases where an activity must be stopped urgently, the Municipality may dispense with the procedures set out above and issue a compliance notice calling upon the person or owner to cease immediately.
- (2) If the person or owner fails to cease the activity immediately, the Municipality may apply to the High Court for an urgent interdict or any other relief necessary.

#### **179 Subsequent application for authorisation of activity**

- (1) If instructed to rectify or cease an unlawful land use or building activity, a person may make an application to the Municipality for any land development contemplated in Chapter 5, unless the person is instructed under section 174(a) to demolish the building work.
- (2) The applicant must, within 30 days after approval is granted, pay to the Municipality a contravention penalty in the amount determined by the Municipality.

#### **180 Power of entry for enforcement purposes**

- (1) An authorised employee may, with the permission of the occupier or owner of land, at any reasonable time, and without a warrant, and without previous notice, enter upon land or enter a building or premises for the purpose of ensuring compliance with this By-law.
- (2) An authorised employee must be in possession of proof that he or she has been designated as an authorised employee for the purposes of this By-law.
- (3) An authorised employee may be accompanied by an interpreter, a police official or any other person who may be able to assist with the inspection.

#### **181 Power and functions of authorised employee**

- (1) In ascertaining compliance with this By-law as contemplated in section 172, an authorised employee may exercise all the powers and must perform all the functions granted to him or her under section 32 of the Act.
- (2) An authorised employee may not have a direct or indirect personal or private interest in the matter to be investigated.

#### **182 Warrant of entry for enforcement purposes**

- (1) A magistrate for the district in which the land is situated may, at the request of the Municipality, issue a warrant to enter upon the land or building or premises if the—
  - (a) prior permission of the occupier or owner of land cannot be obtained after reasonable attempts; or
  - (b) purpose of the inspection would be frustrated by the prior knowledge thereof.
- (2) A warrant referred to in subsection (1) may be issued by a judge of a High Court or by a magistrate who has jurisdiction in the area where the land in question is situated, and may only be issued if it appears to the judge or magistrate from information on oath that there are reasonable grounds for believing that—

- (a) an authorised employee has been refused entry to land or a building that he or she is entitled to inspect;
  - (b) an authorised employee reasonably anticipates that entry to land or a building that he or she is entitled to inspect will be refused;
  - (c) there are reasonable grounds for suspecting that a contravention contemplated in section 173 has occurred and an inspection of the premises is likely to yield information pertaining to that contravention; or
  - (d) the inspection is reasonably necessary for the purposes of this By-law.
- (3) A warrant must specify which of the acts mentioned in section 173 may be performed under the warrant by the person to whom it is issued and authorises the Municipality to enter upon the land or to enter the building or premises and to perform any of the acts referred to in section 173 as specified in the warrant on one occasion only, and that entry must occur—
- (a) within one month of the date on which the warrant was issued; and
  - (b) at a reasonable hour, except where the warrant was issued on grounds of urgency.

### **183 Regard to decency and order**

The entry of land, a building or structure under this Chapter must be conducted with strict regard to decency and order, which must include regard to—

- (a) a person's right to respect for and protection of his or her dignity;
- (b) the right to freedom and security of the person; and
- (c) the right to a person's personal privacy.

### **184 Court order**

Whether or not a Municipality has instituted proceedings against a person for an offence contemplated in section 173, the Municipality may apply to the High Court for an order compelling that person to—

- (a) demolish, remove or alter any building, structure or work illegally erected or constructed;
- (b) rehabilitate the land concerned;
- (c) compelling that person to cease with the unlawful activity; or
- (d) any other appropriate order.

## **CHAPTER 10**

### **TRANSITIONAL PROVISIONS**

#### **185 Transitional provisions**

- (1) Any land development application or other matter in terms of any provision of National or Provincial legislation dealing with land development applications that are pending before the Municipality on the date of the coming into operation of this By-law, shall be dealt with in terms of that legislation or if repealed in terms section 2(2) and section 60 of the Act;
- (2) Where on the date of the coming into operation of an approved land use scheme in terms of section 26(1) of the Act, any land or building is being used or, within one month immediately prior to that date, was used for a purpose which is not a purpose for which the land concerned has been reserved or zoned in terms of the provisions of a land use scheme in terms of this By-law read with section 27 of the Act, but which is otherwise lawful and not subject to any prohibition in terms of this By-law, the use for that purpose may, subject to the provisions of this subsection (3), be continued after that date read with the provisions of a Town Planning Scheme or land use scheme.
- (3) The right to continue using any land or building by virtue of the provisions of subsection (2) shall:
  - (a) where the right is not exercised in the opinion of the Municipality for a continuous period of 15 months, lapse at the expiry of that period;
  - (b) lapse at the expiry of a period of 15 years calculated from the date contemplated in subsection (2);
  - (c) where on the date of the coming into operation of an approved land use scheme -
    - (i) a building, erected in accordance with an approved building plan, exists on land to which the approved land use scheme relates;
    - (ii) the erection of a building in accordance with an approved building plan has commenced on land and the building does not comply with a provision of the approved land use scheme, the building shall for a period of 15 years from that date be deemed to comply with that provision.
  - (d) where a period of 15 years has, in terms of subsection (3), commenced to run from a particular date in the opinion of the Municipality in respect of any land or building, no regard shall, for the purposes of those subsections, be had to an approved scheme which comes into operation after that date.
  - (e) within one year from the date of the coming into operation of an approved land use scheme-

- (i) the holder of a right contemplated in subsection (2) may notify the Municipality in writing that he is prepared to forfeit that right;
- (ii) the owner of a building contemplated in subsection (3)(c) may notify the Municipality in writing that he is prepared to forfeit any right acquired by virtue of the provisions of that subsection;
- (4) Where at any proceedings in terms of this By-law it is alleged that a right has lapsed in terms of subsection (2)(a), such allegation shall be deemed to be correct until the contrary is proved.
- (5) Where any land use provisions are contained in any title deed, deed of grant or 99 year leasehold, which did not form part of a town planning scheme, such land use provisions shall apply as contemplated in subsection (2).
- (6) If the geographic area of the Municipality is demarcated to incorporate land from another municipality then the land use scheme or town planning scheme applicable to that land remains in force until the Municipality amends, repeals or replaces it.

### **186 Determination of zoning**

- (1) Notwithstanding the provisions of section 185(2) and (3), the owner of land or a person authorised by the owner may apply to the Municipality for the determination of a zoning for land referred to in section 26(3) of the Act
- (2) When the Municipality considers an application in terms of subsection (1) it must have regard to the following:
  - (a) the lawful utilisation of the land, or the purpose for which it could be lawfully utilised immediately before the commencement of this By-law if it can be determined;
  - (b) the zoning, if any, that is most compatible with that utilisation or purpose and any applicable title deed condition;
  - (c) any departure or consent use that may be required in conjunction with that zoning;
  - (d) in the case of land that was vacant immediately before the commencement of this By-law, the utilisation that is permitted in terms of the title deed conditions or, where more than one land use is so permitted, one of such land uses determined by the municipality; and
  - (e) where the lawful utilisation of the land and the purpose for which it could be lawfully utilised immediately before the commencement of this By-law, cannot be determined, the zoning that is the most desirable and compatible with any applicable title deed condition, together with any departure or consent use that may be required.
- (3) If the lawful zoning of land contemplated in subsection (1) cannot be determined, the Municipality must determine a zoning and give notice of its intention to do so in terms of section 92.
- (4) A land use that commenced unlawfully, whether before or after the commencement of this By-law, may not be considered to be the lawful land use.

