



EMFULENI
LOCAL MUNICIPALITY

Vaal River City, the Cradle of Human Rights

**The Emfuleni Local Municipality Spatial Planning and
Land Use Management By-Laws, 2016.**

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EMFULENI LOCAL MUNICIPALITY

EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016

DRAFT BYLAW

PREAMBLE

WHEREAS section 156(1)(a) and (b) of the Constitution, 1996 (Act 108 of 1996) confers on municipalities the executive authority and the right to administer the local government matters listed in Part B of Schedule 4 and Part B of Schedule 5 to the Constitution and any other matter assigned to municipalities by National or Provincial legislation; and

WHEREAS the Constitution authorizes and empowers municipalities to administer the local government matters listed in Part B of Schedules 4 and 5, which include hoardings and the display of advertisements in public places and any other matter assigned to it by national or provincial legislation, by making and administering By-laws for the effective administration of these matters;

WHEREAS Part B of Schedule 4 to the Constitution lists “municipal planning” as a local government matter; and

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

WHEREAS there is fundamental agreement in our country on a vision of democratic, accountable and developmental local government, in which municipalities must strive within their financial and administrative capacity, to achieve their constitutional objectives by ensuring the provision of sustainable, effective and efficient municipal services to communities, by promoting social and economic development, by promoting a safe and healthy environment, and by encouraging the involvement of communities in the matters of local government; and

WHEREAS Parliament has enacted the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), which *inter alia* sets out development principles which apply to all organs of state and other authorities responsible for the implementation of legislation regulating the use and development of land.

BE IT THEREFORE ENACTED by the Municipal Council of the Emfuleni Local Municipality as follows:-

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CHAPTER 1

DEFINITIONS, INTERPRETATION AND APPLICATION

1. Definitions and Interpretations

In this By-law, unless the context indicates otherwise, any word or expression to which a meaning has been assigned in the Spatial Planning and Land Use Management Act 2013, (Act 16 of 2013) has the meaning assigned to it in that Act.

All references to sections in this by-law refers to this specific document unless otherwise stated—

“adopt” and “approved”, in relation to a spatial development framework, land use scheme, policy or strategy, means the approval thereof by the executive authority and shall have corresponding meanings;

“agent” means a person authorized in terms of a power of attorney by the owner of land to make an application;

“Appeal Authority” means the Executive Authority as contemplated in section 69

“applicant” means the person registered in a deeds registry as the owner of land or beneficial owner in law and includes any organ of state and the Municipality itself, a person acting as the duly authorised agent of the owner of the land concerned, a person to whom the land concerned has been made available for development in writing by any owner of land or such person’s duly authorised agent or a service provider responsible for the provision of infrastructure, utilities or other related services.

“Approval authority” means either the authorised official or the municipal planning tribunal or the Appeal Authority, whoever took the final decision on a land development application.

“authorized employee” means a municipal employee who is authorised in terms of delegated or sub-delegated authority by the Municipality to exercise a power or perform a duty in terms of this By-law or to inspect land and buildings in order to enforce compliance with this By-law, the land use scheme and Deed of Title

“authorised official”- means an official who may consider applications as contemplated in Section 35(20) of the Act.

“building” includes any structure of any nature whatsoever as envisaged in section 1 of the National Building Regulations and Building Standards Act;

“bulk engineering service” means an external engineering service required to provide an engineering service to multiple users at a municipality-wide scale as indicated in the relevant master plan and includes the land required for the bulk engineering service;

“comments” refer to comments submitted by the public, municipal departments and other organs of state and service providers on an land development application, appeal, and includes objections, representations and petitions;

“**consolidation**” in relation to land means the joining of two or more adjacent land units into a single registered land unit through the registration thereof in the deeds registry, but excludes the consolidation of farm portions for purposes of this by-law read with the Land Survey Act;

“**Constitution**” means the Constitution of the Republic of South Africa, 1996 (Act 106 of 1996);

“**Council**” means the municipal council and legislative authority of the Municipality;

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

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

“**development principles**” means the principles as set out in Chapter 2, and more specifically, section 7 of the Spatial Planning and Land Use Management Act, 2013;

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

“**engineering services agreement**” means the agreement envisaged in section 66(2) of this By-law;

“**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 or established as such in terms of this By-law or any repealed law. Any reference to erf or rural land refers to the Land Survey Act, 1997, (Act No 8 of 1997);

“**emergency**” includes a situation that arises from a flood, strong wind, severe rainstorm, fire, earthquake or industrial accident and that requires the relocation of human settlements;

“**external engineering service**” means an engineering service situated outside the boundaries of a land area referred to in an application and that is necessary to serve the use and development of the land area and is either a link engineering service or a bulk engineering service;

“**internal engineering service**” means an engineering service situated within the boundaries of a land development area required for the use and development of the

land area and which is to be owned and operated by the Municipality or a service provider;

“**land**” means any erf, agricultural holding, sectional title land or farm portion and includes any improvement on land and any interest in land;

“**land development application**” means an application or a combination of the applications envisaged in Chapter 5 of this By-law whether considered by an Authorised Official, Municipal Planning Tribunal or an Appeal Authority as provided for in the Act.

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

“**land use scheme**” means the Municipality’s land use scheme approved and adopted in terms of section 24(1) of the Spatial Planning and Land Use Management Act,2013 and section 19 of this By-law and it includes any other town planning scheme that might still be in operation within the Municipality’s jurisdiction until replaced by a single land use scheme.

“**link engineering service**” means an external engineering service required to connect an internal engineering service to a bulk engineering service and includes the land required for the link engineering service;

“**Municipal Manager**” means the municipal manager of the Municipality;

“**Municipality**” means the municipality of Emfuleni established by Establishment Notice [insert number] of [insert date] issued in terms of the Local Government: Municipal Structures Act, 1998 (Act 117 of 1998), and any employee of the Municipality acting in terms of delegated or sub-delegated authority of the Municipality and where in the context so requires includes-

- (a) The Council;
- (b) Another political structure or a political office bearer of the Municipality authorised and delegated to perform or exercise a power in terms of this By-law;
- (c) The Appeal Authority authorised or delegated to perform a function or exercise a power in terms of Spatial Planning and Land Use Management Act,2013 and this By-law;
- (d) The municipal manager; and
- (e) An authorised employee.

“**Municipal Finance Management Act**” means the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003);

“**Municipal Planning Regulations**” means the Local Government: Municipal Planning and Performance Management Regulations, 2001;

“**Municipal Planning Tribunal**” means the Municipal Planning Tribunal established in terms of section 35(1) of Spatial Planning and Land Use Management Act, 2013 read with section23(1) of this By-law;

“municipal spatial development framework” means a municipal spatial development framework adopted by the Municipality in terms of Chapter 5 of the Municipal Systems Act and Chapter 4 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013);

“Municipal Structures Act” means the Local Government: Municipal Structures Act, 1998 (Act 117 of 1998);

“Municipal Systems Act” means the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000);

“National Building Regulations and Building Standards Act” means the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) as amended;

“non-conforming use” means an existing land use that was lawful in terms of a previous town planning scheme or approval granted by an authority that does not comply with the land use scheme in force;

“occasional use” means a right to use land for a purpose granted on a temporary basis for a specific occasion or event;

“owners’ association” means an owners’ association established in terms of section 57 and includes a body corporate created in terms of the Sectional Titles Act (Act 95 of 1986);

“panhandle” for purposes of section 52(3) of this By-law shall mean a portion of land which is either part of the subdivided portion or is notarially tied thereto, is at least 3 metres and at most 8 metres wide and is used as access to a public street;

“public facilities” means amenities that are—

- (a) intended for the use of the general public;
- (b) used to offer a service or for recreation; and
- (c) ordinarily owned by the state or a municipality;

“public place” means any open or enclosed place, park, street, road or thoroughfare or other similar area of land shown on a general plan or diagram which is for the use and benefit of the general public and is owned by or vests with the Municipality, and includes a public open space and a servitude for any similar purposes in favour of the general public as contemplated in the Spatial Planning and Land Use Management Act, 2013 and section 63 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939);

“Registrar” means the Registrar of Deeds as defined in section 102 of the Deeds Registries Act;

“restrictive condition” means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned;

“Schedule” means the schedules to this By-law which form part of this By-law;

“**service**” means a service provided by the Municipality, any other organ of state or a service provider, including services for the provision of water, sewerage, electricity, refuse removal, roads, storm water, and includes infrastructure, systems and processes related to the service;

“**site development plan**” means a scaled and dimensioned plan that shows details of the proposed land development, including, but not limited to the site layout, positioning of buildings and structures, property access, building designs, parking, internal services, servitudes and landscaping;

“**social infrastructure**” means community facilities, services and networks that meet social needs and enhance community well-being;

“**Spatial Planning and Land Use Management Act,2013**” means the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), hereafter referred to as ‘the Act’;

“**Spatial Planning and Land Use Management Act Regulations**” means the Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2016 made under the Spatial Planning and Land Use Management Act published under Notice R 239/2016 in *Government Gazette* 38594 of 23 March 2016, hereafter referred to as ‘the Regulations’;

“**this By-law**” means the [name] Local Municipality Spatial Planning and Land Use Management By-law, 2016;

“**township**” includes -

- (a) a group of pieces of land, or of sub-divisions of a piece of land, which are combined with public places and are used mainly for residential, business, commercial, industrial or other similar purposes, or are intended to be so used;
- (b) any combination of such groups which is suitable for registration in one register;
- (c) any area of land registered or recognized at the commencement of the Deeds Registries Act in a deeds registry as a township if a general plan thereof is filed in that deeds registry or in the office of the surveyor-general concerned; and
- (d) any township established, approved, proclaimed or otherwise recognized as such under any law.

“**Tribunal**” means the Municipal Planning Tribunal established in terms of section 20 of this by-law.

Any reference to the male gender includes the female gender and any reference to the plural will include the singular and *vice versa*, as the context may require.

2. Application of By-Law

- (1) The provisions of this By-law are consistent with the provisions of Spatial Planning and Land Use Management Act, 2013;
- (2) This By-law applies to all land and development applications situated within the Emfuleni municipal area.
- (3) No person may use or develop land unless the use or land development is permitted in terms of the Municipalities land use scheme or an approval in terms of this By-law.
- (4) This By-law binds every owner of land and any successor in title of such land and every user of land, including the state and any organ of state.
- (5) In the event of any conflict between the Act and its Regulations, any Provincial Act dealing with spatial planning and land use management and any regulations issued in terms thereof and the provisions of these By-laws give effect to municipal planning as a local government matter as per Part B of Schedule 4 of the Constitution.

3. Alignment of Authorisations

- (1) Where a land development application requiring authorisation in terms of this By-Law is also regulated in terms of another law, whether National or Provincial in terms of its functional area as per the Constitution, the Municipality may exercise its powers under this By-law jointly with such other organ of state by issuing-
 - (a) separate authorisations; or
 - (b) an integrated authorisation.
- (2) An integrated authorisation envisaged in subsection (1) above may only be issued if-
 - (a) the relevant provisions of all applicable legislation have been complied with; and
 - (b) the integrated authorisation specifies the-
 - (i) provisions in terms of which it has been issued; and
 - (ii) relevant authorities that have issued it.

4. Types of applications that requires approval

- (1) Land development applications that may be submitted in terms of this By-law includes the following:-
 - (a) A written consent for an occasional use if not provided for in the Municipal land use scheme or any other town planning scheme that might be still in operation;
 - (b) a consent-use application as provided for in the Municipal land use scheme or any other town planning scheme that might still be in operation;
 - (c) a building line relaxation application as provided for in the Municipal land use scheme or any other town planning scheme that might still be in operation;
 - (d) an amendment of a provision of the Municipal land use scheme or any other town planning scheme which might still be applicable relating to land (rezoning application);
 - (e) a township establishment application;

- (f) a subdivision and/or consolidation of an erf/erven in an approved township or the subdivision of any other land application;
- (g) a division of an approved township application;
- (h) an extension of boundaries of an approved township;
- (i) an amendment or cancellation either wholly or in part of a general plan of an approved township;
- (j) a removal, amendment or suspension of a restrictive or obsolete condition, servitude or reservation registered against the title of land application, including a consent application if required by a condition of title registered against the title deed of land;
- (k) excision of agricultural land from agricultural holdings; and
- (l) any other application as provided for in this By-law.

5. Provisions and principles which shall guide and inform all land development applications

- (1) All land development applications in terms of this By-law must give effect to the development principles as set out in section 7(1) Chapter 2 of the Spatial Planning and Land Use Management Act.
- (2) All land development applications in terms of this By-law shall be guided and informed by any spatial development framework prepared in terms of legislative requirements and municipal spatial development framework as adopted and approved in terms of section 20 of the Spatial Planning and Land Use Management Act and section 6 of this By-law.
- (3) All land development applications in terms of this By-law must inter alia address need, reasonableness, desirability and public interest.
- (4) All land development applications in terms of this By-law shall have as its main purpose the co-ordinated and harmonious development of the area to which the application relates in such a way as will most effectively tend to promote the health, safety, good order, amenity, convenience and general welfare of such specific area as well as efficiency and economy in the process of such development.

CHAPTER 2 SPATIAL PLANNING

6. Municipal spatial development framework

- (1) The Municipality must by notice in the Provincial Gazette adopt and approve a municipal spatial development framework for the municipality.
 - (a) The Municipality's spatial development framework must be prepared as part of the Municipality's integrated development plan process in terms of Chapter 5 of the Municipal Systems Act and the Municipal Planning Regulations issued in terms thereof.

- (b) Notwithstanding the provisions of the Municipal Systems Act and its Regulations, before the Municipality adopts its municipal spatial development framework for purposes of this section, including any amendments thereto, the Municipality must-
 - (i) give notice of the proposed municipal spatial development framework in the Provincial Gazette and in the media;
 - (ii) invite the public to submit written representations in respect of the proposed municipal spatial development framework to the Municipality within 30 days after the publication of the notice envisaged in (i) above; and
 - (iii) consider all representations received in respect of the proposed municipal spatial development framework.
- (2) The municipal council of a municipality must by notice in the Provincial Gazette adopt a municipal spatial development framework for the municipal area.

7. Content of municipal spatial development framework

- (1) The Municipality's spatial development framework must-
 - (a) give effect to the development principles and applicable norms and standards as set out in Chapter 2 of the Spatial Planning and Land Use Management Act;
 - (b) include a written and spatial representation of a five-year spatial development plan for the spatial form of the Municipality;
 - (c) include a longer term spatial development vision statement for the Municipality's area of jurisdiction which indicates a desired spatial growth and development pattern for the next 10 to 20 years;
 - (d) identify current and future significant structuring and restructuring elements of the spatial form of the Municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated;
 - (e) include population growth estimates for the next five years;
 - (f) include estimates of the demand for housing units across different socio-economic categories and the planned location and density of future housing developments;
 - (g) include estimates of economic activity and employment trends and locations in the Municipality's area of jurisdiction for the next five years;
 - (h) identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years;
 - (i) identify the designated areas where a national, provincial or local inclusionary housing policy may be applicable;
 - (j) include a strategic assessment of the environmental pressures and opportunities within the Municipality's area of jurisdiction, including the spatial location of environmental sensitivities and high potential agricultural land;

- (k) identify the designation of areas in the Municipality where incremental upgrading approaches to development and regulation will be applicable;
- (l) identify the designation of areas in which-
 - (i) more detailed local plans must be developed; and
 - (ii) shortened land use development procedures may be applicable and land use schemes may be so amended;
- (m) provide the spatial expression of the coordinated alignment and integration of sectoral policies of all Municipality Departments;
- (n) determine a capital expenditure framework for the municipality's development programmes, depicted spatially;
- (o) determine the purpose, desired impact and structure of the land use management scheme to apply in that Municipality area; and
- (p) include an implementation plan comprising of-
 - (i) sectoral requirements, including budgets and resources for implementation;
 - (ii) necessary amendments to a land use scheme;
 - (iii) specification of institutional arrangements necessary for implementation;
 - (iv) specification of implementation targets, including dates and monitoring indicators; and
 - (v) specification, where necessary, of any arrangements for partnerships in the implementation process.

8. Legal effect of municipal spatial development framework

- (1) The Municipality or any other authority required or mandated to make a land development decision in terms of this By-law or any other applicable legislation relating to land development, may not make a decision which is inconsistent with its municipal spatial development framework.
- (2) The Municipality or any other authority required or mandated to make a land development decision in terms of this By-law or any other applicable legislation relating to land development, may only depart from the provisions of its municipal spatial development framework where merit and site specific circumstances warrant or justify such departure.
- (3) Where a conflict exists between the Municipality's municipal spatial development framework and the National spatial development framework and/or a Regional spatial development framework and/or a Provincial spatial development framework, the provisions of the Municipality's municipal spatial development framework shall prevail as a result of its executive authority to do "municipal planning" in terms of section 156 read with Schedule 4 Part B of the Constitution.

9. Local Spatial Development Frameworks

- (1) The Municipality may adopt a local spatial development framework for a specific geographical area in a portion of the municipal area.