## **CHAPTER 11**

### **GENERAL PROVISIONS**

#### **187 Delegations**

Any power conferred in this By-law on the Municipality may be delegated by the municipality subject to section 56 of the Act and section 59 of the Local Government: Municipal Systems Act.

#### **188 Repeal of by-laws**

No existing by-laws are hereby repealed.

**189 Short title and commencement**

- (1) This By-law is called the Fetakgomo Tubatse Local Municipality Land Use Management By-law 2018.
- (2) This By-law shall come into effect on the date of publication thereof in the provincial gazette.

**SCHEDULE 1****INVITATION TO NOMINATE A PERSON TO BE APPOINTED AS A MEMBER TO THE FETAKGOMOTUBATSE MUNICIPAL PLANNING TRIBUNAL**

In terms of the Spatial Planning and Land Use Management Act, 16 of 2013, the Fetakgomo Tubatse Local Municipality hereby invites nominations for officials or employees of the *(insert name of organ of state or non-governmental organisation contemplated in regulation (3)(2)(a) of the Regulations)* to be appointed to the Fetakgomo Tubatse Municipal Planning Tribunal for its first term of office.

The period of office of members will be five years calculated from the date of appointment of such members by the Fetakgomo Tubatse Municipality.

Nominees must be persons registered with the professional bodies contemplated in section 33(1)(b) – (f) of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management By-law 2018

, who have leadership qualities and who have knowledge and experience of spatial planning, land use management and land development or the law related thereto.

Each nomination must be in writing and must contain the following information:

- (a) The name, address and identity number of the nominee;
- (b) The designation or rank of the nominee in the organ of state or non-governmental organisation;
- (c) A short curriculum vitae of the nominee *(not exceeding two pages)*;
- (d) Certified copies of qualifications and registration certificates indicating registration with the relevant professional body or voluntary association.

Nominations must be sent to:

The Municipal Manager

For Attention: \_\_\_\_\_

For Enquiries: \_\_\_\_\_

Tel \_\_\_\_\_

\* I, \_\_\_\_\_ *(full names of nominee)*, ID No *(of nominee)* \_\_\_\_\_, hereby declare that – Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management Bylaw 2018:

- (a) I am available to serve on Fetakgomo Tubatse Municipal Planning Tribunal and I am willing to serve as chairperson or deputy chairperson should the Council designate me OR I am not willing to serve as chairperson or deputy chairperson *(delete the option not applicable)*;
- (b) there is no conflict of interest OR I have the following interests which may conflict with the Fetakgomo Tubatse Municipal Planning Tribunal which I have completed on the declaration of interest form *(delete the option not applicable)*;
- (c) I am not disqualified in terms of section 38 of the Spatial Planning and Land Use Management Act, 16 of 2013 to serve on the Fetakgomo Tubatse Municipal Planning Tribunal and I authorise the Fetakgomo Tubatse Local Municipality to verify any record in relation to such disqualification or requirement.
- (d) I undertake to sign, commit to and uphold the Code of Conduct applicable to members of the Fetakgomo Tubatse Municipal Planning Tribunal.

No nominations submitted after the closing date will be considered.

**CLOSING DATE: (INSERT DATE)**

\_\_\_\_\_  
Signature of Nominee

\_\_\_\_\_  
Full Names of Nominee

\_\_\_\_\_  
Signature of Person signing on behalf of the Organ of State or Non-Governmental Organisation

\_\_\_\_\_  
Full Names of Person signing on behalf of the Organ of State or Non-Governmental Organisation

**SCHEDULE 2****CALL FOR NOMINATIONS FOR PERSONS TO BE APPOINTED AS MEMBERS TO THE FETAKGOMO TUBATSE MUNICIPAL PLANNING TRIBUNAL**

CLOSING DATE: (.....)

In terms of the Spatial Planning and Land Use Management Act, 16 of 2013, the Fetakgomo Tubatse Local Municipality hereby call for nominations for members of the public to be appointed to the Fetakgomo Tubatse Municipal Planning Tribunal for its first term of office.

The period of office of members will be five years calculated from the date of appointment of such members by the Fetakgomo Tubatse Local Municipality.

Nominees must be persons registered with the professional bodies contemplated in section 33(1)(b) – (f) of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management Bylaw 2018, who have leadership qualities and who have knowledge and experience of spatial planning, land use management and land development or the law related thereto.

Each nomination must be in writing and must contain the following information:

- (a) The name and address of the nominator, who must be a natural person and a person may nominate himself or herself;
- (b) The name, address and identity number of the nominee;
- (c) Motivation by the nominator for the appointment of the nominee to the \_\_\_\_\_ Municipal Planning Tribunal (*no less than 50 words and no more than 250 words*);
- (d) A short curriculum vitae of the nominee (*not exceeding two pages*);
- (e) Certified copies of qualifications and registration certificates indicating registration with the relevant professional body or voluntary association.

Please note that failure to comply with the above requirements may result in the disqualification of the nomination.

Nominations must be sent to:

The Municipal Manager

For Attention: \_\_\_\_\_

For Enquiries: \_\_\_\_\_

Tel \_\_\_\_\_

\* I, ..... (*full names of nominee*), ID No (*of nominee*)  
....., hereby declare that –

- (a) I am available to serve on Fetakgomo Tubatse Municipal Planning Tribunal and I am willing to serve as chairperson or deputy chairperson should the Council designate me / I am not willing to serve a chairperson or deputy chairperson (*delete the option not applicable*);
- (b) there is no conflict of interest OR I have the following interests which may conflict with the Fetakgomo Tubatse Municipal Planning Tribunal and which I have completed on the declaration of interest form (*delete the option not applicable*);
- (c) I am not disqualified in terms of section 38 of the Spatial Planning and Land Use Management Act, 16 of 2013 to serve on the Fetakgomo Tubatse Municipal Planning Tribunal and I authorise the Fetakgomo Tubatse Local Municipality to verify any record in relation to such disqualification or requirement;
- (d) I undertake to sign, commit to and uphold the Code of Conduct applicable to members of the Fetakgomo Tubatse Municipal Planning Tribunal.

No nominations submitted after the closing date will be considered.

\_\_\_\_\_  
Signature of Nominee

\_\_\_\_\_  
Full Names of Nominee

**SCHEDULE 3****DECLARATION/DISCLOSURE OF INTERESTS FORM**

I, the undersigned,

Full names: \_\_\_\_\_

Identity Number: \_\_\_\_\_

Residing at: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

do hereby declare that -

- (a) the information contained herein fall within my personal knowledge and are to the best of my knowledge complete, true and correct, and
- (b) that there is no conflict of interest between myself and the Fetakgomo Tubatse Municipal Planning Tribunal; or
- (c) I have the following interests which may conflict or potentially conflict with the interests of the Fetakgomo Tubatse Municipal Planning Tribunal:

<b>CONFLICTING INTERESTS</b>	

- (d) The non-executive directorships previously or currently held and remunerative work, consultancy and retainership positions held as follows:

<b>1. NON-EXECUTIVE DIRECTORSHIP</b>	
<b>Name of Company</b>	<b>Period</b>
1.	
2.	
3.	
4.	
5.	

<b>2. REMUNERATIVE WORK, CONSULTANCY &amp; RETAINERSHIPS</b>			
<b>Name of Company &amp; Occupation</b>	<b>Type of Business</b>	<b>Rand amount per month</b>	<b>Period</b>
1.			
2.			
3.			
4.			

5.			
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3. CRIMINAL RECORD	
Type of Offence	Dates/Term of Sentence
1.	
2.	
3.	
4.	

- (e) I am South African citizen or a permanent resident in the Republic;
- (f) I am not a member of Parliament, a provincial legislature, a Municipal Council or a House of Traditional Leaders;
- (g) I am not an un-rehabilitated insolvent;
- (h) I have not been declared by a court of law to be mentally incompetent and have not been detained under the Mental Health Care Act, 2002 (Act No. 17 of 2002);
- (i) I have not at any time been convicted of an offence involving dishonesty;
- (j) I have not at any time been removed from an office of trust on account of misconduct;
- (l) I have not previously been removed from a tribunal for a breach of any provision of the Spatial Planning and Land Use Management Act, 2013 or provincial legislation or the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management By-law 2018 enacted by the Fetakgomo Tubatse Local Municipality;
- (m) I have not been found guilty of misconduct, incapacity or incompetence; or
- (n) I have not failed to comply with the provisions of the Spatial Planning and Land Use Management Act, 2013 or provincial legislation or the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management By-law 2018 enacted by the Fetakgomo Tubatse Local Municipality.

Signature of Nominee: \_\_\_\_\_

Full Names: \_\_\_\_\_

SWORN to and SIGNED before me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

The deponent having acknowledged that he knows and understands the contents of this affidavit, that the contents are true, and that he or she has no objection to taking this oath and that he or she considers the oath to be binding on his or her conscience.

\_\_\_\_\_

COMMISSIONER OF OATHS

FULL NAMES: \_\_\_\_\_

DESIGNATION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**SCHEDULE 4****CODE OF CONDUCT OF MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL**

I, the undersigned (Full names) \_\_\_\_\_ Identity  
 Number: \_\_\_\_\_ Residing at:

\_\_\_\_\_ do hereby declare that I will uphold the Code of Conduct of the Fetakgomo Tubatse Municipal Planning Tribunal contained hereunder:

**General conduct**

1. A member of the Municipal Planning Tribunal must at all times—

- (a) act in accordance with the principles of accountability and transparency;
- (b) disclose his or her personal interests in any decision to be made in the planning process in which he or she serves or has been requested to serve;
- (c) abstain completely from direct or indirect participation as an advisor or decision-maker in any matter in which he or she has a personal interest and leave any chamber in which such matter is under deliberation unless the personal interest has been made a matter of public record and the municipality has given written approval and has expressly authorised his or her participation.

2. A member of the Municipal Planning Tribunal may not—

- (a) use the position or privileges of a member of the Municipal Planning Tribunal or confidential information obtained as a member of the Municipal Planning Tribunal for personal gain or to improperly benefit another person; and
- (b) participate in a decision concerning a matter in which that member or that members' spouse, partner or business associate, has a direct or indirect personal interest or private business interest.

**Gifts**

3. A member of the Municipal Planning Tribunal may not receive or seek gifts, favours or any other offer under circumstances in which it might reasonably be inferred that the gifts, favours or offers are intended or expected to influence a person's objectivity as an advisor or decision-maker in the planning process.

**Undue influence**

4. A member of the Municipal Planning Tribunal may not—

- (a) use the power of any office to seek or obtain special advantage for private gain or to improperly benefit another person that is not in the public interest;
- (b) use confidential information acquired in the course of his or her duties to further a personal interest;
- (c) disclose confidential information acquired in the course of his or her duties unless required by-law to do so or by circumstances to prevent substantial injury to third persons; and
- (d) commit a deliberately wrongful act that reflects adversely on the Municipal Planning Tribunal, the Municipality, the government or the planning profession by seeking business by stating or implying that he or she is prepared, willing or able to influence decisions of the Municipal Planning Tribunal by improper means.

**Signature of Nominee:** \_\_\_\_\_

**Full Names:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**SCHEDULE 5****OWNERS' ASSOCIATIONS****General**

- (1) The Municipality may, when approving an application for a subdivision of land impose conditions relating to the compulsory establishment of an owners' association by the applicant for an area determined in the conditions.
- (2) An owners' association that comes into being by virtue of sub-item 1 is a juristic person and must have a constitution.
- (3) The constitution of an owners' association must be approved by the Municipality before the transfer of the first land unit and must provide for—
  - (a) the owners' association to formally represent the collective mutual interests of the area, suburb or neighbourhood set out in the constitution in accordance with the conditions of approval;
  - (b) control over and maintenance of buildings, services or amenities arising from the subdivision;
  - (c) the regulation of at least one yearly meeting with its members;
  - (d) control over the design guidelines of the buildings and erven arising from the subdivision;
  - (e) the ownership by the owners' association of private open spaces, private roads and other services arising out of the subdivision;
  - (f) enforcement of conditions of approval or management plans;
  - (g) procedures to obtain the consent of the members of the owners' association to transfer an erf in the event that the owners' association ceases to function;
  - (h) the implementation and enforcement by the owners' association of the provisions of the constitution.
- (4) The constitution of an owners' association may have other objects as set by the association but may not contain provisions that are in conflict with any law.
- (5) The constitution of an owners' association may be amended when necessary provided that an amendment that affects the Municipality or a provision referred to in sub-item 3 is approved by the Municipality.
- (6) An owners' association which comes into being by virtue of sub-item 1 -
  - (a) has as its members all the owners of land units originating from the subdivision and their successors in title, who are jointly liable for expenditure incurred in connection with the association; and
  - (b) is upon registration of the first land unit, automatically constituted.
- (7) The design guidelines contemplated in sub-item 3(d) may introduce more restrictive development rules than the rules provided for in the zoning scheme.
- (8) If an owners' association fails to meet any of its obligations contemplated in sub-item 3 and any person is, in the opinion of the Municipality, adversely affected by that failure, the Municipality may take appropriate action to rectify the failure and recover from the members referred to in sub-item 6(a), the amount of any expenditure incurred by it in respect of those actions.
- (9) The amount of any expenditure so recovered is, for the purposes of sub-item 8, considered to be expenditure incurred by the owners' association.

**Owners' association ceases to function**

- (10) If an owners' association ceases to function or carry out its obligations, the Municipality may—
  - (a) take steps to instruct the association to hold a meeting and to reconstitute itself;
  - (b) subject to the amendment of the conditions of approval remove the obligation to establish an owners' association; or
  - (c) subject to amendment of title conditions pertaining to the owners' association remove any obligations in respect of an owners' association.
- (11) In determining which option to follow, the Municipality must have regard to—
  - (1) the purpose of the owners' association;
  - (2) who will take over the maintenance of infrastructure which the owners' association is responsible for, if at all; and
  - (3) the impact of the dissolution of the owners' association on the members and the community concerned.

**SCHEDULE 6****Additional requirements for Subdivision**

An application to subdivide land must, in addition to the information required on section 89, be accompanied by the following:

- (1) The motivation as stated on Section 85 must at least contain the following information:
  - (a) The application must take into consideration the Municipality Spatial Development Framework, Local Spatial Development Framework and other Municipal policies;
  - (b) The need and desirability of the proposed subdivision;
  - (c) The character of the other uses in the area;
  - (d) A justification on the suitability of land for subdivision;
  - (e) The impact of proposed subdivision locally;
  - (f) The density of the proposed development;
  - (g) A true north;
  - (h) The delineation of the proposed subdivided portions must be accurately drawn to a scale-
    - ↳ not smaller than 1:500 for erven smaller than 2 000m<sup>2</sup>;
    - ↳ not smaller than 1: 1 000 for erven from 2 000m<sup>2</sup> to 3 000m<sup>2</sup>;
    - ↳ not smaller than 1: 1 500 for erven larger than 3 000m<sup>2</sup> but smaller than 10 000m<sup>2</sup>
- (i) a legend which identifies each proposed subdivided portion by means of a figure;
- (j) the scale to which the sketch plan is drawn;
- (k) the number of the erf/erven to be subdivided and of each adjoining erf and if an adjoining erf/erven is not situated within the same township as the erf/erven to be subdivided, the name of that other township;
- (l) the situation of each building on the erf to be subdivided and the approximate distance between the street boundary and every other boundary of the erf and the nearest wall of the building on the erf to be subdivided;
- (m) where the erf/land to be subdivided is situated in an area which is subject to flooding, the 1:50 years and 1:100 years flood line on the proposed subdivided portions.