- (2) The purpose of a local spatial development framework in a specific geographical area is to:
 - (a) provide detailed spatial planning guidelines;
 - (b) provide more detail in respect of a proposal provided for in the municipal spatial development framework;
 - (c) meet specific land use planning needs and priorities;
 - (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;
 - (f) guide decision making on land use applications; and
 - (g) identify a funding source and budget for prioritized projects.

10. Compilation, Amendment or Review of Local Spatial Development Frameworks

- (1) If the Municipality compiles, amends or reviews a local spatial development framework, Section 6 applies *mutatis mutandis*.

11. Status of Local Spatial Development Frameworks

- (1) A local spatial development framework or an amendment thereof comes into operation on the date of publication of the notice contemplated in Section 6(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.

12. Local Area Plans

- (1) When the Municipality intends to develop a local area plan it must—
 - (a) review that local area plan and make it consistent with the purpose of a municipal spatial development framework;
 - (b) incorporate the provisions of the local area plan that are consistent with that purpose in a municipal spatial development framework.
- (2) The Municipality must withdraw the relevant local area plan by notice in the Provincial Gazette when it adopts a local spatial development framework contemplated in subsection (1).

13. Compilation, Review or Amendment of Municipal Spatial Development Framework

- (1) When the Council compiles, reviews or amends its municipal spatial development framework in accordance with the Municipal Systems Act and the Spatial Planning and Land Use Management Act, the Council must—
 - (a) establish an intergovernmental steering committee to compile or amend its municipal spatial development framework; or

- (b) refer its draft municipal spatial development framework or draft amendment of its municipal spatial development framework to National and Provincial Departments and contiguous municipalities for comment, in accordance with Section 7(e)(ii) of the Spatial Planning and Land Use Management Act, 2013.
- (2) The Municipality must—
- (a) publish a notice in two of the official languages of the Province most spoken in the area in two newspapers circulating in the area concerned of—
 - (i) the intention to compile, review or amend the municipal spatial development framework; and
 - (ii) the process it will follow, in accordance with section 28(3) and 29 of the Municipal Systems Act;
 - (b) in writing inform the National and Provincial Departments and contiguous municipalities of—
 - (i) the intention to compile, review or amend the municipal spatial development framework;
 - (ii) its decision in terms of subsection (1)(a) or(1)(b) ; and
 - (iii) the process it will follow to compile, review or amend the municipal spatial development framework, including the process for public participation, including the process contemplated in subsection (2)(a)(ii); and
 - (iv) 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 contemplated in subsection (2)(a)(ii).

14. Establishment of Project Committee

- (1) The Municipality may establish a project committee to compile, review or amend its municipal spatial development framework.
- (2) The project committee may at least consist of—
 - (a) the Municipal Manager or a municipal employee designated by the municipal manager; and
 - (b) municipal employees appointed by the Municipal Manger 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 housing department; and
 - (vi) any other department deemed necessary.

15. Establishment of Intergovernmental Steering Committee

- (1) If the Council establishes an intergovernmental steering committee, the Municipality must, in writing, invite written nominations for representatives to serve on the intergovernmental steering committee from the following persons or organs of state:—
 - (a) the delegated party of the national and provincial government department responsible for land use planning;
 - (b) the delegated party of the provincial government department responsible for environmental affairs;
 - (c) the delegated party of the provincial government department responsible for agriculture;
 - (d) relevant organs of state; and
 - (e) any other department deemed necessary by the municipality.

16. Procedure with Intergovernmental Steering Committee

- (1) If the Council establishes an intergovernmental steering committee, the project committee must compile a draft status quo document setting out an assessment of the existing levels of development and development challenges in the municipal area, and must submit it to the intergovernmental steering committee for comments.
- (2) After consideration of the comments of the intergovernmental steering committee, the project committee must complete the status quo document and submit it to the Council for adoption.
- (3) After finalising the status quo report the project committee must compile a first draft of the municipal spatial development framework or first draft amendment of the municipal spatial development framework and submit it to the intergovernmental steering committee for comments.
- (4) After consideration of the comments of the intergovernmental steering committee, the project committee must complete the first draft of the municipal spatial development framework or first draft amendment of the municipal spatial development framework and submit it to the Council to approve the publication thereof for public comments in accordance with the process adopted in terms of section 28 and 29 of the Municipal Systems Act.
- (5) After consideration of the comments and representations of the intergovernmental steering committee, as a result of the publication contemplated in subsection (4), the project committee must compile a final municipal spatial development framework or final amendment of the municipal spatial development framework and submit it to the intergovernmental steering committee for comment.
- (6) After consideration of the comments of the intergovernmental steering committee contemplated in subsection (5), the project committee must complete the final draft of the municipal spatial development framework or final draft amendment of the municipal spatial development framework and submit it to the Council for adoption.
- (7) If the final municipal spatial development framework or final amendment of the municipal spatial development framework contemplated in subsection (6) is materially

different to what was published in terms of subsection (4), the Municipality must in accordance with subsections(4), (5) and (6) read with the necessary changes, follow a further consultation and public participation process before the municipal spatial development framework or amendment of the municipal spatial development framework is adopted by the Council.

- (8) The Council or the project committee may at any time in the process of compiling a municipal spatial development framework or drafting an amendment of the spatial development framework request comments from the intergovernmental steering committee.
- (9) The Council must adopt the final municipal spatial development framework or final amendment of the municipal spatial development framework, with or without amendments, and must within 28days of its decision give notice thereof in the media and the Provincial Gazette.

17. Procedure without Intergovernmental Steering Committee

- (1) If the Council does not establish an intergovernmental steering committee to compile or amend its municipal spatial development framework, the project committee or the responsible planning department may—
 - (a) compile a draft status quo document setting out an assessment of the existing levels of development and development challenges in the municipal area and submit it to the Council for adoption;
 - (b) after adoption of the status quo document, compile a draft municipal spatial development framework or draft amendment of the municipal spatial development framework and submit it to the Council to approve the publication thereof for public comment;
 - (c) after approval of the draft municipal spatial development framework or draft amendment of the municipal spatial development framework for publication contemplated in sub-section(b), submit the draft municipal spatial development framework or draft amendment of the municipal spatial development framework to the MEC for comment in; and
 - (d) after consideration of the comments received from the public and the MEC, submit a final municipal spatial development framework or final amendment of the municipal spatial development framework, with any further amendments, to the Council for adoption.
- (2) The Council must adopt the final municipal spatial development framework or final amendment of the municipal spatial development framework, with or without amendments, and must within 28 days of its decision give notice thereof in the media and the Provincial Gazette.

18. Functions and Duties of Project Committee

- (1) The members of the project committee must, in accordance with the directions of [the executive authority/executive mayor/committee of councillors]—

- (a) compile a municipal spatial development framework or draft an amendment of the municipal spatial development framework for adoption by the Council;
 - (b) provide technical knowledge and expertise to the Council;
 - (c) monitor progress and ensure that the compilation of the municipal spatial development framework or drafting of the amendment of the municipal spatial development framework is progressing according to the approved process contemplated in section this chapter;
 - (d) guide the public participation process and ensure that the registered affected parties remain informed;
 - (e) oversee the incorporation of amendments to the draft municipal spatial development framework or draft amendment of the municipal spatial development framework based on the consideration of the comments received during the process of drafting thereof;
 - (f) oversee the drafting of a report setting out the response of the Municipality to the provincial comments issued;
 - (g) ensure alignment of the municipal spatial development framework with the development plans and strategies of other affected municipalities and other organs of state as contemplated in section 24(1) of the Municipal Systems Act;
 - (h) facilitate the integration of other sector plans into the municipal spatial development framework;
 - (i) if the Municipality decides to establish an intergovernmental steering committee—
 - (i) assist the Municipality in ensuring that the intergovernmental steering committee is established and that timeframes are adhered to; and
 - (ii) ensure the flow of information between the project committee and the intergovernmental steering committee.
- (2) The members of the intergovernmental steering committee must—
- (a) provide the intergovernmental steering committee with the following:
 - (i) technical knowledge and expertise;
 - (ii) input on outstanding information that is required to draft the municipal spatial development framework or an amendment thereof;
 - (iii) information on the locality of projects and budgetary allocations; and
 - (iv) written comments.
 - (b) communicate to the intergovernmental steering committee any current or planned projects that have an influence on the municipal area; and
 - (c) provide the project committee with written comments.

CHAPTER 3

LAND USE SCHEME

19. Land Use Scheme

- (1) The Municipality shall adopt and approve, after public consultation, a single land use scheme for its entire area as prescribed in Section 24 of the Act.
- (2) A land use scheme adopted in terms of subsection (1) above must-
 - (a) include appropriate categories of land use zoning and regulations for the entire municipal area, including areas not previously subject to a land use scheme;
 - (b) take cognisance of any environmental management instrument adopted by the relevant environmental management authority, and must comply with environmental legislation;
 - (c) include provisions that permit the incremental introduction of land use management and regulation in areas under traditional leadership, rural areas, informal settlements, slums and areas not previously subject to a land use scheme;
 - (d) include provisions to promote the inclusion of affordable housing in residential land development;
 - (e) include land use and development incentives to promote the effective implementation of the spatial development framework and other development policies;
 - (f) include land use and development provisions specifically to promote the effective implementation of national and provincial policies; and
 - (g) give effect to municipal spatial development frameworks and integrated development plans.
- (3) The land use scheme may include provisions relating to-
 - (a) the use and development of land only with the written consent of the Municipality;
 - (b) specific requirements regarding any special zones identified to address the development priorities of the Municipality; and
 - (c) the variation of conditions of a land use scheme other than a variation which may materially alter or affect conditions relating to the use, size and scale of buildings and the intensity or density of land use.

20. Purpose and Content of Land Use Scheme

- (1) The land use scheme adopted and approved in terms of section 19 above must give effect to and be consistent with the Municipality's municipal spatial development framework and determine the use and development of land within the Municipality's area of jurisdiction in order to promote-
 - (a) economic growth;
 - (b) social inclusion;

- (c) efficient land development; and
 - (d) minimal impact on public health, the environment and natural resources.
- (2) The land use scheme must include-
- (a) scheme regulations setting out the procedures and conditions relating to the use and development of land in any zone;
 - (b) a map indicating the zoning of the municipal area into land use zones; and
 - (c) a register of all amendments to such land use scheme.

21. Legal effect of land use scheme

- (1) An adopted and approved land use scheme-
- (a) has the force of law and all land owners and users of land, including the Municipality, state-owned enterprises and organs of state within the Municipality's area of jurisdiction are bound by the provisions of such a land use scheme;
 - (b) replaces all existing schemes within the Municipality's area of jurisdiction to which the land use scheme applies; and
 - (c) provides for land use and development rights.
- (2) Land may be used only for the purposes permitted-
- (a) by a land use scheme; or
 - (b) by a town planning scheme, until such scheme is replaced by a land use scheme.
- (3) The Municipality has a duty to enforce the provisions of its town-planning scheme, until such scheme is replaced by a land use scheme, and any use of land which is deemed contrary to such land use scheme shall constitute a criminal offence.
- (4) A land use scheme developed and approved in terms of section 19 above must address conflict between the land use scheme adopted and the one it purports to repeal or replace.

22. Municipality amend its Land Use Scheme

- (1) The Municipality may amend its land use scheme by the rezoning of any municipal owned land necessary if the amendment-
- (a) is in the public interest;
 - (b) achieve the developmental goals and objectives;
 - (c) to advance, or is in the interest of, a disadvantaged community; and
 - (d) in order to further the vision and development goals and objectives of the Municipality as set out in its Integrated Development Plan and Municipal Spatial Development Framework.
- (2) Where the Municipality intends to amend its land use scheme a land development application process must be followed which include a public participation process to ensure all affected parties have the opportunity to make representations on, object to and appeal the decision.

CHAPTER 4

MUNICIPAL PLANNING TRIBUNAL AND AUTHORISED OFFICIAL

23. Establishment of Municipal Planning Tribunal

- (1) The Municipality shall in order to determine land development applications within its area of jurisdiction:-
 - (a) establish a Municipal Planning Tribunal;
 - (b) by agreement with one or more municipalities establish a joint Municipal Planning Tribunal; or
 - (c) agree to the establishment of a district Municipal Planning Tribunal by the District Municipality.
- (2) An agreement referred to in subsection (1)(b) or (c) must be published in the Provincial Gazette and must provide for—
 - (a) the composition of the Municipal Planning Tribunal;
 - (b) the terms and conditions of appointment of members of the Municipal Planning Tribunal; and
 - (c) the determination of rules and proceedings of the Municipal Planning Tribunal.

24. Municipal Planning Decision-Making Structures

- (1) Applications are decided by—
 - (a) an authorized employee / official who has been authorized by the Municipality to consider and determine the applications per the Municipality's approved terms of reference and delegated authority as delegated to it by the Municipality;
 - (b) the Municipal Planning Tribunal shall decide applications referred to it as per the Municipal Planning Tribunal's approved terms of reference and delegated authority as delegated to it by the Municipality.
 - (c) the Appeal Authority where an appeal has been lodged against a decision of the Municipal Planning Tribunal and/ or authorised employee / official.

25. Composition of Municipal Planning Tribunal for Municipal Area

- (1) A Municipal Planning Tribunal established in terms of subsection 23(1) must consist of the following members:
 - (a) officials in the full-time service of the Municipality, appointed by the Municipality; and
at the sole discretion of the Municipality it may also include-
 - (b) persons appointed by the Municipality who are not municipal officials and who have knowledge and experience of spatial planning, land use management and land development or the law relating thereto.

- (2) Municipal Councillors shall not be members of a Municipal Planning Tribunal.
- (3) A Municipal Planning Tribunal must consist of at least 5 (five) members or more as the Municipality deems necessary.
- (4) A Municipal Planning Tribunal may designate at least three (3) members of the Tribunal which will form a quorum to hear, consider and decide a matter which comes before it.
- (5) The Municipality must designate a member of the Municipal Planning Tribunal as chairperson.
- (6) The terms and conditions of service of members of the Municipal Planning Tribunal as envisaged in subsection (1)(a) and(1)(b) above shall be as per Schedule 1 of the Spatial Planning and Land Use Management Act Regulations.
- (7) The members of the Municipal Planning Tribunal must also adhere to and will be required to sign a code of conduct as approved by the Municipality, which will be substantially in accordance with Schedule 3 of the Spatial Planning and Land Use Management Act Regulations.
- (8) The members of the Municipal Planning Tribunal will also be subject to disqualification from membership as set out in section 38 of the Spatial Planning and Land Use Management Act.
- (9) Should the municipality, in its sole discretion, decide to appoint members to the Municipal Planning Tribunal as envisaged in subsection (1)(b)above, it shall comply with the call for nomination procedures as set out in the Spatial Planning and Land Use Management Act Regulations.
- (10) The members of the Municipal Planning Tribunal referred to in subsection (1)(b) may be appointed only after the Municipality, by notice in the *Provincial Gazette* and in other media that the Municipality considers appropriate, has invited interested parties to submit within the period mentioned in the notice, names of persons who are fit and proper persons to be so appointed.

26. Meetings of Municipal Planning Tribunal for Municipal Area

- (1) The Municipal Planning Tribunal contemplated in Section 23(1)(a) must determine its own internal arrangements, proceedings and procedures and those of its committees by drafting rules for—
 - (a) the convening of meetings;
 - (b) preparation and distribution of agendas
 - (c) the procedure at meetings including:-
 - (i) formal meeting procedures;
 - (ii) apologies;
 - (iii) attendance, and
 - (iv) the frequency of meetings.

- (2) Decisions of the Municipal Planning Tribunal are taken by resolution of a majority of all the members present at a meeting of the 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 deliberative vote as a member of the Municipal Planning Tribunal.
- (3) 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 rules of the Municipal Planning Tribunal.

27. Administrator for Municipal Planning Tribunal for Municipal Area

- (1) The Municipal Manager must appoint an employee as the Administrator and other staff for the Municipal Planning Tribunal in terms of the Systems Act.
- (2) The Administrator 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 for 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) perform the administrative functions in connection with the proceedings of the Municipal Planning Tribunal;
 - (g) 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;
 - (h) 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;
 - (i) notify parties of decisions and procedural directives given by the Municipal Planning Tribunal;
 - (j) 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
 - (v) keep records by any means as the Municipal Planning Tribunal may deem expedient.

28. Functioning of Municipal Planning Tribunal for Municipal Area

- (1) The meetings of the Municipal Planning Tribunal contemplated in section 23(1)(a) must be held at the times and places as the chairperson may determine.
- (2) The meetings of the Municipal Planning Tribunal must be held at least once per month if there are applications to consider.

29. Powers and functions of a Municipal Planning Tribunal

- (1) A Municipal Planning Tribunal may-
 - (a) approve, in whole or in part, or refuse any application referred to it in accordance with this By-law;
 - (b) in approval of any application, impose any reasonable conditions, including conditions related to the provision of engineering services and the payment of any engineering services contributions;
 - (c) make an appropriate determination regarding all matters necessary or incidental to the performance of its functions in terms of this By-law, Spatial Planning and Land Use Management Act and/or any Provincial legislation;
 - (d) conduct any necessary investigation;
 - (e) give directions relevant to its functions to any person in the service of the Municipal Entity; or
 - (f) decide any question concerning its own jurisdiction.
- (2) A Municipal Planning Tribunal must keep a record of all its proceedings and decisions.
- (3) A Municipal Planning Tribunal must provide reasons for any of its decisions made on a land development application.