**SCHEDULE 7****Additional requirements for the establishment of a township and extension of the boundaries of a township**

An application for the establishment of a township and extension of the boundaries of a township must, in addition to the information required on section 89 of this Bylaw, be accompanied by the following:

- (1) a written motivation/memorandum as stated on section 85 must contain at least the following information:
  - (a) The development intentions of the Municipality on the application property; as contained in the Spatial Development Framework and other Municipal policies;
  - (b) Compliance with applicable norms and standards as set out in National and Provincial legislation;
  - (c) The existing land use rights on the property;
  - (d) The need and desirability of the proposed township/land development;
  - (e) Any environmental implications of the proposed development;
  - (f) Comments from the Department of Limpopo Economic Development, Environment and Tourism or its successor as whether an application must be made for an environmental authorisation in terms of the National Environmental Management Act (Act 107 of 1998);
  - (g) The density of the proposed development;
  - (h) The area and dimensions of each erf/erven in the proposed township;
  - (i) The layout of roads having regard to their function and relationship to the existing roads;
  - (j) The provision and location of public open space and other community facilities;
  - (k) Reasons for provision certain numbers of communities facilities;
  - (l) Any phased development
- (2) A certified copy of title deed or any proof of ownership of every application property;
- (3) A copy of the diagram of every application property or, where such diagram is not available, an extract from relevant general plan;
- (4) A locality plan on an appropriate scale;
- (5) A layout plan on a scale of 1: 500, 1: 1000, 1: 1500 or 1: 2500, containing, as a minimum, the information prescribed in Schedule 9;
- (6) Draft conditions of establishment for the proposed township;
- (7) A zoning or land use rights certificate of application property;
- (8) A land use rights Schedule;
- (9) An engineering geological investigation and report compiled by a suitably qualified professional;
- (10) Bondholder consent;
- (11) Confirmation whether or not a mining or prospecting right or permit over the land is held or is being applied for in terms of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 and 2002);
- (12) Other limited real rights on the property;
- (13) Confirmation and details of any land claims on the property;
- (14) A conveyancer's certificate;
- (15) A land surveyor Report;
- (16) In case of the extension of the boundaries of a township, the consent from the Surveyor-General to the proposed extension of boundaries

**SCHEDULE 8****Additional requirements relating to applications for the amendment of an approved township/land development, division or phasing of a township and alteration, amendment or cancellation of the general plan**

An application for the amendment of an approved township/land development, division or phasing of a township and alteration, amendment or cancellation of the general plan must, in addition to the information required on section 89, be accompanied by the following:

- (1) a motivation memorandum explaining and motivating the application;
- (2) a certified copy of the title deed of every application property;
- (3) a copy of relevant general plan, if applicable;
- (4) a copy of approved conditions of establishment of the existing township;
- (5) draft conditions of establishment for the proposed amended township, as applicable;
- (6) a zoning or land use rights certificate indicating current rights and indication of proposed rights for the application properties;
- (7) a locality plan on an appropriate scale;
- (8) a layout plan on a scale of 1: 500, 1: 1000, 1: 1500 or 1: 2500, showing the proposed amendment or alteration; and
- (9) a bondholder's written consent.

**SCHEDULE 9****Layout plan**

- (1) A layout plan for a proposed township shall at minimum contain/show the following information:
- (a) Contour lines, the values of which shall be based on the date/datum plane of National geodetic bench marks based on sea-level as datum plane;
  - (b) The accuracy of the contour lines shall be such that when they are compared with the results of a selective test survey, not more than 5% of the interpolated heights of the testing points shall differ by more than half of the contour line interval, and not more than 1% of the testing points shall show a greater difference than the relative contour interval;
  - (c) The contour intervals shall be determined as follows:
    - (i) Meter intervals where the average gradient is 1 in 20 or less;
    - (ii) Meter intervals where the average gradient is greater than 1 in 20 but less than 1 in 5; and
    - (iii) 5 meter intervals where the average gradient is 1 in 5 and greater;
  - (d) Existing building in the proposed township;
  - (e) Streets, squares and open space in the proposed township;
  - (f) The widths and proposed names of streets in the proposed township;
  - (g) All adjoining existing and adjoining proposed streets and roads with their names;
  - (h) All adjoining erven in existing townships or proposed townships in respect of which applications have been submitted;
  - (i) All adjoining informal erven;
  - (j) Watercourses, railways lines, pipelines, power lines, existing public roads and all servitudes in or abutting the proposed township;
  - (k) The sites in the proposed township proposed to be reserved for specific purposes;
  - (l) The boundaries of the proposed township and the name of the Municipality;
  - (m) A land use table indicating total number of erven in the proposed township, the number of erven for specific purpose and their numbers, the total length of the streets within in the proposed township and the area of the erven and streets as a percentage of the total area of the township;
  - (n) The ruling size of the erven;
  - (o) The minimum and maximum gradient of the streets;
  - (p) Environmentally sensitive areas;
  - (q) A locality plan accurately drawn to a scale of not less than 1: 50000 or such other scale which the Municipality may approve, indicating-
    - (i) The situation of the proposed township on the land, farm or agricultural holding;
    - (ii) The routes giving access to the nearest main road and the road networks in the vicinity of the township;
    - (iii) The boundaries of the land, farm portion or agricultural holding on which the township is to be established;
    - (iv) The situation of existing sewage disposal works and the distance from the proposed township of such works, where such works are situated within 3 kilometres of the boundaries of the township;
    - (v) The boundaries of a demarcated noise zone, if applicable;
    - (vi) A bar scale, in respect of the locality plan;
    - (vii) The true north;
  - (r) The erven in the proposed township accurately drawn to a scale of 1: 1000, 1: 1250, 1: 1500, 1: 2000, 1: 2500 or 1: 5000 and numbered consecutively in each block;
  - (s) In an enclosure, the name of the persons responsible for the contour surveys, a reference to the datum plane on which the contour values are based and a certification as to the accuracy of the contour lines;
  - (t) If the township is to be established on two or more farm portions or agricultural holdings, the boundaries and description of such farm portions or holdings;
  - (u) Each registered servitude over the land in the proposed township with a reference to the notarial deed or approved diagram relating to such servitude and where an alteration in the route of such servitude is contemplated, the proposed route;
  - (v) Grid co-ordinates and a reference to the geodetic system used;
  - (w) If the land in the proposed township is subject to flooding, the 1:50 years and 1:100 years floodline;
  - (x) The results of the engineering geological investigation, indicated as zones;
  - (y) In an enclosure, the name of the person responsible for the design of the layout plan;

- (z) In an enclosure, the name of the person responsible for the floodline determination and the floodline appearing on the layout plan certified as correct by such person; and
- (aa) In an enclosure, the name of the person responsible for the engineering geological investigation and the geological zones appearing on the layout plan certified as correct by such person.

**SCHEDULE 10****OBJECTION AND/OR REPRESENTATIONS ON AN APPLICATION OF LAND USE OR LAND DEVELOPMENT IN TERMS SECTION 99 OF THE FETAKGOMO TUBATSE MUNICIPAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2018**

Date of objection or representation: \_\_\_\_\_

Municipality Application Reference Number: \_\_\_\_\_ (*application reference number as on the notice*)

Name/s: \_\_\_\_\_

Surname: \_\_\_\_\_

Company/Institution \_\_\_\_\_

Address:

\_\_\_\_\_  
\_\_\_\_\_

Tel/Mobile: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Email: \_\_\_\_\_

I/We (*person or objector making a representation*)\_\_\_\_\_, the undersigned, (*on behalf of and duly authorised by...*):\_\_\_\_\_ hereby (*object to/make the following representation on*) the application for (*repeat type of application as on the notice*):\_\_\_\_\_ on (*specify subject property as in the notice*):\_\_\_\_\_ situated on (*name of township, farm, etc.*):\_\_\_\_\_  
\_\_\_\_\_The reason(s) for my/our objection(s)/representation(s) are as follows: (*provide a clear description of the objection or representation, sufficiently detailed*):\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following documents are enclosed herewith in support of the objection or representation: *(list all supporting documents provided with the objection)*:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Please direct all correspondence with regards hereto to the above mentioned address.

I/We will avail myself/ourselves in meeting(s) when invited or send a duly authorised representative and i/we understand that failure to avail myself/ourselves or send representative after the first invite will results to the withdrawal of objection/representation as may be determined by theFetakgomo Tubatse Municipal Planning Tribunal on behalf of the Municipality.

.....

Signature

## SCHEDULE 11

**NOTICE OF APPEAL/PETITION IN TERMS SECTION 139 OF THE FETAKGOMO TUBATSE MUNICIPAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2018**

Date of appeal/petition: \_\_\_\_\_

Municipality resolution/decision number: \_\_\_\_\_ (*reference number as on the notice of decision*)

Name/s: \_\_\_\_\_

Surname: \_\_\_\_\_

Institution \_\_\_\_\_

Address: \_\_\_\_\_

Tel/Mobile: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Email: \_\_\_\_\_

I/We (*person or institution appealing the decision*), the undersigned, (*on behalf of or duly authorised by...*) hereby appeal/ lodge a petition against the decision taken by the Fetakgomo Tubatse Municipal Planning Tribunal/Authorised Official on behalf of the Municipality on the application for (*repeat type of application as on the notice*) on (*specify subject property as in the notice*) situated on (*name of township, farm, etc*).

The reason(s) for my/our appeal/petition are as follows: (*provide a clear description of appeal, sufficiently detailed*)

The appeal/petition is further motivated as follows: (*Motivate the appeal*): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The following documents are enclosed herewith in support of the objection or representation: (list all supporting documents provided with the objection):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Please direct all correspondence with regards hereto to the above mentioned address.

I/We will avail myself/ourselves in meeting(s) when invited or send a duly authorised representative and i/we understand that failure to avail myself/ourselves or send representative after the first invite will results to the withdrawal of appeal as may be determined by the Appeal Authority on behalf of the Municipality.

.....

Signature

**SCHEDULE 12**  
**FETAKGOMO TUBATSE MUNICIPALITY**  
**DEVELOPMENT PLANNING DIRECTORATE**  
**SPATIAL PLANNING AND LAND USE MANAGEMENT DIVISION**

**APPLICATION FORM FOR AMENDMENT OF LAND USE SCHEME OR REZONING IN TERMS OF SECTION 62 OF THE FETAKGOMO TUBATSE MUNICIPAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2018**

*Please ensure that all sections of this form are completed, all requested information and attachments are provided and labelled accordingly. Should any information as required be missing or incomplete, this may result in the rejection of the application*

**1. AUTHORISED AGENT DETAILS**

Company: \_\_\_\_\_

Surname: \_\_\_\_\_

Full names: \_\_\_\_\_ Initials: \_\_\_\_\_

Registration number (SACPLAN): \_\_\_\_\_

E-mail address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Cellular Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Physical Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

**3. PROPERTY INFORMATION**

Registered owner: \_\_\_\_\_

Street Address: \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

Township: \_\_\_\_\_ Erf number: \_\_\_\_\_

Property Size (in m<sup>2</sup>): \_\_\_\_\_

Current/existing		Proposed	
Zoning		Zoning	
Land Use		Land Use	
Height		Height	
Density		Density	
Coverage		Coverage	
FAR		FAR	
Parking		Parking	

Building line(s)		Building line(s)	
------------------	--	------------------	--

Amendment Scheme: \_\_\_\_\_

Title Deed No.: \_\_\_\_\_ Bond (Yes/No): \_\_\_\_\_

If Yes specify Bond Account No.: \_\_\_\_\_

Bondholder's Consent: \_\_\_\_\_

Restrictive Title Deed Condition paragraph No.: \_\_\_\_\_

#### 4. REQUIRED DOCUMENTS:

Please mark with an x			
Application fee		Zoning map	
Covering letter		Land Use Map	
Application Form		Map 3 and scheme clauses	
Locality plan		Mineral Rights Holder's Consent (if applicable)	
Motivational memorandum		Affidavit (on expiry date of the advertisement)	
Company resolution (if applicable)		Site Notices/Placards	
Power of Attorney		Provincial Gazette Advertisements	
Title deed		Newspaper advertisements	
Bondholder's consent (if registered against the property)			

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**SCHEDULE 13**

**FETAKGOMO –TUBATSE MUNICIPALITY  
DEVELOPMENT PLANNING DIRECTORATE  
SPATIAL PLANNING AND LAND USE MANAGEMENT DIVISION**

**APPLICATION FORM FOR REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE OR OBSOLETE CONDITION, SERVITUDE OR RESERVATION REGISTERED AGAINST THE TITLE OF THE LAND IN TERMS OF SECTION 63 OF THE FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018**

*Please ensure that all sections of this form are completed, all requested information and attachments are provided and labelled accordingly. Should any information as required be missing or incomplete, this may result in the rejection of the application*

**1. AUTHORISED AGENT DETAILS**

Company: \_\_\_\_\_

Surname: \_\_\_\_\_

Full names: \_\_\_\_\_ Initials: \_\_\_\_\_

Registration number (SACPLAN): \_\_\_\_\_

E-mail address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Cellular Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Physical Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

**2. PROPERTY INFORMATION**

Registered owner: \_\_\_\_\_

Street Address: \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

Township: \_\_\_\_\_ Erf number: \_\_\_\_\_

Property Size (in m<sup>2</sup>): \_\_\_\_\_

Current/existing		Proposed	
Zoning		Zoning	
Land Use		Land Use	
Height		Height	
Density		Density	

Coverage		Coverage	
FAR		FAR	

Amendment Scheme: \_\_\_\_\_

Title Deed No.: \_\_\_\_\_ Bond (Yes/No): \_\_\_\_\_

If "Yes" specify Bond Account No.: \_\_\_\_\_

Bondholder's consent: \_\_\_\_\_

Restrictive Title Deed Condition paragraph No.: \_\_\_\_\_

### 3. REMOVAL/AMENDMENT OR SUSPENSION OF A RESTRICTIVE OR OBSOLETE CONDITION, SERVITUDE OR RESERVATION REGISTERED AGAINST THE TITLE OF THE LAND

Removal of  
condition(s): \_\_\_\_\_

\_\_\_\_\_

Amendment of restrictive  
condition(s): \_\_\_\_\_

\_\_\_\_\_

Suspension of a restrictive  
condition(s): \_\_\_\_\_

\_\_\_\_\_

Reason for removal/amendment or suspension:

\_\_\_\_\_

\_\_\_\_\_

Is the property(ies) is/are situated in a conservation area or has/have been included in a register of properties worthy of  
conservation: (Yes/no) \_\_\_\_\_