30. Classification of applications to be determined by the Municipal Planning Tribunal

- (1) Subject to section 32(2), the Municipal Planning Tribunal shall decide any application submitted in terms of this bylaw, municipal land use scheme or any other applicable law relating to land development that are an:-
 - (a) opposed land development application;
 - (b) application that falls outside the ambits of the municipal spatial development framework;
 - (c) application that falls outside any policy, procedure, standard, requirement and guideline used or implemented by the municipality; and
 - (d) application that was commented on negatively by any external Department and /or any institution and / or parastatal and or internal municipal department.

A Municipal Planning Tribunal shall also decide applications envisaged in Section 91 of this By-law.

31. Authorised official

- (1) As envisaged in terms of section 35(2) of the Act the Municipality may authorise an official in terms of a proper delegated power to decide certain land development applications.
- (2) An authorised official in terms of the Municipal Delegated Authority, may-
 - (a) approve, in whole or in part, or refuse any application referred to it in accordance with this By-law;
 - (b) where a land development application is refused by an authorised official the application shall be referred to the municipal planning tribunal.
 - (c) in approval of any application, impose any reasonable conditions, including conditions related to the provision of engineering services and the payment of any engineering services contributions;
 - (d) make an appropriate determination regarding all matters necessary or incidental to the performance of its functions in terms of this By-law, the Act and/or any Provincial legislation;
 - (e) conduct any necessary investigation;
 - (f) give directions relevant to its functions to any person in the service of the Municipal Entity; or
 - (g) decide any question concerning its own jurisdiction.
- (3) An authorised official must keep a record of all its proceedings and decisions.
- (4) An authorised official must provide reasons for any of its decisions made on a land development application.

32. Classification of applications to be decided by the authorised official

- (1) The authorised official may only decide unopposed land development applications submitted in terms of this By-law, or the municipal land use scheme or any other applicable law relating to land development which application complies with the provisions of section 4 above.
- (2) Notwithstanding subsection (1) above, such authorised official will have the discretion to forward any application referred to him/her to the Municipal Planning Tribunal for a decision.

CHAPTER 5

DEVELOPMENT MANAGEMENT

33. Non-conforming uses

- (1) A non-conforming use provides that land that is being used lawfully in terms of an existing zoning for a purpose that does not comply with a proposed zoning may continue to be used for that purpose when the new zoning or land use scheme comes into operation.
- (2) A non-conforming use does not constitute an offence in terms of this By-law.

- (3) A non-conforming use may continue as long as it remains otherwise lawful, subject to the following:
 - (a) if the non-conforming use ceases for any reason for a period of more than twenty-four consecutive months, any subsequent use of the property must conform to the requirements of this By-law, with or without temporary uses;
 - (b) an appropriate land development application contemplated in Section 4 must be made for the alteration or extension of buildings or structures in respect of the non-conforming use;
 - (c) the owner bears the onus of proving that the non-conforming use right exists; and
 - (d) the use right is limited to the area of the building or land on which the proven use right is in existence.
- (4) Subject to subsection (3)(a) and (3)(b), if an existing building, which constitutes a non-conforming use, is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building, the Municipality may grant permission for the reconstruction of such building subject to conditions.

34. Continuation of application after change of ownership of land

- (1) If land that is the subject of an application is transferred to a new owner, the new owner may continue with the application as the successor in title to the previous owner and the new owner is regarded as the applicant for the purposes of this By-law, provided that the following is submitted to the municipality:
 - (a) proof of change of ownership; and
 - (b) an amended power of attorney, if an agent was appointed to make the application.
- (2) The new owner must advise the Municipality in writing of the continuation of the application.

35. Pre-Application Consultation

- (1) The Local Municipality may require an applicant who intends to submit an application to meet with the authorised official for a pre-application consultation before he submits an application to the Municipality in order to determine the information to be submitted with the application.
- (2) The Local Municipality may make guidelines for determining whether an application requires a pre-application consultation, the nature of the information that is required, the employees from the Local Municipality or other organs of state that must attend the meeting and the procedures to be followed.
- (3) The Municipality must keep record of a pre-application consultation.

CHAPTER 6

APPLICATION PROCEDURES FOR LAND DEVELOPMENT APPLICATIONS

Part 1

Consent use, Written Consent and building line relaxation (if not in scheme)

36. Consent use application and Written Consent

- (1) An applicant may submit a consent use application in terms of this By-law and as provided for in the municipal land use scheme / an existing town planning scheme to use the land or any building on the land for a particular purpose as a secondary right as set out in Schedule 2 to this by -law.
- (2) A consent use application as envisaged in subsection (1) above shall comply with the following procedures:
 - (a) The applicant shall at his own expense give notice once of the intended application in a newspaper circulating the area and give notice to the adjoining and directly opposite land owners. Such notice shall be in English and any other official language at the discretion of the Municipality;
 - (b) Such notice shall be displayed on the land from the same date as the submission date of the application to the Municipality;
 - (c) Such notice shall be in the format as prescribed by the Municipality;
 - (d) Such notice shall be displayed in a conspicuous place as prescribed by the Municipality on the land in question where it would be best and easily visible and can be easily read from each and every adjacent public street;
 - (e) Such notice shall be maintained in a clearly legible condition for a period of not less than 14 days from the date of submission of the application to the Municipality;
 - (f) Such notice shall reflect full details of the application including, but not limited to, the street address, the name of the township, a clear description of the property concerned and the nature and general purpose of the application;
 - (g) Such notice shall reflect the date on which such application was submitted to the Municipality and it shall reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
 - (h) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the Municipality's offices and that any objection, comment or representation in regard thereto must be submitted timeously to both the Municipality and the person mentioned in subsection (2)(g) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from date of first displaying the notice on the land under consideration; and
- (3) Proof of compliance with subsection (2) above in the form of a written affidavit shall be submitted to the Municipality prior to the application being considered.

- (4) The Municipality shall forward all comments, objections and representation to the applicant within 14 days after the time period to submit any comments, objections or representations has expired.
- (5) Where objections, comments and/or representations have been received as a result of subsection (2) above, the applicant may respond in writing thereto to the Municipality within 14 days of date of receipt of such objection, comment and/or representation where after the Municipality shall refer the application without delay to the Municipal Planning Tribunal for determination.
- (6) No decision on the application shall be taken unless due regard has been given to each objection, comment and representation lodged timeously.
- (7) Subject to section 31, in the instance of an unopposed application, a decision on the application shall be taken by the authorised official within 180 days of date of expiry of the time period mentioned in subsection (2)(h) above.
- (8) Such consent use application may be refused or it may be approved subject to any conditions it may deem fit and it may include a condition that-
 - (a) the consent shall lapse if the use of the land or building concerned is not commenced with within the period stated in the condition;
 - (b) the consent shall lapse if it is discontinued for a period stated in the conditions;
 - (c) the consent shall lapse on the expiry of a period or on the occurrence of an event stated in the condition;
 - (d) the consent may be withdrawn if there has been non-compliance with any of the conditions of approval or because of change of circumstances;
 - (e) a contribution be paid to the Municipality in respect of engineering services where it will be necessary to enhance or improve such services as a result of the consent granted; and
 - (f) a contribution, in terms of Schedule 3, be paid to the Municipality in respect of open spaces or parks where the granting of the consent will bring about a higher residential density.
- (9) Whether a decision was taken on the application by the authorised official and/ or the Municipal Planning Tribunal, the Municipality shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.
- (10) The Municipality shall keep a proper record of each consent use application granted.
- (11) The contribution and amount of money envisaged in subsection (8)(e) and (8)(f) above shall become due and payable within 60 days from date of the expiry of the time period referred to in section 66 of this By-law.
- (12) Temporary Uses

Notwithstanding anything to the contrary contained in this scheme, it shall be competent for the local authority to consent to the temporary use of any land or building within any use zone, for any of the following:

1. The erection and use of temporary buildings or the use of existing buildings for purposes of site offices, storerooms, workshops or such other uses as are, in the opinion of the local authority necessary during the construction of any permanent building or structure on the land: Provided that such consent shall ipso facto lapse upon completion of the permanent building of structure.
2. The adhoc use of land or buildings for concerts, fairs, circuses, bazaars, flea markets or public gatherings.
3. The use of the land or buildings thereon for state or Municipal purposes: A written Consent shall comply with the following procedures:

Provided that any such consent shall be for a period not exceeding 12 months subject thereto that the total of such periods shall not exceed 5 years.

37. Building line relaxation application

- (1) Any building line restriction imposed on land in terms of the Municipality's land use scheme or any other scheme that may still be applicable to the land under consideration, may be relaxed in terms of an application submitted by an applicant in terms of this By-law.
- (2) A building line relaxation application as envisaged in subsection (1) above shall comply with the following procedures:
 - (a) A letter, accompanied by a proposed building plan and locality plan, shall be dispatched in writing and by registered post, by hand or by any other means available to any adjoining owners whom, at the discretion of the Municipality, may possibly be adversely affected by the relaxation of the applicable building line restriction setting out the following:
 - (i) Full details of the application including, but not limited to, the street address, the name of the township, a clear erf description of the erf concerned and the nature and general purpose of the application with specific emphasis on which building lines (side/rear or street) are being applied for;
 - (ii) The date on which such application was submitted to the Municipality and it shall reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application; and
 - (iii) That any objection, comment or representation in regard thereto must be submitted timeously to both the Municipality and the person mentioned in subsection (2)(a)(i) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 14 days from date of receipt of the letter.
 - (b) Proof of compliance with subsection (2)(a) above in the form of a written affidavit must be submitted to the Municipality prior to consideration of the application.

- (3) The Municipality shall forward all comments, objections and representation to the applicant within 14 days after the time period to submit any comments, objections or representations has expired.
- (4) Where objections, comments and/or representations have been received as a result of subsection (2)(a)(iii) above, the applicant may respond in writing thereto to the Municipality within 14 days of date of receipt of such objection, comment and/or representation where after the Municipality shall refer the application without delay to the Municipal Planning Tribunal for determination.
- (5) No decision shall be taken on the application unless due regard has been given to each objection, comment and representation lodged timeously.
- (6) In the instance of an unopposed application, a decision on the application shall be taken by the authorised official within 30 days after the date of expiry of the time period mentioned in subsection (2)(a)(iii) above.
- (7) Such building line relaxation may be refused or approved subject to any condition the Municipality may deem fit.
- (8) Whether a decision was taken on the application by the authorised official or the Municipal Planning Tribunal, the Municipality shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.
- (9) The Municipality shall keep a proper record of each building line relaxation application granted.
- (10) No building plans may be approved in terms of the National Building Regulations and Building Standards Act showing a proposed building within a building line restriction area without the approval of such building line relaxation application as envisaged in subsection (1) above.

Part 2

Amendment of Land Use Scheme (Rezoning) and matters related thereto

38. Amendment of land use scheme application (Rezoning)

- (1) An applicant who wishes to have a provision of the Municipality's land use scheme or any provision of any other scheme, which may still be applicable to the land under consideration amended, may lodge an application in terms of this By-law to the Municipality for consideration in terms of Schedule 2.
- (2) An application for the amendment of a provision of the Municipality's land use scheme or any other scheme that may still be applicable to the land under consideration as envisaged in subsection (1) above shall comply with the following procedures:
 - (a) Notice of the application shall be given once by simultaneously publishing a notice in the Provincial Gazette and two newspapers that circulates within the area of jurisdiction of the Municipality in English and any other official language at the discretion of the Municipality;

- (b) Such notice shall clearly reflect in terms of which section of this By-law the application is made and which land use scheme or any other scheme is applicable;
 - (c) Such notice shall reflect full details of the application including, but not limited to, the street address, the name of the township, a clear description of the property concerned and the nature and general purpose of the application;
 - (d) Such notice shall further reflect the date on which such application was submitted to the Municipality and it shall reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
 - (e) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the Municipality's offices and that any objection, comment or representation in regard thereto must be submitted timeously to the Municipality in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of publication of the notice as envisaged in subsection (2)(a) above.
 - (f) A notice that contains the same detail as envisaged in subsections (2)(b) – (2)(e) above shall be displayed on the land under consideration in English and any other official language at the discretion of the Municipality;
 - (g) Such notice shall be displayed on the land from the same date as the date of the publication of the notice mentioned in subsection (2)(a) above;
 - (h) Such notice shall be in the format as determined by the Municipality;
 - (i) Such notice shall be displayed in a conspicuous place on the land in question where it would be best and easily visible and can be easily read from each and every adjacent public street; and
 - (j) Such notice shall be maintained in a clearly legible condition for a period of not less than 21 days from the date of publication of the notice mentioned in subsection (2)(a) above.
- (3) Proof of compliance with subsection (2) above must be submitted to the Municipality in the form of a written affidavit prior to the consideration of the application.
- (4) The Municipality shall forward a copy of each objection, comment and representation received in terms of the notices envisaged in subsections (2)(a), (2)(f) in respect of the application to the applicant and the applicant may respond in writing thereto to the Municipality within 14 days of date of receipt of such objection, comment and/or representation where after the Municipality shall refer the application without delay to the Municipal Planning Tribunal for determination.
- (5) No decision shall be taken on the application unless due regard has been given to each objection, comment and/or representation lodged timeously.
- (6) In the instance of an unopposed application, a decision on the application shall be taken by the authorised official within 180 days after the date of expiry of the time periods mentioned in subsections (2)(e) above.
- (7) An applicant may at any stage prior to a decision been taken on the application, amend or withdraw his application provided that with an amendment, the amendment is not

regarded in the opinion of the Municipality as being material which would warrant re-compliance with subsection (2).

39. Decision and post-decision procedures – Amendment of Land Use Scheme

- (1) An application for the amendment of a provision of the Municipality's land use scheme or any other scheme that may still be applicable to the land under consideration as envisaged in section 38(1) above may be approved subject to any condition the Municipality deems fit or it may be refused.
- (2) Whether a decision was taken on the application by the authorised official or the Municipal Planning Tribunal, the Municipality shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.
- (3) The Municipality shall keep a proper record of each application granted under subsection (1) above.
- (4) Where the Municipality has approved an application as envisaged under section 38(1) read with subsection (1) above and after the expiry of the time period envisaged in section 70(1) of this By-law, the applicant shall give notice in English thereof in the Provincial Gazette and state in the notice that a copy of the application as approved will lie for inspection at all reasonable times at its office and thereupon the application shall be deemed to be an approved scheme which is an amendment scheme.
- (5) Prior to the notice being published as envisaged in subsection (4) above, the applicant may abandon the approval by giving written notice to the Municipality.
- (6) The Municipality shall cause a copy of every approved scheme as envisaged in subsection (4) above to lie for inspection at all reasonable times at its office.
- (7) An approved scheme as envisaged in subsection (1) above shall come into operation on the date of publication of the notice envisaged in subsection (4) above.
- (8) The Municipality shall observe and enforce the provisions of the scheme from the date of it coming into operation and any person who contravenes a provision of an approved scheme shall be guilty of an offence.

40. Correction of errors or omissions

- (1) Where the Municipality is of the opinion that any error or omission in an approved scheme relating to land situated within its area of jurisdiction may be corrected without the necessity of following the provisions of sections 38 and 39 above again, it may correct such error or omission by notice in the *Provincial Gazette*.

41. Prohibition of a further application in certain circumstances

- (1) Where the Municipality has approved an application envisaged in section 39(1) above, no person shall in respect of the land to which the amendment scheme relates apply for a further amendment in terms of section 39(1) within a period of 24 months from the date of coming into operation of the scheme.

- (2) Notwithstanding subsection (1) above, the Municipality may, upon written application, grant consent that, due to an acceptable change of circumstances, a further amendment application as envisaged in section 39(1) above may be submitted.
- (3) Within a period of 30 days from date of receipt of the change of circumstances application envisaged in subsection (2) above, the municipality shall consider the application and notify the applicant of its decision.

42. Contributions to be paid in respect of external engineering services and Open Spaces or Parks

- (1) Where an amendment scheme which is an approved scheme came into operation in terms of section 39(7) above, the Municipality may within a period of 30 days from the date of commencement of the scheme, by registered letter, by hand or by any other means available direct the applicant to which the scheme relates to pay a contribution to it in respect of the provision of:
 - (a) the engineering services envisaged in section 66 of this By-law where it will be necessary to enhance or improve such services as a result of the commencement of the amendment scheme;
 - (b) open spaces or parks where the commencement of the amendment scheme will bring about a higher residential density.
- (2) The letter envisaged in subsection (1) above shall state the:
 - (a) the amount of the contribution payable;
 - (b) particulars of the manner in which the amount of the contribution was determined; and
 - (c) the purpose for which the contribution is required.
- (3) An applicant who:
 - (a) wishes to avoid the payment of a contribution envisaged in subsection (1) above may request the Municipality to repeal the amendment scheme concerned;
 - (b) wishes to avoid payment of or wishes to reduce the amount of a contribution envisaged in subsection (1) above,
 - (c) may in terms of section 38(1) above apply for the further amendment of the land use scheme concerned, within a period of 60 days from the date of the letter envisaged in subsection (1) above.
- (4) On receipt of a request as envisaged in subsection (3)(a) above the Municipality shall grant or refuse the request and, if granted, give notice thereof in the Provincial Gazette at the cost of the applicant.
- (5) Where the Municipality has given notice of such repeal in terms of subsection (4) above, the obligation to pay any contribution envisaged in subsection (1) above shall lapse from the date of the notice envisaged in subsection (4) above and any contribution already paid shall be refunded.