\_\_\_\_\_

If Yes, specify \_\_\_\_\_

Does the property have any endangered plant or animal species which will be affected by the change? (Yes/No) If  
Yes, specify:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**4. REQUIRED DOCUMENTS:**

Please mark with an x			
Application fee		Zoning map	
Covering letter		Land Use Map	
Application Form		Map 3 and scheme clauses	
Motivational memorandum		Mineral Rights Holder's Consent (if applicable)	
Company resolution (if applicable)		Affidavit (on expiry date of the advertisement)	
Power of Attorney		Site Notices/Placards	
Title deed		Provincial Gazette Advertisements	
Bondholder's consent (if registered against the property)		Newspaper advertisements	
Locality plan			

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**SCHEDULE 14****FETAKGOMO TUBATSE MUNICIPALITY  
DEVELOPMENT PLANNING DIRECTORATE  
SPATIAL PLANNING AND LAND USE MANAGEMENT DIVISION****APPLICATION FORM FOR SUBDIVISION IN TERMS OF SECTION 65(1) OF THE FETAKGOMO TUBATSE  
LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018**

*Please ensure that all sections of this form are completed, all requested information and attachments are provided and labelled accordingly. Should any information as required be missing or incomplete, this may result in the rejection of the application*

**1. AUTHORISED AGENT DETAILS**

Company: \_\_\_\_\_

Surname: \_\_\_\_\_

Full names: \_\_\_\_\_ Initials: \_\_\_\_\_

Registration number (SACPLAN): \_\_\_\_\_

E-mail address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Cellular Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Physical Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

**2. PROPERTY INFORMATION**

Registered owner: \_\_\_\_\_

Street Address: \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

Township: \_\_\_\_\_ Erf number: \_\_\_\_\_

Property Size (in m<sup>2</sup>): \_\_\_\_\_

Current Land Use: \_\_\_\_\_

Current Zoning (Scheme): \_\_\_\_\_

Title Deed No.: \_\_\_\_\_ Bond (Yes/No): \_\_\_\_\_

If Yes in 3.8 specify Bond Account No.: \_\_\_\_\_

Bondholder's Consent: \_\_\_\_\_

Restrictive Title Deed Condition paragraph No.: \_\_\_\_\_

Size of the proposed division:

Portion No:	Panhandle/Servitude Area:	Total Area:
Total Area:		

### 3. REQUIRED DOCUMENTS:

Please mark with an x			
Application fee		Title deed	
Covering letter		Bondholder's consent (if registered against the property)	
Application Form		Locality plan	
Motivational memorandum		Subdivision Sketch Diagram (plan)	
Company resolution (if applicable)			
Power of Attorney			

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

## SCHEDULE 15

**FETAKGOMO TUBATSE MUNICIPALITY  
DEVELOPMENT PLANNING DIRECTORATE  
SPATIAL PLANNING AND LAND USE MANAGEMENT DIVISION**

**APPLICATION FORM FOR CONSOLIDATION IN TERMS OF SECTION 71 OF THE FETAKGOMO TUBATSE  
LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018**

*Please ensure that all sections of this form are completed, all requested information and attachments are provided and labelled accordingly. Should any information as required be missing or incomplete, this may result in the rejection of the application*

**1. AUTHORISED AGENT DETAILS**

Company: \_\_\_\_\_

Surname: \_\_\_\_\_

Full names: \_\_\_\_\_ Initials: \_\_\_\_\_

Registration number (SACPLAN): \_\_\_\_\_

E-mail address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Cellular Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Physical Address:

\_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Postal Address:

\_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

**2. PROPERTY INFORMATION**

Registered owner: \_\_\_\_\_

Street Address: \_\_\_\_\_

Postal Address:

\_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

Township: \_\_\_\_\_ Erf number: \_\_\_\_\_

Property Size (in m<sup>2</sup>): \_\_\_\_\_

Current Land Use: \_\_\_\_\_

Current Zoning (Scheme): \_\_\_\_\_

Title Deed No.: \_\_\_\_\_ Bond (Yes/No): \_\_\_\_\_

If Yes, specify Bond Account No.: \_\_\_\_\_

Bondholder's Consent: \_\_\_\_\_

Restrictive Title Deed Condition paragraph No.: \_\_\_\_\_

Size of the proposed division:

Portion No:	Panhandle/Servitude Area:	Total Area:
Total Area:		

### 3. REQUIRED DOCUMENTS:

Please mark with an x			
Application fee		Title deed	
Covering letter		Bondholder's consent (if registered against the property)	
Application Form		Locality plan	
Motivational memorandum		Consolidation Sketch Diagram (plan)	
Company resolution (if applicable)			
Power of Attorney			

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**SCHEDULE 16**

**FETAKGOMO TUBATSE MUNICIPALITY  
DEVELOPMENT PLANNING DIRECTORATE  
SPATIAL PLANNING AND LAND USE MANAGEMENT DIVISION**

**APPLICATION FOR SPECIAL CONSENT IN TERMS SECTION 74 (1) OF FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018**

*Please ensure that all sections of this form are completed, all requested information and attachments are provided and labelled accordingly. Should any information as required be missing or incomplete, this may result in the rejection of the application*

**1. AUTHORISED AGENT DETAILS**

Company: \_\_\_\_\_

Surname: \_\_\_\_\_

Full names: \_\_\_\_\_ Initials: \_\_\_\_\_

Registration number (SACPLAN): \_\_\_\_\_

E-mail address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Cellular Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Physical Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Postal Address:

\_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

**2. PROPERTY INFORMATION**

Registered owner: \_\_\_\_\_

Street Address: \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

Township: \_\_\_\_\_ Erf number: \_\_\_\_\_

Property Size (in m<sup>2</sup>): \_\_\_\_\_

Current/existing	
Zoning	
Land Use	
Height	
Density	

Coverage	
FAR	

- Title Deed No.: \_\_\_\_\_ Bond (Yes/No): \_\_\_\_\_
- If Yes, specify Bond Account No.: \_\_\_\_\_
- Bondholder's Consent: \_\_\_\_\_
- Restrictive Title Deed Condition paragraph No and condition:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Existing number of dwelling units on the property (where applicable): \_\_\_\_\_
- Other land use rights or special exemption granted on the property:  
\_\_\_\_\_  
\_\_\_\_\_ and please provide the date of approval, reference number etc. (A copy of the letter of approval can be attached if available):  
\_\_\_\_\_  
\_\_\_\_\_

- Are the rights mentioned above still being executed? \_\_\_\_\_
- Is the property classified by the National Monuments Council as a heritage and/or memorable place?

- Is the building on the property older than 50 years? \_\_\_\_\_

### 3. PROPOSED CONSENT USE

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### 4. REQUIRED DOCUMENTS:

Please mark with an x			
Application fee		Zoning map	
Covering letter		Land Use Map	
Application Form		Locality plan	
Motivational memorandum		Affidavit (on expiry date of the advertisement)	
Company resolution (if applicable)		Site Notices/Placards	
Power of Attorney		Provincial Gazette Advertisements	
Title deed		Newspaper advertisements	
Bondholder's consent (if registered against the property)			

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**SCHEDULE 17**

**FETAKGOMO TUBATSE MUNICIPALITY  
DEVELOPMENT PLANNING DIRECTORATE  
SPATIAL PLANNING AND LAND USE MANAGEMENT DIVISION**

**APPLICATION FOR BUILDING LINE RELAXATION IN TERMS OF SECTION 74(5)(b)(i) OF FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018**

*Please ensure that all sections of this form are completed, all requested information and attachments are provided and labelled accordingly. Should any information as required be missing or incomplete, this may result in the rejection of the application*

**2. APPLICANT DETAILS**

Company: \_\_\_\_\_

Surname: \_\_\_\_\_

Full names: \_\_\_\_\_ Initials: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Cellular Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Physical Address:

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Postal Address:

\_\_\_\_\_ Postal Code: \_\_\_\_\_

**2. PROPERTY INFORMATION**

• Registered owner: \_\_\_\_\_

• Street \_\_\_\_\_ Address: \_\_\_\_\_

• Postal \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

• Township: \_\_\_\_\_ Erf number: \_\_\_\_\_

• Property Size (in m<sup>2</sup>): \_\_\_\_\_

Current/existing	
Zoning	
Land Use	
Height	
Density	

Coverage	
FAR	

- Title Deed No.: \_\_\_\_\_
- Bond (Yes/No): \_\_\_\_\_, If Yes specify Bond Account No: \_\_\_\_\_
- Bondholder's name: \_\_\_\_\_
- Restrictive Title Deed Condition paragraph No.: \_\_\_\_\_
- Is the property classified by the National Monuments Council as a heritage and/or memorable place? \_\_\_\_\_
- Is the building on the property older than 50 years \_\_\_\_\_

## 5. PROPOSED BUILDING LINE RELAXATION

### 5.1 Relaxation of building line:

- Distance in meters of the proposed building(s) or structure (s) from erf boundaries where the building line (s) will be encroached: \_\_\_\_\_
- Which side of the property to be relaxed:

Mark with an X	
Rear	
Street Frontage	
Sides ( <i>Specify which side</i> )	

- Give detailed reasons why building(s) or structure (s) cannot be erected outside the building line:

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## 6. REQUIRED DOCUMENTS:

Please mark with an x	
Application fee	
Covering letter	
Application form	
Title deed	
Power of Attorney (if applicable)	
Company resolution (if applicable)	
Zoning Certificate	
Site Development Plan	
Neighbours' Consent	

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**SCHEDULE 18**

**FETAKGOMO TUBATSE MUNICIPALITY  
DEVELOPMENT PLANNING DIRECTORATE  
SPATIAL PLANNING AND LAND USE MANAGEMENT DIVISION**

**APPLICATION FOR TEMPORARY CONSENT IN TERMS OF SECTION 76(1)(a) FETAKGOMO TUBATSE  
LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018**

*Please ensure that all sections of this form are completed, all requested information and attachments are provided and labelled accordingly. Should any information as required be missing or incomplete, this may result in the rejection of the application*

**3. APPLICANT DETAILS**

Company: \_\_\_\_\_

Surname: \_\_\_\_\_

Full names: \_\_\_\_\_ Initials: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Cellular Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Physical Address:

\_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Postal Address:

\_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

**2. PROPERTY INFORMATION**

• Registered owner: \_\_\_\_\_

• Street

Address:

\_\_\_\_\_

\_\_\_\_\_

• Postal

Address:

\_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

• Township: \_\_\_\_\_ Erf number: \_\_\_\_\_

• Property Size (in m<sup>2</sup>): \_\_\_\_\_

Current/existing	
Zoning	
Land Use	
Height	

Density	
Coverage	
FAR	

- Title Deed No.: \_\_\_\_\_
- Bond (Yes/No): \_\_\_\_\_, If Yes specify Bond Account No: \_\_\_\_\_
- Bondholder's name: \_\_\_\_\_
- Restrictive Title Deed Condition paragraph No.: \_\_\_\_\_
- Is the property classified by the National Monuments Council as a heritage and/or memorable place? \_\_\_\_\_
- Is the building on the property older than 50 years \_\_\_\_\_

#### 7. PROPOSED TEMPORARY CONSENT USE

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#### 8. REQUIRED DOCUMENTS:

Please mark with an x	
Application fee	
Covering letter	
Application form	
Title deed	
Power of Attorney (if applicable)	
Company resolution (if applicable)	
Zoning Certificate	
Site Development Plan	
Neighbours' Consent	

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**SCHEDULE 19****EXAMPLE OF POWER OF ATTORNEY**

I/We \_\_\_\_\_ of \_\_\_\_\_ identity number/s \_\_\_\_\_, the undersigned, hereby nominate, constitute and appoint-

\_\_\_\_\_ (name of person and surname) of \_\_\_\_\_ (company name if any), identity number \_\_\_\_\_ with the power of substitution to be my/our legal agent(s) in my/our name, place and stead to apply for-

\_\_\_\_\_ (type of application and property description) at \_\_\_\_\_ (name of the local authority/municipality) and in general to do everything to effect the application and to do whatever I/we would do if I/we were present in person and acting in the matter; and I/we hereby ratify, allow and confirm, promise and agree to ratify, allow and confirm everything and anything my/our agent(s) may do or may permit to be done legally in terms of this power of attorney.

Signed at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ in the presence of the undersigned witnesses:

AS WITNESSES:

1. \_\_\_\_\_
2. \_\_\_\_\_

Registered owner(s): \_\_\_\_\_

**SCHEDULE 20****EXAMPLE OF ADVERTISEMENT NOTICE****AMENDMENT OF LAND USE SCHEME OR REZONING IN TERMS OF SECTION 62(1) OF THE FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018****AMENDMENT SCHEME NUMBER:** \_\_\_\_\_

Notice is hereby given that I, \_\_\_\_\_ (full names and surname),  
being the \*owner/authorised agent of the owner of  
\*erf/erven/portion(s)/holding(s)/stand(s) \_\_\_\_\_ (complete the description of  
the property as set out in the Deed of Transfer or Deed of Grant) in terms of Section 62(1) of the Fetakgomo  
Tubatse Municipal Spatial Planning and Land Use Management By-Law 2018 for the amendment of the  
Fetakgomo Tubatse Town Planning Scheme, 2005 by the rezoning of the property(ies) described above, from  
\_\_\_\_\_ (specify the current use zone) to \_\_\_\_\_ (specify the proposed use  
zone).

Particulars relating to the application will lie for inspection during normal office hours at the office of the Executive  
Manager Development Planning Directorate, for a period of 28 (twenty-eight) days  
from \_\_\_\_\_ (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  
Municipal Manager, \_\_\_\_\_, within a period of 28 days from \_\_\_\_\_ (fill  
in the date on which the first advertisement will be published in the newspaper).

Address of \*owner/authorised agent (*physical as well as postal address*):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone number: \_\_\_\_\_

Dates of the notice: \_\_\_\_\_

## SCHEDULE 21

## ADVERTISEMENT NOTICE

## APPLICATION FOR CONSENT IN TERMS OF SECTION 74 OFFETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018

CONSENT NUMBER \_\_\_\_\_ OF 20 \_\_\_\_\_

Notice is hereby given that I, \_\_\_\_\_ (full names and surname), being the \*owner/authorised agent of the owner of \*erf/erven/portion(s)/holding(s)/stand(s) \_\_\_\_\_ (complete the description of the property as set out in the Deed of Transfer or Deed of Grant) in terms of Section \_\_\_\_\_ of the Municipal Spatial Planning and Land Use Management By-Law 2018 read together with Clause \_\_\_\_\_ of the Fetakgomo Tubatse Town Planning Scheme, 2005, have applied to the Fetakgomo Tubatse Municipality for \_\_\_\_\_ (describe) on \*erf/portion/stand \_\_\_\_\_ situated at \_\_\_\_\_ (street name and number, township name, farm portion \* whichever applicable).