- (6) The contribution levied under subsection (1) above shall become due and payable within 30 days of the expiry of the 60-day time period envisaged in subsection (3) above.
- (7) No building plans in respect of the approved scheme shall be approved in terms of the National Building Regulations and Building Standards Act unless the contribution levied under subsection (1) above has been settled in full.
- (8) The Municipality may consider a request, on good cause shown, that:
 - (a) the contribution levied under subsection (1) above be paid over a specific period of time not exceeding three (3) years in instalments;
 - (b) that a prospective new purchaser be liable for the contribution in terms of an agreement/undertaking after transfer; or
 - (c) that payment of the contribution be postponed for a period not exceeding three years where security or a guarantee for the contribution has been provided to the satisfaction of the Municipality.
- (9) In exercising any of the powers under subsections (8)(a) to (8)(c) above, the Municipality may impose any condition it may deem fit including a condition regarding interest.

43. Lapsing of rezoning and extension of validity periods

- (1) Subject to section 39(1), a rezoning approval lapses after a period of three years from the date that the approval comes into operation if, within that three-year period—
 - (a) the land use is not used in accordance with the approval; or
 - (b) the following requirements have not been met:
 - (i) the approval by the Municipality of a building plan envisaged for the use of the approved use right; and
 - (ii) commencement of the construction of the building contemplated in subsection(i).
- (2) An applicant may apply to the approval authority for the extension of the three (3) year period referred to in subsection (1) to a maximum of an additional two years by submitting a motivation and good reason.
- (3) The approval authority may grant or refuse the application refer to in Section (2) above.

Part3

Township establishment, division/phasing of an approved township, extension of boundaries of an approved township and matters related thereto

44. Township establishment application

- (1) An applicant who wishes to establish a township on its land, which falls within the jurisdiction of the Municipality, may submit an application to the Municipality in writing as prescribed in Schedule 2 of the By-law.

- (2) A township must be established on any farm portion or agricultural holding where the development will result into a township.
- (3) An application for the establishment of a township as envisaged in subsection (1) above shall comply with the following procedures:
 - (a) Notice of the application shall be given once a week for two consecutive weeks by simultaneously publishing a notice in the Provincial Gazette and two newspapers that circulates within the area of jurisdiction of the Municipality in English and any other official language at the discretion of the Municipality;
 - (b) A letter shall be dispatched in writing by registered post, by hand or by any other means available to any adjoining owners whom, at the discretion of the Municipality, may possibly be adversely affected by the application
 - (c) Such notice shall clearly reflect in terms of which section of this By-law the application is made and which land use scheme or any other scheme will be applicable;
 - (d) Such notice shall reflect full details of the application including, but not limited to, the street address, the proposed name of the township, a clear property description of the land concerned and the nature and general purpose of the application;
 - (e) Such notice shall further reflect the date on which such application was submitted to the Municipality and it shall reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
 - (f) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the Municipality's offices and that any objection, comment or representation in regard thereto must be submitted timeously to the Municipality in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of the first publication of the notice as envisaged in subsection (3)(a) above.
 - (g) A notice that contains the same detail as envisaged in subsections (3)(b) to (3)(e) above shall be displayed on the land under consideration in English and any other official language at the discretion of the Municipality;
 - (h) Such notice shall be displayed on the land from the same date as the date of the publication of the notice mentioned in subsection (3)(a) above;
 - (i) Such notice shall be in the format as determined by the Municipality;
 - (j) Such notice shall be displayed in a conspicuous place on the land in question where it would be best and easily visible and can be easily read from each and every adjacent public street and/or road; and
 - (k) Such notice shall be maintained in a clearly legible condition for a period of not less than 21 days from the date of publication of the notice mentioned in subsection (2)(a) above.
- (4) Proof of compliance with subsection (3) above must be submitted to the Municipality in the form of a written affidavit prior to the consideration of the application.

- (5) Simultaneously to the actions in subsection (1) above, as part of the administrative phase, the applicant shall submit a copy of such application to:
 - (a) any Roads authority whether local (as a municipal owned Entity), Provincial or National which may have an interest in the application;
 - (b) any neighbouring municipality who may have an interest in the application; and
 - (c) any other stakeholder, Municipal Department, Provincial Department, National Department, Municipal Entity or any other interested party who may, in the discretion of the Municipality, have an interest in the application.
- (6) The interested parties mentioned in subsection (5)(a) to (5)(c) above to which a copy of the application has been forwarded shall submit its objection, comment and/or representation to the Municipality in writing within 60 days of date of receipt of the application, failing which, it shall be deemed that such interested party has no objection, comment or representation to make.
- (7) The Municipality shall forward a copy of each objection, comment and representation received in terms of the notice envisaged in subsections (3)(a) and from the interested parties in terms of subsection (5) above in respect of the application to the applicant within 14 days from the last day of the notice period and the applicant may respond in writing thereto to the Municipality within 28 days of date of receipt of such objection, comment and/or representation where after the Municipality shall refer the application without delay to the Municipal Planning Tribunal for determination.
- (8) No decision shall be taken on the application unless due regard has been given to each objection, comment and/or representation lodged timeously.
- (9) Prior to a decision being taken on a township application submitted under this section whether by the Municipal Planning Tribunal or the authorised official, the applicant may-
 - (a) of his own accord and with the consent of the Municipality; or
 - (b) at the request of the Municipality, amend his application, provided that the amendment is not regarded in the opinion of the Municipality as being material which would warrant re-compliance with subsections (3) and (5) above.

45. Consent to certain contracts and options – Township establishment

- (1) After an applicant has applied in terms of section 44(1) above to establish a township on his land, he may also apply to the Municipality for consent to enter into any contract for the sale, exchange or alienation or disposal in any other matter of an erf in the proposed township or to grant an option to purchase or otherwise acquire an erf in the proposed township.
- (2) The Municipality may grant such consent envisaged in subsection (1) above subject to any condition it may deem expedient, which may include a condition that the applicant shall, before entering into such contract or granting such option and within 6 months of granting the consent, furnish to the Municipality a guarantee of such type and for such amount as the Municipality may determine and which is otherwise to its satisfaction that the applicant will fulfil its duties in respect of the engineering services as envisaged in section 66(1) and if the applicant fails to do so the consent shall lapse.

- (3) The Municipality shall notify the applicant of its decision in writing and of any condition imposed.
- (4) Where the Municipality has granted such consent as envisaged in subsection (1) above, the contract or option shall contain a clause stating that the township concerned is not an approved township.
- (5) Where such contract or option does not contain such clause as envisaged in subsection (4) above, the contract or option shall, at any time before the township is declared an approved township, be voidable at the instance of any party to the contract or option, other than the person who alienates or disposes of the erf or who grants the option.
- (6) Any person who alienates or disposes of an erf and who enters into a contract or grants an option without such clause as envisaged in subsection (4) above shall be guilty of an offence.

46. Decision and post-decision procedures – Township establishment

- (1) After the provisions of section 44 have been complied with, the application may be approved, either wholly or in part, or refused or a decision thereon may be postponed, either wholly or in part.
- (2) Where the Municipality approves an application as envisaged in subsection (1) above, it may impose any condition it may deem expedient.
- (3) Whether a decision was taken on the application by the authorised official or the Municipal Planning Tribunal, the Municipality shall notify all relevant parties (including the Surveyor-General and the Registrar) of the decision in writing by registered post, by hand or by any other means available without delay.
- (4) After the applicant has been notified in terms of subsection (3) above that his application has been approved, but before the township is declared an approved township, the Municipality may, in consultation with the applicant, amend or delete any condition imposed in terms of subsection (2) above or add any further condition.
- (5) After an applicant has been notified in terms of subsection (3) that his application has been approved, the applicant shall within a period of 12 months from the date of such notice, or such further period as the Municipality may allow, lodge with the Surveyor-General for approval such plans, diagrams or other documents as may be required by the Surveyor-General and if the applicant fails to do so the approval will automatically lapse.
- (6) An application for an extension of time as envisaged in subsection (5) above shall be made prior to the expiry of the 12-month period stated in that subsection.
- (7) Where the applicant fails, within a reasonable time after he has lodged the plans, diagrams or other documents as envisaged in subsection (5) above, to comply with any requirement the Surveyor-General may lawfully impose, the Surveyor-General shall notify the Municipality accordingly and where the Municipality is satisfied, after hearing the applicant, that the applicant has failed to comply with any such requirement without good cause shown, the approval will automatically lapse.

- (8) After an applicant has been notified in terms of subsection (3) above that his application has been approved, the Municipality may-
 - (a) where the documents envisaged in subsection (5) above have not yet been lodged with the Surveyor-General; or
 - (b) where the documents envisaged in subsection (5) above have already been lodged with the Surveyor-General, in consultation with the Surveyor-General, consent to the amendment of such documents unless:
 - (i) the amendment is, in the Municipality's opinion, so material as to constitute a new application in terms of section 44(1) above;
 - (ii) the amendment is not regarded as material but that it warrants notice of the amendment to be given as envisaged in section 44(3) and/or 44(5) above.
- (9) The applicant shall lodge with the Municipality, within a period of 3 months from the date upon which the Surveyor-General has approved the plans, diagrams and any other documents envisaged in subsection (5) above, a certified copy or tracing of the general plan of the township and where the applicant fails to comply within the 3 month period, the Municipality may obtain a certified copy or tracing directly from the Surveyor-General at the applicant's costs.
- (10) After complying with subsection (5) above, the applicant shall lodge with the Registrar the plans, diagrams and any other documents as envisaged in subsection (5) above and as approved by the Surveyor-General together with the relevant title deeds for endorsement or registration, as the case may be, within 12 months from the date of approval of such plans, diagrams and any other documents by the Surveyor-General, or within such further period as the Municipality may allow.
- (11) The Registrar shall not accept such plans, diagrams or any other documents for endorsement or registration until such time as the Municipality has advised him in writing that the applicant has complied with such pre-proclamation conditions as the Municipality may require to be fulfilled before giving notice in terms of subsection (15) declaring that the township is an approved township.
- (12) Failure by the applicant to comply with subsection (10) above, the approval will automatically lapse.
- (13) An application for an extension of shall be made prior to the expiry of the 12-month period stated in subsection (10).
- (14) Having endorsed or registered the title deeds envisaged in subsection (10) above, the Registrar shall notify the Municipality thereof without delay and the Registrar shall not register any further transactions in respect of any land situated in the township thereafter until such time as the township is declared an approved township in terms of subsection (15).
- (15) After the notice envisaged in subsection (14) above and after compliance with subsections (5), (9),(10) and (11) above, the Municipality or the applicant shall, by giving notice in the *Provincial Gazette*, declare the township an approved township and it shall in a schedule to such notice set out the conditions on which the township is declared an approved township.

- (16) Any external engineering services and/or parks and open spaces contributions (if applicable) required to be paid in respect of the approved township as envisaged in section 67(1), shall be paid within 6 months from date of the notice envisaged in subsection (15) above or upon the issuing of the certificate envisaged in section 47(1) below, whichever ever happens first.
- (17) Where a township owner is required to transfer land to the Municipality or any other organ of state by virtue of a condition set out in the schedule envisaged in subsection (15) above, the land shall be so transferred at the expense of the township owner within a period of 6 months from date of the publication of the notice envisaged in subsection (15) above or within such further period as the Municipality may allow.
- (18) With effect from the date of the approval by the Surveyor-General of the plans and diagrams as envisaged in subsection (5) above, the ownership in any road or public place in a township established in terms of this By-law, unless it is a private township, shall vest in the Municipality.

47. Prohibition of registration of certain deeds of transfer or endorsement on certain title deeds

- (1) The Registrar shall not register a deed of transfer by which ownership of an erf in a township is transferred unless the Municipality certifies that-
 - (a) the township has been declared an approved township in terms of section 46(15) above;
 - (b) that any condition as set out in the schedule envisaged in subsection 46(15) above has been complied with;
 - (c) the provisions of section 46(17) above in respect of the transfer of land to the Municipality or any other organ of state (if applicable) have been complied with;
 - (d) that the Municipality will, within a period of 3 months from the date of such certification, be able to provide the erf with such engineering services as it may deem necessary and that it is prepared to consider an application for the approval of a building plan in respect of the erf in question; and
 - (e) all outstanding external engineering services contributions and all amounts in lieu of open spaces or parks as envisaged in sections 67(1) and 68(4) in respect of the township has been paid in full.
- (2) The Registrar shall not endorse a title deed in terms of section 4C (1)(a) of the Housing Development Schemes for Retired Persons Act unless the certificate envisaged in subsection (1) above has been issued.

48. Failure to comply with requirements of the Municipality

- (1) Where an applicant has, for a period of one year from the date he was requested in writing to comply with any requirement of the Municipality in respect of an application envisaged in section 44(1) above, failed to comply, the Municipality shall notify the applicant of such failure and thereupon the application shall automatically lapse.

49. Division/phasing of an approved township

- (1) An applicant who has been notified in terms of section 46(3) above that his township application has been approved-
 - (a) may within a period of 6 months from the date of the notice, or such further period as the Municipality may allow;
 - (b) shall, if directed to do so by the Municipality, within such period as the Municipality may determine,
apply to the Municipality for the division of the approved township into two or more separate townships as outlined in Schedule 14 and 15.
- (2) On receipt of an application envisaged in subsection (1) above, the Municipality may-
 - (a) where the documents envisaged in subsection 46(5) have not yet been lodged with the Surveyor-General;
 - (b) where the documents envisaged in subsection 46 (5) above have been lodged with the Surveyor-General, after consultation with the Surveyor-General,
consent to the division of the township subject to any condition the Municipality may deem expedient.
- (3) Where consent has been granted in terms of subsection (2) above, the Municipality shall forthwith notify the applicant in writing thereof and of any condition imposed.
- (4) The applicant shall within a period of 3 months from the date of the notice envisaged in subsection (3) above, or such further period as the Municipality may allow, submit to the Municipality such plans, diagrams or other documents and furnish to it such information as it may require in respect of each separate township.
- (5) On receipt of the documents or information as envisaged in subsection (4) above, the Municipality shall forthwith notify the Surveyor-General and the Registrar in writing of the consent granted in terms of subsection (2) and such notice shall be accompanied by a copy of the plan of each separate township.
- (6) The granting of consent in terms of subsection (2) above and the notice envisaged in subsection (3) above shall, in respect of each separate township, be deemed to be the approval of an application as envisaged in section 46(1) above and a notice envisaged in section 46(3) above.

50. Extension of boundaries of an approved township

- (1) An owner of land as envisaged in section 49 of the Deeds Registries Act who wishes to have the boundaries of an approved township extended to include his land, may apply in writing to the Municipality.
- (2) The provisions of section 44(3) to 44(9) shall apply mutatis mutandis to an application envisaged in subsection (1) above and any reference to an application to establish a township shall be construed as a reference to an application to extend the boundaries of a township as envisaged in subsection (1) above.
- (3) After the provisions of section 44(3) to 44(9) have been complied with, the application may be approved, either wholly or in part, or refused or a decision thereon may be postponed, either wholly or in part.

- (4) Where the Municipality approves an application as envisaged in subsection (1) above, it may impose any condition it may deem expedient.
- (5) Whether a decision was taken on the application by the authorised official or the Municipal Planning Tribunal, the Municipality shall notify all relevant parties (including the Surveyor-General and the Registrar) of the decision in writing by registered post, by hand or by any other means available without delay.
- (6) Where the Municipality approves an application envisaged in subsection (1) above, it may-
 - (a) apply all or any of the conditions set out in the schedule envisaged in section 46(15) on which the township concerned was declared an approved township;
 - (b) impose a condition that the applicant shall pay to the Municipality an amount of money in respect of the provision of the engineering services envisaged in terms of section 66(1) where it will be necessary to enhance or improve such services as a result of the approval of the application envisaged in subsection (1) above.
- (7) Any condition imposed in terms of subsection (4) and (6) above shall be set out in a schedule to the proclamation envisaged in section 49 of the Deeds Registries Act and shall have the same force of law as a condition envisaged in section 46(15).

Part 4

Subdivision and Consolidation of an erf in an approved township and the subdivision and or consolidation of any other land

51. Subdivision and/or consolidation of an erf/erven in an approved township

- (1) An applicant of-
 - (a) an erf in an approved township who wishes to subdivide such erf;
 - (b) two or more erven in an approved township who wishes to consolidate such erven,may apply in writing, simultaneously or separately, as the case may be, to the Municipality as provided for in its land use scheme or any other town planning scheme that may still be applicable lodge an application in terms Schedule 2 with the Municipality setting out the proposed subdivision and/or consolidation.
- (2) An application as envisaged in subsection (1) above shall comply with the following procedure:
 - (a) A letter, accompanied by a plan showing the proposed subdivision and/or consolidation, shall be dispatched by the applicant in writing and by registered post, by hand or by any other means available, to any adjoining owners whom, at the discretion of the Municipality, may possibly be negatively affected by the application setting out the following:
 - (i) Full details of the application including, but not limited to, the street address, the name of the township, a clear erf description of the erf concerned and the nature and general purpose of the application;

- (ii) The date on which such application was submitted to the Municipality and it shall reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application; and
 - (iii) That any objection, comment or representation in regard thereto must be submitted timeously to both the Municipality and the person mentioned in subsection (2)(a)(ii) above in writing by registered post, by hand, by facsimile or by e-mail within a period of 14 days from date of receipt of the letter.
- (b) Proof of compliance with subsection (2)(a) above in the form of a written affidavit must be submitted to the Municipality prior to consideration of the application.
- (3) Where objections, comments and/or representations have been received as a result of subsection (2)(a)(iii) above, the applicant may respond in writing thereto to the Municipality within 14 days of date of receipt of such objection, comment and/or representation where after the Municipality shall refer the application without delay to the Municipal Planning Tribunal for determination.
- (4) No decision shall be taken on the application unless due regard has been given to each objection, comment and representation lodged timeously.
- (5) Subject to section 32(2), in the instance of an unopposed application, a decision on the application shall be taken by the authorised official within 30 days after the date of expiry of the time period mentioned in subsection (2)(a)(iii) above.
- (6) Such subdivision and/or consolidation application may be refused or approved subject to any condition the Municipality may deem fit provided with a consolidation application, if the Municipality fails to approve or refuse such application within 60 days from the date of receipt of all comments shall be deemed approved.
- (7) With a subdivision application, such condition may include a condition that the owner shall pay to the Municipality an amount of money in respect of the provision of-
 - (a) the engineering services envisaged in section 67(1) where it will be necessary to enhance or improve the services as a result of the subdivision;
 - (b) open spaces or parks, and such amount shall be determined by the Municipality in terms of this By-law or approved policy,provided that in calculating the amount of the contribution to be paid envisaged in subsections(7)(a) and (7)(b) above, a contribution that has been paid or has become due and payable under section 42(1) shall be taken into account.
- (8) Whether a decision was taken on the application by the authorised official or the Municipal Planning Tribunal, the Municipality shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.
- (9) The Municipality shall keep a proper record of each subdivision and consolidation application granted.
- (10) An application that has been approved in terms of subsection (6) above shall automatically lapse if not registered with the Surveyor-General and the Registrar within 12 months from date of approval or within such further period as the Municipality may allow.

- (11) An application for an extension of time as envisaged in subsection (10) above shall be made prior to the expiry of the 12-month period stated in that subsection.
- (12) The amount of money envisaged in subsection (7) above shall become due and payable within 60 days from date of registration of the application with the Registrar as envisaged in subsection (10) above.
- (13) The owner of land shall within 30 days after the Surveyor General has approved the diagram of the subdivision or the plan for consolidation in terms of the provisions of the Land Survey Act submit two (2) clear legible photocopies of the approved diagram or plan to the Municipality.

52. Cancellation and amendment of conditions/plan, endorsement of certain documents by Registrar and access

- (1) The Municipality may, prior to the registration of the subdivision and/or consolidation approval with the Surveyor-General and the Registrar as envisaged in section 51(10) above and in consultation with the applicant,-
 - (a) cancel the approval of an application submitted in terms of section 51(1) above;
 - (b) amend or delete any condition imposed in terms of section 51(6) above or add any conditions to those already imposed; and
 - (c) approve an amendment of the plan setting out the proposed subdivision and/or consolidation.
- (2) The Municipality may not approve an application envisaged in section 51(1) above if it will bring about a result which is in conflict with-
 - (a) any condition set out in the schedule as envisaged in section 46(15) on which the township concerned was declared an approved township;
 - (b) a condition of title imposed in terms of any law;
 - (c) a provision of an approved scheme applicable to the erf or erven in question.
- (3) The Municipality may not approve an application envisaged in section 51(1) above unless the Municipality is satisfied that each subdivided portion has satisfactory vehicular access to a public street, which access may be provided by means of a panhandle or a servitude.
- (4) If access to a public street is to be provided to more than one proposed subdivided portion by means of a single panhandle, the Municipality shall, when it approves the application for the subdivision of the erf concerned, impose a condition that the applicant shall cause a servitude of right of way in favour of each portion, other than the portion of which the panhandle forms part, to be registered over the latter portion.
- (5) The owner of land shall, before he submits a deed of transfer or certificate of registered title in respect of the subdivided portion to the Registrar for registration in terms of the Deeds Registries Act have the power of attorney in respect of the transfer or the application for such certificate endorsed by the authorised official of the Municipality to the effect that the owner of land has complied with the conditions imposed in terms of section 51(6) above or that arrangements in respect of such compliance, including the furnishing of guarantees in respect of any condition requiring payment of an amount of

money as envisaged in section 51(7) above, have been made to the satisfaction of the Municipality.

53. Subdivision of any other land

- (1) An owner of land, excluding land as envisaged in section 51(1) above, who wishes to divide such land may apply in writing to the Municipality and such application shall be as outlined in Schedules 3, 16, 17 and 18.
- (2) Subject to any other law that may be applicable to such land Section 30 of the Spatial Planning and Land Use Management Act shall apply.
- (3) The provisions of section 38(2)(a) to (2)(e) and 38(3) to 38(7) shall apply *mutatismutandis* to an application envisaged in subsection (1) above.
- (4) Subject to compliance with subsection (3) above, the application envisaged in subsection (1) above may be approved, either wholly or partly, or it may be refused or a decision thereon may be postponed.
- (5) Where an application has been approved in terms of subsection (4) above, the Municipality may impose any condition it may deem expedient.
- (6) Whether a decision was taken on the application by the authorised official or the Municipal Planning Tribunal, the Municipality shall notify all relevant parties (including the Surveyor-General and the Registrar) of the decision and of any condition imposed in terms of subsection (5) above in writing by registered post, by hand or by any other means available without delay.
- (7) When notifying the Registrar in terms of subsection (6) above, the Municipality shall at the same time furnish the Registrar with-
 - (a) a full description of the land;
 - (b) the full name of the registered owner of the land; and
 - (c) the number of the title deed under which the land is held.
- (8) After the applicant has been notified in terms of subsection (6) above that his application has been approved, but before any portion of land is transferred, the Municipality may, in consultation with the applicant, amend or delete any condition imposed in terms of subsection (5) above or add any further condition.
- (9) After an applicant has been notified in terms of subsection (6) that his application has been approved, the applicant shall within a period of 12 months from the date of such notice, or such further period as the Municipality may allow, lodge with the Surveyor-General for approval such plans, diagrams or other documents as may be required by the Surveyor-General and if the applicant fails to do so the approval will automatically lapse.
- (10) An application for an extension of time as envisaged in subsection (9) above shall be made prior to the expiry of the 12-month period stated in that subsection.
- (11) Where the applicant fails, within a reasonable time after he has lodged the plans, diagrams or other documents as envisaged in subsection (9) above, to comply with any requirement the Surveyor-General may lawfully impose, the Surveyor-General shall

notify the Municipality accordingly and where the Municipality is satisfied, after hearing the applicant, that the applicant has failed to comply with any such requirement without good cause shown, the approval will automatically lapse.

- (12) After an applicant has been notified in terms of subsection (6) above that his application has been approved, the Municipality may-
- (a) where the documents envisaged in subsection (9) above have not yet been lodged with the Surveyor-General; or
 - (b) where the documents envisaged in subsection (9) above have already been lodged with the Surveyor-General, in consultation with the Surveyor-General, consent to the amendment of such documents unless the amendment is, in the Municipality's opinion, so material as to constitute a new application in terms of subsection (1) above.
- (13) An authorised official and or Municipal Planning Tribunal must within the prescribed period after a land use decision affecting the use of land not in accordance with a condition in a title, notify the:
- (a) Registrar of Deeds in whose office the deed or document is filed of such approval; and
 - (b) Office of the Surveyor-General, where such approval affects a diagram of general plan in that office
- (14) Upon receipt of the notification the Registrar of Deeds or the Surveyor-General must endorse the affected records to give effect to such decision
- (15) The Registrar shall-
- (a) after the land envisaged in the application has been divided;
 - (b) when he is notified that the application has lapsed,
cancel any endorsement made as approved in the application.
- (16) Where an applicant is required to transfer land to the Municipality or any other organ of state by virtue of a condition imposed in terms of subsection (5) above, the land shall be so transferred at the expense of the township owner within a period of 60 days from date of approval of the application in terms of subsection (4) above or within such further period as the Municipality may allow.
- (17) Any external engineering services contribution levied in terms of section 67(1) in relation to an application in terms of subsection (1) above shall become due and payable within 60 days from date of the Registrar endorsing the title deed of the land in question or upon the issuing of the certificate envisaged in section 54(1), which ever happens first.

54. Failure to comply with requirements of the Municipality

- (1) Where an applicant has, for a period of one year from the date he was requested in writing to comply with any requirement of the Municipality in respect of an application envisaged in section 53(1) above, failed to comply, the Municipality shall notify the applicant of such failure and thereupon the application shall automatically lapse.

55. Prohibition of registration of certain deeds of transfer

- (1) The Registrar shall not register a deed of transfer of any portion of land where an application for the division of land was approved by the Municipality as envisaged in section 53(4) above unless the Municipality certifies that-
 - (a) that any condition imposed in terms of section 53(5), excluding any condition dealing with the transfer of land as envisaged in section 53(16) above, have been complied with;
 - (b) the provisions of section 53(16) in respect of the transfer of land to the Municipality or any other organ of state (if applicable) have been complied with;
 - (c) all outstanding external engineering services contributions and all amounts relating to open spaces or parks in respect of the land have been paid in full.

56. Ownership of roads and public places

- (1) With effect from the date of the approval by the Surveyor-General of the plans and diagrams envisaged in section 53(9) above, the ownership in public road or public place on the land which has been divided in terms of this By-law, shall vest in the Municipality.

57. Owners' Associations

- (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 subsection (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 parcel

58. Owners' Association Ceases to Function

- (1) 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 the amendment of title conditions pertaining to the owners' association, remove any obligations in respect of an owners' association.
- (2) In determining which option to follow, the Municipality must have regard to—
 - (a) the purpose of the owners' association;
 - (b) who will take over the maintenance of infrastructure for which the owners' association is responsible; and
 - (c) the effect of the dissolution of the owners' association on the members and the community concerned.

Part 5

Approval of alteration, amendment or cancellation of general plan

59. Alteration, amendment or cancellation of a general plan application

- (1) Any person who wishes to have the general plan of an approved township or of a division of land (if any) altered, amended or totally or partially cancelled by the Surveyor-General in terms of the Land Survey Act may subject to the provisions of section 60(3), apply in writing to the Municipality for approval as outlined in Schedule 19 and 20
- (2) An application for the alteration, amendment or totally or partially cancellation of a general plan envisaged in subsection (1) above shall comply with the following procedures:
 - (a) Notice of the application shall be given once by simultaneously publishing a notice in the Provincial Gazette and two newspapers that circulates within the area of jurisdiction of the Municipality in English and any other official language at the discretion of the Municipality;
 - (b) Such notice shall clearly reflect in terms of which section of this By-law the application is made;
 - (c) Such notice shall reflect full details of the application including, but not limited to, the name of the township concerned and the nature and general purpose of the application;
 - (d) Such notice shall further reflect the date on which such application was submitted to the Municipality and it shall reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
 - (e) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the Municipality's offices and that any objection, comment or representation in regard thereto must be submitted timeously to the Municipality in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of publication of the notice as envisaged in subsection (2)(a) above.
- (3) Proof of compliance with subsection (2) above must be submitted to the Municipality in the form of a written affidavit prior to the consideration of the application.
- (4) The Municipality shall forward a copy of each objection, comment and representation received in terms of subsection (2)(a) above in respect of the application to the applicant and the applicant may respond in writing thereto to the Municipality within 14 days of date of receipt of such objection, comment and/or representation where after the Municipality shall refer the application without delay to the Municipal Planning Tribunal for determination.
- (5) No decision shall be taken on the application unless due regard has been given to each objection, comment and/or representation lodged timeously.

- (6) In the instance of an unopposed application, a decision on the application shall be taken by the authorised official or his/her duly authorised sub-delegate within 60 days after all comments have been received

60. Decision and post decision procedures

- (1) The Municipality may approve an application envisaged in section 59(1) above either wholly or in part, or refuse it or postpone a decision thereon, either wholly or in part, provided that the Municipality shall not approve such application unless-
 - (a) the applicant has the unencumbered ownership of all the land within the area affected by the alteration, amendment or cancellation of the general plan.
 - (b) where the land envisaged in subsection (1)(a) above is subject to a mortgage bond, the bondholder has consented in writing to the alteration, amendment or cancellation of the general plan.
- (2) Where the Municipality approves the application envisaged in section 59(1) above, the Municipality may-
 - (a) impose any condition it may deem expedient;
 - (b) amend or delete any condition set out in the schedule envisaged in section 46(15) above on which the township concerned was declared an approved township.
- (3) The provisions of section 59 shall not apply to an alteration or amendment of a general plan of an approved township which is necessary as a result of the closing of any public place or street or any portion thereof or diversion of a street or a portion of such street in terms of the relevant legislation.
- (4) Whether a decision was taken on the application by the authorised official or the Municipal Planning Tribunal, the Municipality shall notify all relevant parties, including the Surveyor-General, of the decision, and where the application has been approved, state any condition imposed in terms of subsection (2)(a) above, in writing by registered post, by hand or by any other means available without delay.
- (5) After an applicant has been notified in terms of subsection (4) above that his application has been approved, the applicant shall within a period of 12 months from the date of such notice, or such further period as the Municipality may allow, lodge with the Surveyor-General for approval such plans, diagrams or other documents as the Surveyor-General may deem necessary to effect the alteration, amendment or cancellation of the general plan, and if the applicant fails to do so the approval will automatically lapse.
- (6) Where the applicant fails, within a reasonable time after he has lodged the plans, diagrams or other documents as envisaged in subsection (5) above, to comply with any requirement the Surveyor-General may lawfully impose, the Surveyor-General shall notify the Municipality accordingly and where the Municipality is satisfied, after hearing the applicant, that the applicant has failed to comply with any such requirement without good cause shown, the approval will automatically lapse.

- (7) After the Surveyor-General has in terms of the Land Survey Act altered or amended the general plan or has totally or partially cancelled it, he shall notify the Municipality thereof without delay.
- (8) On receipt of the notice envisaged in subsection (7) above, the Municipality shall forthwith give notice thereof by publishing a notice in the Provincial Gazette declaring that the general plan has been altered, amended or totally or partially cancelled and the Municipality shall in a schedule to the notice set out the conditions imposed in terms of subsection (2)(a) above or the amendment or deletion of any condition envisaged in subsection (2)(b) above, where applicable.
- (9) The Municipality shall forthwith provide the Registrar with a copy of the notice and schedule envisaged in subsection (8) above.

61. Effect of alteration, amendment or cancellation of general plan

- (1) Where the general plan of an approved township established in terms of the provisions of legislation other than this By-law, is cancelled in whole or in part, or altered or amended or cancelled in part, any public place or street which vested in trust in the Municipality by virtue of section 63 of the Local Government Ordinance, 1939, the ownership thereof shall revert in the township owner.
- (2) Where a general plan is cancelled in whole, the township shall cease to exist as a township.
- (3) Where a general plan is cancelled in part, that portion of the township to which the cancellation of the general plan relates, shall cease to exist as a portion of the township.
- (4) Where such original township owner is no longer in existence or, in the case of a Company, has been deregistered, as the case may be, the ownership of such public places or streets shall then automatically vest in the Municipality.