Particulars relating to the application will lie for inspection during normal office hours at the office of the Executive Manager Development Planning Directorate \_\_\_\_\_ for a period of 28 (twenty-eight) days from \_\_\_\_\_ (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 Municipal Manager, Fetakgomo Tubatse Municipality, within a period of 28 days from \_\_\_\_\_ (fill in the date on which the first advertisement will be published in the newspaper).

Address of \*owner/authorised agent (physical as well as postal address):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Telephone number: \_\_\_\_\_

Dates of the notice: \_\_\_\_\_

**Note:** the application must be submitted to the Municipality a day before the first advert is published on the local newspaper.

**SCHEDULE 22****EXAMPLE OF AFFIDAVIT/AFFIRMATION**

I, the undersigned \_\_\_\_\_ (full names and surname), of identity number \_\_\_\_\_ hereby make oath/affirm that the required notice as prescribed in the of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management Bylaw 2018 on erf/portion/stand \_\_\_\_\_ (detailed property description) was displayed and maintained in a conspicuous and easily accessible place, for a period of 30 days the first day the advertisements were advertised in local newspaper, viz from \_\_\_\_\_ to \_\_\_\_\_

Signed \_\_\_\_\_ (signature of applicant)  
on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_  
at \_\_\_\_\_ (place)

I hereby certify that the deponent was conversant with the contents of this statement and understood it, and the contents of this statement are the truth.

COMMISSIONER OF OATHS: \_\_\_\_\_

DATE: \_\_\_\_\_

STAMP

**Note:**

- ✓ *this declaration must be handed in only after the required period for the display and maintenance of the required notice has expired. In the event of this declaration being incorrectly completed/ signed and/or handed in earlier prior the expiration of the required period, the Municipality will view the declaration as a false declaration.*
- ✓ *in the aforementioned case it shall be required from the applicant to comply with the prescribed advertisement/publication procedure accordingly and further that legal prosecution of the applicant shall possible be considered.*

**SCHEDULE 23**

**ADVERTISEMENT REQUIREMENT: Minimum notification procedures in terms of Section 95 of the Fetakgomo Tubatse Local Municipality Land Use Management By-law 2018**

Application	PROCEDURES				
	Local Newspaper	Provincial Gazette	Notice on the site and Photos	Adjacent properties owners notification	Person to submit application
<b>Township Establishment in terms of Section 56 of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management By-Law 2018</b>	<b>Yes</b> ⌚ once per week for two consecutive weeks; ⌚ at least two of the official languages of the Province most spoken in the area concerned (English and any other official language)	<b>Yes</b> ⌚ once per week for two consecutive weeks; ⌚ at least two of the official languages of the Province most spoken in the area concerned (English and any other official language)	<b>Yes</b> for a period of 30 days. The notice shall not be less than 60 cm by 42 cm in size and letter shall not be less than 6mm in height. The applicant must also submit two legible photos of the required notice, not smaller than half-postcard size. One close-up photo of the notice clearly showing the wording and one from the distance across the road to show the visibility of the notice.	<b>Yes</b>  Directly adjacent and diagonal	An owner/authorised agent. Note: this application could be a complex process and any deviation from the requirements as set out in the By-law and any other additional requirements by the Municipality may lead to a delay or even the rejection of the application, an applicant/owner is advised in his or her own interest to appoint a town planning consultant.
<b>Amendment of land use scheme or rezoning in terms Of Section 62 of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management By-Law 2018</b>	<b>Yes</b> ⌚ once per week for two consecutive weeks; ⌚ at least two of the official languages of the Province most spoken in the area concerned (English and any other official language)	<b>Yes</b> ⌚ once per week for two consecutive weeks; ⌚ at least two of the official languages of the Province most spoken in the area concerned (English and any other official language)	<b>Yes</b> (for a period of 30 days. The notice shall not be less than 60 cm by 42 cm in size and letter shall not be less than 6mm in height. The applicant must also submit two legible photos of the required notice, not smaller than half-postcard size. One close-up photo of the notice clearly showing the wording and one from the distance across the road to show the visibility of the notice.	<b>Yes,</b> directly adjacent and diagonal	An owner/authorised agent.  Note: this application could be a complex process and any deviation from the requirements as set out in the By-law and any other additional requirements by the Municipality may lead to a delay or even the rejection of the application, an applicant/owner is advised in his or her own interest to appoint a town planning consultant.
<b>Removal, amendment or suspension of a</b>	<b>Yes</b> ⌚ once per week for two	<b>Yes</b> ⌚ once per week for two	<b>Yes</b> (for a period of 30 days. The notice shall not be less	<b>No</b>	An owner/authorised agent. Note: this

restrictive or obsolete condition, servitude or reservation registered against the Deeds of Transfer of the land in terms of Section 63 of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management By-Law 2018	↳ consecutive weeks; at least two of the official languages of the Province most spoken in the area concerned (English and any other official language)	↳ consecutive weeks; at least two of the official languages of the Province most spoken in the area concerned (English and any other official language)	than 60 cm by 42 cm in size and letter shall not be less than 6mm in height. The applicant must also submit two legible photos of the required notice, not smaller than half-postcard size. One close-up photo of the notice clearly showing the wording and one from the distance across the road to show the visibility of the notice.		application could be a complex process and any deviation from the requirements as set out in the By-law and any additional requirements by the Municipality may lead to a delay or even the rejection of the application, an applicant/owner is advised in his or her own interest to appoint a town planning consultant.
Subdivision in terms of Section 65 of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management By-Law 2018	No	No	Yes for a period of 30 days. The notice shall not be less than 60 cm by 42 cm in size and letter shall not be less than 6mm in height. The applicant must also submit two legible photos of the required notice, not smaller than half-postcard size. One close-up photo of the notice clearly showing the wording and one from the distance across the road to show the visibility of the notice.	Yes	An owner/authorised agent. Note: this application could be a complex process and any deviation from the requirements as set out in the By-law and any other additional requirements by the Municipality may lead to a delay or even the rejection of the application, an applicant/owner is advised in his or her own interest to appoint a town planning consultant or Survey consultant. In case of a town planning consultant, the plan/sketch or diagram should be drawn by a survey consultant.
Consolidation in terms of Section 71 of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use	No	No	Yes (for a period of 30 days. The notice shall not be less than 60 cm by 42 cm in size and letter shall not be less than 6mm in	Yes	An owner/authorised agent. Note: this application could be a complex process and any deviation from the requirements

<b>Management By-Law 2018</b>			height. The applicant must also submit two legible photos of the required notice, not smaller than half-postcard size. One close-up photo of the notice clearly showing the wording and one from the distance across the road to show the visibility of the notice.		as set out in the By-law and any other additional requirements by the Municipality may lead to a delay or even the rejection of the application, an applicant/owner is advised in his or her own interest to appoint a town planning consultant or Survey consultant. In case of a town planning consultant, the plan/sketch or diagram should be drawn by a survey consultant.
<b>Consent use in terms of Section 74 of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management By-Law 2018</b>	<b>Yes</b> ↳ once per week for two consecutive weeks; ↳ at least two of the official languages of the Province most spoken in the area concerned (English and any other official language)	<b>No</b>	<b>Yes</b>  For a period of 30 days. The notice shall not be less than 60 cm by 42 cm in size and letter shall not be less than 6mm in height. The applicant must also submit two legible photos of the required notice, not smaller than half-postcard size. One close-up photo of the notice clearly showing the wording and one from the distance across the road to show the visibility of the notice.	<b>Yes</b>	An owner/authorised agent. Note: this application could be a complex process and any deviation from the requirements as set out in the By-law and land use scheme may lead to a delay or even the rejection of the application, an applicant/owner is advised in his or her own interest to appoint a town planning consultant.