Part 6

Amendment, suspension or removal of restrictive or obsolete conditions or obligations, servitudes or reservations and matters related thereto

62. Application for the amendment, suspension or removal of restrictive or obsolete conditions or obligations, servitudes or reservations in respect of land

- (1) This part of the By-law refers to any restriction, obligation, servitude or reservation which relates to the subdivision of the land or the purpose for which the land may be used or to the requirements to be complied with or to be observed in connection with the erection of structures or buildings on or the use of the land, which is binding on the owner of the land arising out of-
 - (a) any restrictive condition or servitude which is registered against the title deed or leasehold title of such land; or
 - (b) a provision of a by-law or of a town-planning scheme; or

- (c) the provisions of a title condition contained in the schedule to the proclamation of a township; or
 - (d) the provisions of a law relating to the establishment of townships or town planning.
- (2) In addition to the provisions of section (1)(d) above, the Municipality may only amend, suspend or remove a restriction or obligation where the Municipality is satisfied that-
 - (a) to do so would promote the preparation and approval of a general plan, the establishment of a township or the development of any area;
 - (b) the affected land is required for public purposes by the State, the Province or the Municipality;
 - (c) the affected land is required for the use or construction of a building or other structure by the State, the Province or the Municipality;
 - (d) the affected land is required for purposes incidental to any purpose envisaged in subsections (2)(a) to (2)(c) above;
 - (e) Is in the interest of the general public to do so.
- (3) The provisions of subsection (1) above shall not apply to-
 - (a) any building line restriction which has been imposed by or under the provisions of any applicable legislation pertaining to roads, whether national or provincial;
 - (b) any condition relating to mineral rights;
 - (c) any condition imposed in respect of land transferred to a beneficiary in terms of any provincial small farmer settlement programme or any similar land reform programme relating to the circumstances under which such land may be alienated or encumbered; or
 - (d) any condition relating to the risk of development on land which has been undermined.
- (4) An owner of land who wishes to have any restriction, obligation, servitude or reservation as envisaged in subsection (1) above amended, suspended or removed, may lodge an application to the Municipality in terms of Schedules 21, 22 and 23.
- (5) Notwithstanding subsection (4) above, the Municipality may of its own accord amend, suspend or remove any restriction or obligation envisaged in subsection (1) above in respect of any municipal owned land.
- (6) An application envisaged in subsection (4) above may be submitted simultaneously with any other application envisaged in sections 36, 37, 38, 51 and 53 above and it shall be treated as one application.
- (7) If an application is made only for the amendment, suspension or removal of any restriction, obligation, servitude or reservation as envisaged in subsection (1) above whether by an owner of land or by the Municipality, the provisions of section 38(2) to 38(5) above shall mutatis mutandis apply to such application.
- (8) Where a simultaneous application is submitted as envisaged in subsection (6) above, the applicant shall comply with all the essential elements of the procedures as set out

in this section as well as sections 36, 37, 38, 51 and 53, as the case may be, in a consolidated form.

- (9) Subject to section 31, in the instance of an unopposed application envisaged in subsection (4) or (5) above, a decision on the application shall be taken by the authorised official within 30 days after the date of expiry of the time periods mentioned in those sections that apply mutatis mutandis to an application envisaged in subsection (4) and (5) above.
- (10) Subject to section 31, in the instance of an unopposed simultaneous application envisaged in subsection (6) above, a decision on the application shall be taken by the authorised official within 60 days after the expiry of the time periods mentioned in sections 36, 37, 38, 51 and 53 above, whichever section is relevant.
- (11) The provisions of section 38(7) above shall also apply mutatis mutandis to an application envisaged in subsections (4), (5) and (6) above.
- (12) For purposes of this section, where a condition of title, a condition of establishment of a township or an existing scheme provides for a purpose with the consent or approval of the administrator, a Premier, the townships board or any other controlling authority, such consent may be granted by the Municipality and such reference to the administrator, a Premier, the townships board or other controlling authority shall be deemed to be a reference to the Municipality.

63. Decision and post-decision procedures

- (1) An application envisaged in section 62(4), (5) or (6) above may be approved subject to any condition the Municipality deems fit or it may be refused.
- (2) Whether a decision was taken on the application by the authorised official or the Municipal Planning Tribunal, the Municipality shall notify all relevant parties of the decision in writing by registered post, by hand or by any other means available without delay.
- (3) The Municipality shall keep a proper record of each application granted under subsection (1) above.
- (4) Where the Municipality has approved an application as envisaged under section 62(4), (5) or (6) above and after the expiry of the time period envisaged in section 70(1) of this By-law, it shall give notice thereof in the Provincial Gazette and state in the notice that a copy of the application as approved will lie for inspection at all reasonable times at its office and thereupon the application shall be deemed to be an approved application.
- (5) An approved application as envisaged in subsection (1) above shall come into operation on the date of publication of the notice envisaged in subsection (4) above.
- (6) The provisions of section 38 shall also mutatis mutandis apply to an application under this section if the simultaneous application envisaged in 62(6) above included an amendment of a land use scheme application as envisaged in section 38(1) above.

64. Endorsements in connection with amendments, suspensions or removals of restrictions or obligations

- (1) After the coming into operation of any approved application as envisaged in section 62(4), 62(5) or 62(6) above, the owner of land shall within 60 days from the date of the approval coming into operation, whether in terms of section 63(5) or 63(6) above, deliver the original title deed to the Registrar and the Surveyor General in order for them to make the appropriate entries and endorsements on a relevant register, title deed, diagram or plan in their respective offices as may be necessary to reflect the effect of the notice envisaged in section 63(4) above.
- (2) Upon receipt of such original title deed as envisaged in subsection (1) above, the Registrar shall not register any further transactions relating to the land in question until the entries and endorsements envisaged in subsection (1) above have been effected and shall impound the title deed for the purpose of such entries and endorsements whenever it may for any reason be lodged in his or her office.

65. Contributions to be paid in respect of external engineering services and Open Spaces or Parks

- (1) Where applicable, the provisions of section 36(8)(e) and 36(8)(f) and subsection 36(11) of the same section, section 42 and section 51(7) and subsection 51(12) of the same section shall *mutatis mutandis* apply to an approval envisaged in section 63(1) above, as the case may be.

CHAPTER 7

ENGINEERING SERVICES, CONTRIBUTIONS AND OPEN SPACES OR PARKS

Part 1

Engineering services and engineering services contributions / agreements

66. Engineering services

- (1) Every land development application land approved in terms of the provisions of this By-law shall be provided with such engineering services as the Municipality deem necessary for proper development.
- (2) For the proper management and enforcement of this Chapter, the owner of the land in question shall enter into an engineering services agreement with the Municipality and such agreement shall contain every reasonable detail relevant to the engineering services to be installed and comprehensive detail on the different roles, duties and responsibilities of the respective parties.
- (3) Subject to subsection (2) above, the owner of the land in question shall be responsible for the provision, installation and costs of internal engineering services required for a development when an application is approved, as contemplated in section 49(1) of the Act.
- (4) Subject to subsection (2) above, the Municipality shall be responsible for the provision and installation of external engineering services, as contemplated in section 49(2) of the Act.

- (5) When the Municipality is not the provider of an engineering service, the owner of the land in question must satisfy the Municipality that adequate alternative arrangements have been made either by the owner itself or with the relevant service provider for the provision of that service, as contemplated in section 49(3) of the Act.
- (6) Every engineering service to be provided as envisaged in subsection (1) above shall be classified in terms of the engineering services agreement envisaged in subsection (2) above between the owner of the land in question and the Municipality as an internal or external engineering service in accordance with the provisions of this By-law.
- (7) The internal engineering services to be provided by the owner of the land in question shall be installed and provided to the satisfaction and to the standards of the Municipality or any of its Municipal Entities and for that purpose the owner of the land shall lodge with the Municipality or relevant Municipal Entity such reports, diagrams and specifications as the Municipality or Municipal Entity may require.
- (8) Where any application envisaged in subsection (1) above has lapsed in terms of any provision of this By-law, the engineering services agreement shall also automatically lapse and the owner of the land in question having installed any engineering services based on the above agreement shall have no claim against the Council with regard to the installation or construction of any engineering services of whatsoever nature.

67. External engineering services contributions / agreements

- (1) The Municipality may levy an external engineering services contribution in respect of the provision of an external engineering service to the township or to the divided land in question as envisaged in section 66(1) above.
- (2) The external engineering services contribution envisaged in subsection (1) above must be set out in a policy / By-law adopted and approved by the Municipality and the amount of the external engineering services contribution, payable by the owner of the land in question, shall be calculated in accordance with such policy / By-law as adopted and approved by the Municipality.
- (3) The external engineering services contribution in respect of an approved township shall be calculated in terms of the tariff that is applicable at the time of the notice envisaged in 46(15) above and is subject to escalation at the rate calculated in accordance with the policy/By-law as adopted and approved by the Municipality.
- (4) The applicant in question may, in terms of the engineering services agreement with the Municipality envisaged in section 66(2) above, install any external engineering service on behalf of the Municipality and the fair and reasonable cost of installing such a service may be set off against the external engineering services contributions payable.
- (5) When an external engineering service is installed by the owner of land as envisaged in subsection (4) above, the provisions of the Municipal Finance Management Act pertaining to procurement and the appointment of contractors on behalf of the Municipality shall not apply.
- (6) The external engineering services contribution levied in terms of subsection (1) above shall become due and payable as envisaged in sections 46(16), 51(12) and 53(17) above.

- (7) No building plans may be approved by the Municipality in terms of the National Building Regulations and Building Standards Act until the external engineering services contribution envisaged in subsection (1) above has been settled in full or unless appropriate alternative arrangements have been made which may not exceed a period of 36 months
- (8) The provisions of section 42(8) and 42(9) above shall apply mutatis mutandis to an external engineering services contribution levied in terms of subsection (1) above.
- (9) If external engineering services are installed by an applicant instead of payment of development charges, the provisions of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) pertaining the procurement and the appointment of contractors on behalf of the municipality does not apply.

Part 2

Land for parks, open space and other uses

68. Land for parks, open space and other uses

- (1) The approval of a township application as envisaged in section 44(1) and a division of land application envisaged in section 51(1) and 53(1) above, which provides for the use of land for residential purposes is subject to the provision of land for parks or open space by the applicant.
- (2) The land required for parks or open space must be provided within the land area to which the development application refers or may be provided elsewhere within the Municipality's jurisdiction, at the discretion of the Municipality.
- (3) The extent of land required for parks or public open spaces shall be determined by the Municipality in accordance with the formula as set out in Schedule 3 to this By-law.
- (4) Any area of land in a proposed township or in a division of land application, which is subject to flooding by a 1:100 year flood line as defined described in the National Water Act, Act 36 of 1998 shall be shown on the plan of the township or subdivision plan as such.
- (5) When a township or a division of land application is approved without the required provision of land for parks or open spaces within the land area of the development, the applicant may be required to pay an amount of money to the Municipality in lieu of the provision of such land.
- (6) The amount of money envisaged in subsection (5) above shall be calculated in accordance with the formula as set out in Schedule 3 to this By-law and it shall be calculated in terms of the valuation relevant at the time of proclamation of the approved township envisaged in section 46(15) above, and with a division of land application envisaged in section 51(1) and 53(1) above, at the time of the approval of the application.
- (7) The amount of money calculated in terms of subsection (6) above shall be subject to escalation until it has been settled in full.
- (8) The provisions of sections 46(16), and 53(17) above shall also apply mutatis mutandis to the payment of the amount of money envisaged in subsection (5) above.

CHAPTER 8

APPEAL AUTHORITY AND PETITION TO INTERVENE

69. Appeal Authority

- (1) The Committee of the Municipality is the Appeal Authority of the Emfuleni Local Municipality.
- (2) The Emfuleni Local Municipality may in the place of its executive authority authorise that a body or institution outside the municipality assume the obligations of an appeal authority in terms of Section 51 (6) of the Spatial Planning and Land Use Management Act.

70. Internal appeals

- (1) An applicant, a person that submitted an objection, comment or representation in terms of any provision of this By-law and any interested party as envisaged in the Act, a person whose rights are affected by a decision taken by an authorised official and municipal planning tribunal as outlined in Section 51(4) and 51(5) of the Act, including a person who's petition to intervene has been granted as envisaged in section 73, whose rights may be adversely affected by a decision taken by the Municipal Planning Tribunal, the authorised official in respect of-
 - (a) any land development application envisaged in Chapter 6 of this By-law;
 - (b) a change of circumstances in an application in this By-law;
 - (c) any engineering services contributions and/or parks or open spaces contributions imposed or levied in terms of any provision of this By-law,may appeal against that decision to the Municipal Manager by given written notice of the appeal, including grounds of appeal, within 21 days of the date of notification of the decision or of date of being notified of such engineering services contributions and/or parks or open spaces imposed or levied.
- (2) The Municipal Manager shall within a reasonable time period and after all relevant information on the appeal has been collated submit the appeal to the Municipality's executive authority as the appeal authority for a decision.
- (3) The Municipality's executive authority may delegate its appeal authority in terms of section 56 of the Act read with section 59 of the Municipal Systems Act to-
 - (a) a body or institution outside of the Municipality to assume the obligations of an appeal authority;
 - (b) to an official or a committee of officials with relevant skills and experience in the Public and private sector as per database compiled by the municipality.
- (4) An appeal is invalid if it is not lodged within the time period contemplated in subsection (1) above or does not comply with this section.

- (5) If an owner of land lodges an appeal, the municipal manager shall give notice of the appeal to any person or interested party who commented, represented on or opposed the application.
- (6) The notice must be given in accordance with section 115 of the Municipal Systems Act and notice may be given by hand, by registered post or by any other means available.
- (7) If an objector or any interested party as envisaged in subsection (1) above lodges an appeal, the Municipal Manager must give notice of the appeal to the applicant within 14 days of receipt thereof.
- (8) The relevant Municipal department must draft a report assessing the appeal and all comments or objections received and submit it to the appeal authority within 30 days of receipt of the appeal as contemplated above.
- (9) The appeal authority shall decide the appeal within 90 days from the receipt of the appeal
- (10) The appeal authority may confirm, vary or revoke the decision appealed against.
- (11) Parties to the appeal must be notified, in writing, of the decision of the appeal authority within 21 days from the date of the decision as contemplated in subsection (9) above.
- (12) An appeal lodged under this section suspends any decision taken under the provisions of this By-law and any post-decision procedures, as the case may be, until the appeal has been finalised.

71. Hearing by appeal authority

- (1) An appeal shall be heard by the appeal authority by means of a hearing based on written and / or oral submissions
- (2) Notwithstanding subsection (1) above, the appeal authority may decide that a formal oral hearing be conducted if the appeal authority is of the opinion that the issues to be determined is of such a nature that it justifies the parties to the appeal to be heard in person, provided such hearing is conducted under strict recording conditions.
- (3) Where the appeal authority decides that an oral hearing be held as envisaged in subsection (2) above, then any party to the appeal may appear in person or may be represented by another person.

72. Record of decisions

- (1) The appeal authority shall keep a proper record of all its proceedings and decisions taken.

73. Petition to be granted intervener status

- (1) Where an application has been submitted to a Municipal Planning Tribunal, authorised official or an appeal has been lodged to the appeal authority, an interested person may, at any time during the proceedings, but within seven days of becoming aware of the proceedings, petition the Municipality in writing to be granted intervener status.
- (2) The petitioner must submit together with the petition to be granted intervener status a full motivation in support of the petition and an affidavit stating that he or she –

- (a) does not collude with any applicant, objector or appellant; and
 - (b) is willing to deal with or act in regard to the application or appeal as the Municipality may direct.
- (3) The municipality must determine whether the requirements of this regulation have been complied with and must thereafter provide a copy of the petition referred to in subsection (1) to the parties to the application or appeal.
- (4) Where the Municipality, either through its Municipal Planning Tribunal, authorised official or any of its sub-delegates or the appeal authority, must determine whether a petitioner qualifies as an interested person as contemplated in section 45(4) of the Act, it may consider the following:
- (a) whether such person has a pecuniary or proprietary right or interest in the matter;
 - (b) that such person's right or interest has been affected by the decision of the Municipal Planning Tribunal or authorised official or that his or her rights may be adversely affected by the decision of the Municipal Planning Tribunal or authorised official and might therefore be adversely affected by the decision of the appeal authority;
 - (c) that the petitioner represents a group of people who have a direct concern in the proceedings;
 - (d) the ability of the petitioner to protect his or her interest would be impeded by the decision of the Municipal Planning Tribunal, authorised official or appeal authority and that his or her interest is not adequately represented by the current parties to the proceedings;
 - (e) the petitioner will provide a different perspective on the issues before the Municipal Planning Tribunal, authorised official or appeal authority, without expanding those issues.
- (5) A determination by the Municipal Planning Tribunal, appeal authority or authorised official whether a petitioner qualifies, as an interested person is final and must be communicated to the petitioner and the parties to the proceedings in writing without delay.

CHAPTER 9

ENFORCEMENT

74. Law enforcement

- (1) The Municipality may designate an official or officials under its employ as a law enforcement officer(s) to investigate any non-compliance with the provisions of this By-law, its land use scheme or any other town planning scheme still in operation.
- (2) The provisions of section 32(5) of the Act shall apply mutatis mutandis to such law enforcement officers envisaged in subsection (1) above.
- (3) An inspection of any property may only be carried out by a law enforcement officer or any other municipal official at any time.

- (4) A judge or 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) law enforcement officer or any municipal official has been refused entry to land or a building that he or she is entitled to inspect;
 - (b) prior permission of the occupier or owner of land on which a private dwelling is situated as envisaged in subsection (4) above cannot be obtained after reasonable attempts;
 - (c) the purpose of the inspection would be frustrated by the prior knowledge thereof.
- (5) The Municipality may apply to a court for an order-
 - (a) interdicting any person from using land in contravention of any provision of this By-law, its land use scheme or any other town planning scheme still in operation;
 - (b) authorising the demolition of any structure erected on land in contravention of any provision of this By-law, its land use scheme or any other town planning scheme still in operation without any obligation on the Municipality or the person carrying out the demolition to pay any compensation; and/or
 - (c) authorising any other appropriate relief and all costs incurred be for the account of the land owner.

75. Offences and penalties

- (1) Further to any section in this By-law that declares a specific action a criminal offence, where any person-
 - (a) undertakes or proceeds with the erection or alteration of or addition to a building or causes it to be undertaken or proceeded with;
 - (b) performs, undertakes or proceeds with any other work or causes it to be performed, undertaken or proceeded with;
 - (c) uses any land or building or causes it to be used;
 - (d) alters the form and function of land,in conflict with a provision of this By-law, any other applicable legislation dealing with land development, the Municipality's land use scheme or any other a town planning scheme still in operation, such person shall be guilty of an offence.
- (2) The Municipality may direct such person in writing-
 - (a) to discontinue such erection, alteration, addition or other work or such use or cause it to be discontinued;
 - (b) at his own expense-
 - (i) to remove such building or other work or cause it to be removed;
 - (ii) to cause such building or other work or such use to comply with the provisions of the scheme,and the directive shall state the period within which it shall be carried out.

- (3) The Municipality shall not approve a building plan for the erection or alteration of or addition to a building which would be in conflict with any provision of this By-law, the Municipality's land use scheme or any town planning scheme still in operation.
- (4) The provisions of subsection (3) shall not apply to the erection or alteration of or addition to a building in accordance with an approved building plan.
- (5) Any person who contravenes or fails to comply with a directive issued in terms of subsection (2) shall be guilty of an offence.
- (6) Where any person fails to comply with a directive issued in terms of subsection (2), the Municipality may, whether or not a prosecution has been or will be instituted, remove the building or other work or cause the building or other work to comply with the provisions of this By-law, its land use scheme or any other town planning scheme still in operation and recover all expenses incurred in connection therewith from such person.
- (7) Upon conviction of an offence in terms of this By-law a person is liable to a fine or imprisonment not exceeding 20 years or to both a fine and such imprisonment and the fine shall be calculated according to the ratio determined for such imprisonment in terms of the relevant legislation or approved municipal policy.
- (8) 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 to a fine, or upon conviction, to imprisonment for a period not exceeding three months 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.

76. Content of Compliance Notices

- (1) A compliance notice must—
 - (a) identify the judicial person as registered owner to whom it is addressed;
 - (b) describe the alleged unlawful use of land or construction activity concerned and the land on which it occurs;
 - (c) state that the activity is unlawful and inform the person of the particular offence contemplated in the By-law which that person allegedly has committed or is committing through the continuation of that activity on the land;
 - (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) issue a warning to the effect that—
 - (i) the person may be prosecuted for and convicted of an offence contemplated in the Bylaw;
 - (ii) on conviction of an offence, the person will be liable for the penalty as provided for;

- (iii) the person may 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;
- (2) Any person on whom a compliance notice is served 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.

CHAPTER 10

GENERAL PROVISIONS

77. Policies, Procedures, Standards, Requirements and Guidelines

- (1) The Municipality may adopt a policy, procedure, standard, requirement or guideline for the effective administration of this By-Law.
- (2) The Municipal Manager may prescribe anything, which this By-Law empowers the Municipality to prescribe.
- (3) The Municipality must make available on the Municipality's website any prescription contemplated in subsection (2) and may make available on the website any policy, procedure, standard, requirement or guideline contemplated in subsection (1)
- (4) If the Municipality intends to adopt or amend a policy, procedure, standard, requirement guideline or prescription and the adoption or amendment materially and adversely affects the rights of the public, the Municipality must follow a participation process and procedure, which meets the requirements of the Municipal Systems Act.
- (5) An applicable policy, procedure, standard, requirement or guideline applies to an application of this By-Law.

78. Requirements for Objections on Land Development Applications

- (1) All objections must clearly state—
 - (a) the contact details of the authorized representative of the signatories of the objections;
 - (b) the full name and physical address of each signatory; and
 - (c) the objections, comments or representations and reason therefore.
- (2) Any notice to the person contemplated in subsection (1)(a) constitutes notice to all the signatories to the objection.
- (3) Where an objection was submitted under more than one signatories the Municipality reserves the right to limit representation to four representatives.

79. Approval or adoption of amendment scheme under certain circumstances

- (1) Where-

- (a) a notice is or has been published in terms of section 46(15) above declaring a township an approved township;
- (b) a proclamation envisaged in section 49 of the Deeds Registries Act is or has been published extending the boundaries of an approved township;
- (c) a notice is or has been published in terms of section 60(8) above declaring that the general plan of an approved township or a division of land has been altered, amended or totally or partially cancelled;
- (d) an application for the division of land has been approved in terms of section 53(4) above,

the Municipality may, by notice in the *Provincial Gazette* declare that it has adopted an amendment scheme relating to the same land as the land envisaged in subsection (1)(a) to (1)(d) above and that a copy of the scheme will lie open for inspection at all reasonable times at the office of the Municipality and that thereupon the scheme shall be deemed to be an approved scheme.

- (2) In respect of an amendment scheme envisaged in subsection (1) above-
 - (a) any provision of this By-law;
 - (b) any other provision,which the Municipality may prescribe shall apply.

80. Documents, plans and diagrams and any other information to be submitted with land development applications under the provisions of this By-law

- (1) The documents, plans, diagrams, reports and any other information as set out in Schedules to this By-law shall be submitted with any land development application under any provision of this By-law.
- (2) The applicant must, within 30 days or such further period as the Municipality may allow, provide the Municipality with such additional information which the Municipality may require and as provided for in Schedules.
- (3) If the applicant does not timeously provide the additional information and does not submit an appeal to the appeal authority, the Municipality may close the application and notify the applicant in writing.
- (4) Where the Municipality closes the application-
 - (a) the application is deemed to be refused;
 - (b) the application fee is not refundable; and
 - (c) the applicant may submit a new application and must pay a new application fee.

81. Continuation of application by new owner

- (1) If land that is the subject of a land development application in terms of this By-law is transferred to a new owner before the conclusion of such application, the new owner

may continue with the application as the successor in title to the previous owner and the new owner will be regarded as the applicant for purposes of this By-law.

- (2) The new owner must inform the Municipality in writing of the continuation of the application and provide the Municipality with a new title deed within 30 days of the date of actual registration of the property, failing which, the application will automatically lapse.

82. Time frames for land development applications

- (1) An application is regarded as complete only if the Municipality has received the application fee, all information necessary for the Municipality to assess the application as envisaged in Schedules to this By-law and the information submitted is compliant with all information specifications.
- (2) The municipality shall within 14 days notify the owner/applicant that a Land Development Application is complete.
- (3) Upon confirmation, the phases of the application process starts.
- (4) For the purposes of this section, a land development application under the provisions of this By-law shall be subject to an administrative phase, a consideration phase and a decision phase.
- (5) The administration phase commences only after a land development application is regarded as complete as envisaged in subsection (1) above and such phase may not be longer than 12 months.
- (6) The consideration phase may not be longer than 3 months.
- (7) The decision phase shall be subject to the time frames as set out in the relevant sections of this By-law provided that any decision by the Municipal Planning Tribunal shall be made within 30 days from the date of the last meeting of the Municipal Planning Tribunal.
- (8) The administrative phase is the phase during which all public participation notices must be published and responded to, parties must be informed, public participation processes finalised, intergovernmental participation processes finalised and the application referred to the Municipal Planning Tribunal or authorised official for consideration and decision-making.
- (9) The consideration phase is the phase during which the Municipal Planning Tribunal or authorised official must consider the application, whether it be a written or oral proceeding, and undertake investigations, if required.
- (10) If no decision is made within the period referred to in subsection (7) above, it shall be regarded as an undue delay for purposes of this By-law and the applicant or interested person may lodge an appeal in terms of the provisions of section 70(1) above to the appeal authority for a decision on the application.
- (11) Such non-performance may also be reported to the Municipality Manager, who must in turn report it to the Municipality's executive authority and adequate steps shall be taken to ensure compliance with the prescribed time frames.

83. Excision of land from Agricultural Holdings Register

- (1) The Applicant shall be responsible for the excision of land from an Agricultural Holding Register.
- (2) The endorsement of the Agricultural Holding Title by the Registrar of Deeds to the effect that it is excised and known as a farm portion for the purposes of a rezoning application or a township establishment can be done simultaneously with the endorsement of the title deed of the farm portion and the opening of a township register.
- (3) The municipality shall issue a certificate certifying that the pre-proclamation conditions have been complied with and in certifying, it may require that certain conditions be complied with together with the opening of a township register.
- (4) If an applicant elects to remove restrictive conditions of title to an Agricultural Holding through an excision application, the municipality shall only regard proof of the removal of the restrictive conditions if the applicant provides the title deed of the Agricultural Holding as it has been endorsed by the Registrar of Deeds and a copy of the farm title created as a result of the excision.

84. Approval of Building Plans and Registration

- (1) An approval in terms of Section 7(6) of the National Building Regulations and Standards Act, 1977, (Act 103 of 1977) shall not be granted unless the land use rights have come into operation in terms of the provisions of this By-law.
- (2) The Municipality shall not approve the erection of any building in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) on the land which is the subject of any land development application save in accordance with such approval;
- (3) The Registrar of Deeds shall not register any transaction in terms of the Deeds Registries Act, 1937 (Act 47 of 1937) or the Sectional Titles Act, 1986 (Act 95 of 1986) submitted by or on behalf of the owner of the land which is the subject of an approval under this By-law and arising as a consequence of such approval unless the documents evidencing such transaction include any conditions of title imposed by the Municipality.

85. Hearing of submissions, objections, comments or representations

- (1) Where in terms of any provision of this By-law a land development application is referred to the Municipal Planning Tribunal for a decision, the Municipality shall forthwith determine a day, time and place for such hearing.
- (2) The person making the application and any other person, who timeously submitted an objection, comment or representation in terms of any provision of this By-law, including an interested person who has been granted intervener status for purposes of section 73 above, shall receive 14 days clear notice of such day, time and place of the hearing.
- (3) At such hearing contemplated in subsection (1) above the parties envisaged in subsection (2) above may appear in person and set out their motivation in support of the application or their grounds of objection or representation, as the case may be, and

adduce any evidence in support thereof or authorise any other person to do so on their behalf.

- (4) A hearing contemplated in subsection (1) above shall be open to the public unless otherwise directed by the Chairperson of the Municipal Planning Tribunal.
- (5) Where an objection, comment or representation has been submitted in the form of a petition, the Municipality will only be obliged to give notice of such hearing to the main petitioner.

86. Reasons for a decision

- (1) Unless otherwise provided for in this By-law, the approval authority shall be obliged to provide adequate written reasons on all land development applications envisaged in this By-law.

87. Naming and numbering of streets

- (1) If as a result of the approval of a land development application, streets or roads are created, whether public or private, the Municipality must approve the naming of the street and must allocate a street number for each of the erven or land units located in such street or road.
- (2) The proposed names of the streets and numbers must be submitted as part of an application for subdivision.
- (3) In considering the naming of streets, the Municipality must take into account the relevant policies relating to street naming and numbering.
- (4) The Municipality must in writing inform the Surveyor-General of the approval of new street names as a result of the approval or amendment of subdivision plans as envisaged in subsection (1) above and a street name which is indicated on an approved general plan within 30 days of the approval thereof.
- (5) The applicant must erect the street names according to the Municipality's standards.
- (6) No person may alter or amend a street name as approved in terms of subsection (1) above without the approval of the Municipality.
- (7) An owner of land to which a street number has been allocated as envisaged in subsection (1) above shall ensure that the number as approved for that land unit is displayed and remain displayed.
- (8) No person may alter or amend or use another street number unless approved by the Municipality.
- (9) The Municipality may, by written notice direct the owner of a land unit to display the number allocated to the land unit and may also, in exceptional circumstances, prescribe the position where it is to be displayed, and the owner or occupier of such land unit shall, within 30 days of the date of such notice, affix the allotted number on the premises in accordance with such notice.
- (10) The Municipality may direct any owner to replace or repaint any digit of such number which has become illegible, obliterated or defaced.

88. Tariff of charges

- (1) The Municipality may determine tariff of charges in respect of-
 - (a) any act, matter or application in terms of this By-law;
 - (b) anything required or authorised to be done in terms of this By-law.
- (2) Such tariff of charges shall be published in the Provincial Gazette for information.
- (3) As a transitional measure the tariffs determined through the Municipal Financial Management Act shall apply.

89. National and Provincial interest

- (1) The Municipality shall forward a land development application to the relevant Minister or MEC for comment where such application will materially affect an exclusive functional area of the National or Provincial sphere as per Schedules 4 and 5 of the Constitution.
- (2) Subject to section 52(6) of the Spatial Planning and Land Use Management Act, the relevant Minister or MEC, as the case may be, may submit its comments on the application to the Municipality within 60 days from date of receipt of the application, failing which, it shall be deemed that such Minister or MEC has no comment to make.

90. 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 of its transitional arrangements or in the absence of any other provision, in terms of this By-law, read with 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 **Section 2(3)**, be continued after that date read with the provisions of a Land Use Scheme.
- (3) The right to continue using any land or building by virtue of the provisions of **Section 3(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 **Section 3(2)** in which case no compensation shall be payable.
- (4) Where on the date of the coming into operation of an approved Land Use Scheme –

- (a) a building, erected in accordance with an approved building plan, exists on land to which the approved Land Use Scheme relates;
 - (b) the erection of a building in accordance with an approved building plan has commenced on land contemplated in **Section 3(3)(i)**; 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.
- (5) Where a period of 15 years has, in terms of **Section 3(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 heard to an approved scheme which comes into operation after that date.
- (6) Within one year from the date of the coming into operation of an approved Land Use Scheme –
- (a) the holder of a right contemplated in **Section 3(2)** may notify the Municipality in writing that he/she is prepared to forfeit that right;
 - (b) the owner of a building contemplated in **Section 3(2)(c)** may notify the Municipality in writing that he/she is prepare to forfeit that right acquired by virtue of the provisions of that subsection.
- (7) Where at any proceedings in terms of this By-law it is alleged that a right has lapsed in terms of Section 3(2), such allegation shall be deemed to be correct until the contrary is proved.
- (8) Where any land use provisions are contained in any title deed, deed of grant or 99 (ninety nine) year leasehold, which did not form part of a land use scheme, such land use provisions shall apply as contemplated in **Section 3(2)**.
- (9) If the geographic area of the Municipality is demarcated to incorporate land from another municipality then the Land Use Scheme applicable to that land remains in force until the Municipality amends, repeals or replaces it subject to Sections 11 and 15 of this By-law.

91. Exemption

- (1) The Municipality may in writing exempt any person from complying with any provision of this By-law upon good cause shown.
- (2) An application for exemption shall be in writing setting out which section of the By-law exemption is being applied for accompanied by a full motivation why such exemption should be granted.
- (3) Such application shall be considered by the municipal planning tribunal and a decision shall be made on the application within 14 days from date of receipt of such application and the applicant shall be informed in writing of such decision.

92. False or misleading information in connection with application.—

- (1) Any person who wilfully and or with intent to defraud furnishes false or misleading information in connection with an application contemplated in this By-law shall be guilty of an offence.

93. Short title and commencement

- (1) This By-Law is called the Emfuleni Local Municipality Spatial Planning and Land Use Management By-Law, 2016, and comes into operation on a date by proclamation in the *Provincial Gazette*.

SCHEDULES TO THE BY-LAW

SCHEDULE 1: LAND USE SCHEME REGISTER

1. A Land Use Scheme Register as contemplated in section 14(10) of this By-law may, where applicable, include the following:
 - (a) Date of application
 - (b) Name and contact details of applicant
 - (c) Type of Application
 - (d) Property Description
 - (e) Existing Zoning
 - (f) Square Metres Granted
 - (g) Density
 - (h) FAR
 - (i) Height (storeys/meters)
 - (j) Coverage
 - (k) Building Line
 - (l) Parking Requirements
 - (m) Amendment scheme no
 - (n) Annexure Number
 - (o) Item No
 - (p) Decision and date
 - (q) Date of proclamation
 - (r) Any other information, which in the opinion of the Municipality shall be required to assist land development in general; provided that (a) to (q), can be made available to the public but information in terms of (r) need not be made available.

SCHEDULE 2: APPLICATION FORM

Applications for land use amendments (give full details in the motivation report, if space provided is not enough)

SECTION 2
Details of Land Owner (If different from Applicant)

Name: _____	Contact person: _____
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SECTION 1
Details of Applicant

Name: _____ Postal address: _____ _____ _____ <p style="text-align: center;">Code: _____</p> Tel no: _____ Fax no: _____ Professional Reg. No. and Organisation: _____ (Where applicable)	Contact person: _____ Physical address: _____ _____ _____ Cell no: _____ E-mail address: _____ _____
Postal address: _____ _____ _____ <p style="text-align: center;">Code: _____</p> Tel no: _____ Fax no: _____	Physical address: _____ _____ _____ Cell no: _____ E-mail address: _____ _____

If the applicant is not the registered owner(s), attach a power of attorney from the registered owner(s) to the application. This also applies if the person applying is still busy obtaining the land parcel and if the land parcel is owned by a company or more than one person.

SECTION 3
Details of Property (In accordance with Title deed)

Erf/ Farm No and portion description: _____ Physical address of erf/farm: _____ Location from nearest town: _____	Area (m ² or ha): _____ Existing zoning: _____ Existing land use: _____
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Town/suburb: _____	Area applicable to application: _____
Registration Division: _____	Title deed no: _____

SECTION 4
Type of Application being Submitted (Mark with an X and give detail)

Application for:
(Please mark applicable block with a cross)

Consent use / Written Consent	
Relaxation of a building line	
Amendment of Land Use Scheme	
Township Establishment	
Division or Phasing of a Township	
Extension of boundaries of an approved Township	
Subdivision of land in an approved township	
Consolidation of land in an approved township	
Subdivision of any other land	
Consolidation of any other land	
Cancellation and amendment of conditions, plan or endorsement of certain conditions (subdivision/consolidation)	
Approval of alteration, amendment or cancelation of general plan	
Amendment suspension or restrictive or obsolete conditions or obligations, servitudes or reservations in Title	
Appeal	
Petition to intervene	
Continuation of an application by new owner	
Exemption from certain provisions of the By-law	

Please give a short description of the scope of the project:

SECTION 5
Detail of application(Mark with an X and give detail where applicable)

Is the land parcel currently developed (buildings etc.)?	YES	NO	If answered YES, what is the nature & condition of the developments/improvements?	
Is the current zoning of the land used?	YES	NO	If answered NO, what is the application/ use of land?	
Is the property subjected to a bond?	YES	NO	If answered YES, attach the bondholder's consent to the application:	
Has any application on the property previously been considered?	YES	NO	If answered YES, when and provide particulars, including type of application, all authority reference numbers and decisions:	
Does the proposal apply to the entire land parcel?	YES	NO	If answered NO, indicate the size of the portion of the land parcel concerned, as well as what it will be used for, including the remaining extent:	
Are there any restrictions, such as servitudes, rights, bonds, etc. with regard to the land parcel in terms of the deed of transfer that should be removed, as it might have an influence on this application?	YES	NO	If answered YES, please provide detail description:	
Are there any physical restrictions (e.g. steep inclines, unstable land formations, marshes, etc.) that might influence the intended development	YES	NO	If answered YES, name full particulars and state how the problem will be solved and submit detail layout plan:	
Is any portion of the land parcel in a flood plain of a river beneath the 1:50/1:100 year flood-line, or subject to any flooding?	YES	NO	If answered YES, please provide detail description:	
Is any other approval that falls outside of this By-Law, necessary for the implementing of the intended development?	YES	NO	If answered YES, please provide detail description:	
Is the proposed application in line with the approved spatial development frameworks?	YES	NO	If answered NO, please provide site specific circumstances in accordance with section 22(2) of the SPLUMA.	
What arrangements will be made regarding the following services for the development? (Full Engineering Reports must be supplied, where applicable)	Water supply:			
	Electricity supply:			
	Sewerage and waste-water			
	Storm-Water:			

	Road Network:	
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SECTION 6
List of Attachments and supporting information required/ submitted with checklist for Municipal use (Mark with an X/ number annexure)

Checklist (for the completion by the Applicant only)				Checklist (for the use of Responsible Authority only)		
YES	NO	ANNEXURE	DOCUMENT ATTACHED	YES	NO	N/A
			Completed Comprehensive Application form			
			Complete Motivation Report			
			Board of Directors' / Trustees' resolution / consent			
			Power of Attorney			
			Certified copy of Title Deed(s)			
			Orientating Locality Map			
			Basic Layout Map			
			Land Use Scheme Zoning Map Extract			
			Land Use Map			
			Detail Layout Map			
			Ortophoto / Aerial survey map			
			Site Development Plan			
			Extract of Spatial Development Framework			
			Contour map			
			Surveyor-General diagrams (cadastral information)			
			Deeds Report			
			Bondholder's consent			
			Home Owners' Association consent / stamp of approval			
			Special endorsement/proxy			
			Mineral rights certificate (together with mineral holder's consent)			
			Prospecting contract			
			Registered servitudes (deed and map/plan)			
			Status report from Surveyor-General – street closure or state owned land			
			Detail Engineering Services plan (Bulk and internal)			
			Environmental Impact Study/Assessment (EIA – Environmental Authorisation)			
			Archaeological Impact Assessment (AIA) - approval from relevant Department			
			Heritage Impact Assessment - approval from relevant Department			
			Traffic impact study/assessment			
			Geotechnical report (NHBC Standards)			
			Flood line certificate - certificate from relevant Dept			
			Subdivision of Agricultural land - permission from relevant Department Agriculture			
			List of sections in Title Deed conditions to be removed /amended			

			Public participation report and minutes of meetings			
			Other (specify):			
			Seven (7) sets of full colour documentation copies			

SECTION 7
Declaration

Note: *If application is made by a person other than the owner, a Power of Attorney is compulsory. If the property is owned by more than one person, the signature of each owner is compulsory. Where the property is owned by a company, trust, or other juristic person, a certified copy of the Board of Directors/Trustees' resolution is compulsory*

I hereby certify the information supplied in this application form to be complete and correct and that I am properly authorised to make this application.

Applicant's/ Owner's Signature:	_____	Date:									
Full name (print):	_____										
Professional capacity (Reg. No.):	_____										
Applicant's ref:	_____										

SCHEDULE 3 CONTRIBUTIONS PAYABLE AND PROVISIONS OF LAND FOR OPEN SPACES AND PARKS IN TERMS OF THIS BY LAW

1. Determination of amount or contribution payable in respect of provision of open spaces (private open space or public open space) or parks.
2. Where, by virtue of or in terms of the provisions of this By-law an owner of land on which a land development application is approved (excluding a township establishment in terms of section xxx is required to pay an amount of money or a contribution to the Municipality in respect of the provision of open spaces or parks, such amount or contribution shall be determined substantially, in the opinion of the Municipality, in accordance with the formula—

$$\frac{(a-b) \times c \times e}{d}, \text{ in which formula}$$

“a” represents the number of residential units which may be erected on the land to which the application relates in terms of the approved application;

“b” represents the number of residential units which could have been erected on the land contemplated in paragraph (a) prior to the approval of the application;

“c” represents:

- (a) 24 m² where, in terms of the approved application, the land contemplated in paragraph (a) may be used for Residential 1 or 2 purposes or for purposes as may be determined by the Municipality from time to time, as the case may be;
- (b) 18 m² where, in terms of the approved application, the land contemplated in paragraph (a) may be used for Residential 3, 4 or 5 for purposes as may determined by the Municipality from time to time or as the case may be; (e.g. retirement village)

“d” represents the area of the land contemplated in paragraph (a) in m²;

“e” represents the site value of the land contemplated in paragraph 1

- (a) as reflected in the valuation roll or the supplementary valuation roll of the local authority; or
- (b) if the land is not reflected in the valuation roll or supplementary valuation roll of the Municipality, as determined by a valuer
 - (i) who is a member of the South African Institute of Valuers; or
 - (ii) as defined in the Local Government Property Rates Act, 2004.

3. Provision of Land for Open Spaces (private open space or public open space) or Parks including where a division of township application;

(a) Where, in terms of sections xx, the Municipality of an application to establish a township, imposes a condition requiring the applicant to provide land for open spaces or parks, the area of that land shall be determined substantially, in the opinion of the Municipality, in accordance with the formula:

$$a \times 24 \text{ m}^2 + b \times 18 \text{ m}^2, \text{ in which formula}$$

“a” represents the number of residential units which may be erected on land in the

township which, in terms of the land use scheme concerned, is to be zoned —Residential 1 or —Residential 2 or as may be determined by the Municipality from time to time, as the case may be;

“b” represents the number of residential units which may be erected on land in the township which, in terms of the town planning scheme concerned, is to be zoned —Residential 3’ —Residential 4 or —Residential 5 or as may be determined by the Municipality from time to time, as the case may be.

- (b) Any area of land in a proposed township which is subject to flooding by a 1:100 year flood shall be shown on the plan of the township as an open space or park if so required by the Municipality concerned and such area may at the request be protected by means of a servitude and shall be indicated in terms of a zoning for the purpose for which it is set aside.
- (c) If, in a proposed township, part of any area of land subject to flooding by a flood contemplated in paragraph (2) is less than 32 m measured from the centre of a water course, the area of land shown as an open space or park on the plan of the township shall be extended to measure 32 m from the centre of the water course.
- (d) The area of land to be provided for open spaces or parks in terms of paragraph (1), may not be reduced by the area of land to be shown as open spaces or parks in terms of paragraph (2) and (3); provided that the Municipality may give consent to reduce this requirement.

SCHEDULE 4 TRANSITIONAL MEASURES SCHEDULE

APPLICABLE LEGISLATION		PRIOR TO 1 JULY 2015	AFTER 1 JULY 2015; ENACTMENT OF SPLUMA	AFTER ENACTMENT OF BY-LAW
Town Planning and Townships Ordinance, 1986 (Ord . 15 of 1986)	Drafting of Town-planning Scheme: Section 18	Applicable; drafted and approved by Municipalities	Promulgated Town Planning Scheme remains applicable until replaced by a land use scheme; Must draft a Land Use Scheme within 5 years of enactment of SPLUMA.	Promulgated Town Planning Scheme remains applicable until replaced by a land use scheme; Must draft a Land Use Scheme within 5 years of enactment of SPLUMA.
	Rezoning, subdivision, consolidation and Township Establishment Applications: Section 28, 56, 61(2), 62, 63, 92, 96, 82,100,101, 108, 125 and all other sections that deals with or are related to the processing of the an application	Submitted to and decision taken by Municipalities in terms of the Ordinance; Decision taken by the CP & DC; Appeal to the Townships Board	Submission to and processing by Municipalities in terms of the Ordinance; All applications submitted ito the Ord. can be finalized in terms of the Ordinance; Decision taken by the Authorised Officials or the MPT as per categorization; Appeal to the Appeal Authority.	Submission of new land development applications must be done ito the By-law – Ordinance no longer applicable. The Ordinance will remain applicable until such time it is repealed by provincial legislation. However, the introduction of the municipal By-law, and the effect(s) thereof will in some manner ‘friendly force’ applicants to rather make use of the By-law. All applications already submitted in terms of the Ordinance can be finalized in terms of the Ordinance. Decisions taken by Authorised Official or MPT; Appeal to the AA.
	Appeal against a decision of Council ito section 59 and 139	Submit appeal to the Townships Board; they recommend to the MEC for final decision If applications were submitted prior 1	Townships Board finalize appeals that was lodged before 1 July with it in terms of the Ord – opinion that appeals lodged after 1 July, for applications submitted before 1 July	Townships Board finalize appeals that was lodged with it before 1 July 2015 in terms of the Ord

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APPLICABLE LEGISLATION		PRIOR TO 1 JULY 2015	AFTER 1 JULY 2015; ENACTMENT OF SPLUMA	AFTER ENACTMENT OF BY-LAW
		July and decisions are received after 1 July – applicant wish to appeal – such appeals still to be finalized by Townships Board	should also still be dealt with by the Townships Board Appeals lodged after 1 July – to be submitted to the Municipal Appeals Tribunal – only if the application was submitted after 1 July	Appeals lodged after 1 July 2015 and after enactment of By-law – to be submitted to the Municipal Appeals Tribunal
	Extension of Boundaries – Section 88	Submitted and approved by Province	Section 88 determine that the application must be submitted to the Administrator – province must sub-delegate that this application can be submitted and processed by the Municipalities; only thereafter the following can apply: All applications submitted to Province must be handed over to the Municipality to further finalize the application; New applications must be submitted to the Municipality to process and finalize the application.	Section 88 determine that the application must be submitted to the Administrator – province must sub-delegate that This application can be submitted and processed by the Municipalities; only thereafter the following can apply: All applications already submitted must be finalized in terms of the Ordinance; New application must be submitted ito the By-law.
	Consent uses, permissions and temporary uses lodged in terms of the Town planning scheme read with section 20	Submitted in terms of the relevant clauses in terms of the Town planning scheme to the Municipality; processed and finalized by the Municipality; Decision taken by CP&DC.	Submitted in terms of the relevant clauses in terms of the Town planning scheme to the Municipality; processed and finalized by the Municipality; SPLUMA prescribes that a Land Use Scheme must be done within 5 years – if it contains consent uses etc. – will be submitted to and administrated by the Municipality. Decisions taken regarding the land development application by Authorised Official or MPT;	Submitted in terms of the relevant clauses in terms of the Town planning scheme to the Municipality; processed and finalized by the Municipality; SPLUMA prescribes that a Land Use Scheme must be done within 5 years – if it contains consent uses etc. – will be submitted to and administrated by the Municipality. Decisions taken regarding the land development application by Authorised Official or MPT;

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APPLICABLE LEGISLATION		PRIOR TO 1 JULY 2015	AFTER 1 JULY 2015; ENACTMENT OF SPLUMA	AFTER ENACTMENT OF BY-LAW
			Appeals submitted to the AA;	Appeals submitted to the AA;
Removal and / or rezoning in terms of Section 2 and 5(5)	Submitted to and processed by the Municipality; Decision taken by CP&DC.	Submitted to and processed by the Municipality; Decisions taken by Authorised Official or MPT; Appeals submitted to the AA;	Submitted to and processed by the Municipality; Decisions taken by Authorised Official or MPT; Appeals submitted to the AA;	Submission of new land development applications must be done ito the By-law – GRRRA no longer applicable – same remarks as per Ordinance-applications above apply. GRRRA will only become redundant once repealed by Provincial Legislation; Decisions taken by Authorised Official or MPT; Appeals submitted to the AA; All applications already submitted ito GRRRA can be finalized ito the Act.
Appeal against a decision of the Municipality in terms of Section 5(7) – same remarks as per Ordinance applications to apply here – to be discussed	Submit appeal to the Townships Board	Townships Board finalize appeals that was lodged with it in terms of GRRRA; Appeals lodged after 1 July – to be submitted to the Municipal Appeals Tribunal – don't agree. If application was lodged before 1 July – appeal to be finalized by Townships Board	Townships Board finalize appeals that were lodged with it in terms of GRRRA.;	Appeals lodged after 1 July and after enactment of By-law – to be submitted to the Municipal Appeals Tribunal.
Submission of applications in terms of Section 6(1) and 17(3)	Submitted to and processed by the Municipality; Decision taken by CP&DC.	Submitted to and processed by the Municipality; Decisions taken by Authorised Official or MPT; Appeals submitted to the AA;	Submitted to and processed by the Municipality; Decisions taken by Authorised Official or MPT; Appeals submitted to the AA;	Submission of new subdivision applications must be done ito the By-law – Ord. no longer applicable – again – Division of Land Ordinance will only become redundant, once repealed by Provincial Legislation Decisions taken by Authorised Official or MPT;

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APPLICABLE LEGISLATION		PRIOR TO 1 JULY 2015	AFTER 1 JULY 2015; ENACTMENT OF SPLUMA	AFTER ENACTMENT OF BY-LAW
				<p>Appeals submitted to the AA;</p> <p>All applications already submitted to Ord can be finalized to thereof.</p>
	<p>All land use rights established in terms of this legislation has been taken up into the Town Planning Scheme and the Town Planning and Townships Ordinance must be used to lodge a land development application.</p>	<p>Submitted and processed by the Municipality.</p> <p>Decisions taken by the Cp&DC</p>	<p>Submitted to and processed by the Municipality;</p> <p>Decisions taken by Authorised Official or MPT;</p> <p>Appeals submitted to the AA;</p>	<p>Submission of new application must be done to the By-law – Ord. no longer applicable;</p> <p>Decisions taken by Authorised Official or MPT;</p> <p>Appeals submitted to the AA;</p> <p>All applications already submitted to Ord can be finalized to thereof.</p>
Gauteng Removal of Restrictions Act, 1996	<p>Submission of applications submitted to chapter 7 (Gated Communities)</p>	<p>Submitted to and processed by the Municipality;</p> <p>Decision taken by SLDT</p>	<p>Submitted to and processed by the Municipality;</p> <p>Decision taken by MPT</p>	<p>Act still applicable;</p> <p>Submitted to and processed by the Municipality;</p> <p>Decision taken by MPT</p>
	<p>Submission and Processing of land development applications</p>		<p>Section 60 of SPLUMA enacted;</p> <p>60(b) Any reference to a tribunal in terms of Section 15 of the DFA must be construed as reference to the Local Authority</p> <p>60(c) reference to the Designated officer must be construed as reference to the Official of the Municipality</p>	<p>Section 60 of SPLUMA remain applicable and applications lodged in terms of the DFA must be dealt with accordingly</p> <p>Any new land development application must be submitted in terms of the By-law</p>

