



LIMPOPO PROVINCE
 LIMPOPO PROVINSIE
 XIFUNDZANKULU XA LIMPOPO
 PROFENSE YA LIMPOPO
 VUNDU LA LIMPOPO
 IPHROVINSI YELIMPOPO

**Provincial Gazette • Provinsiale Koerant • Gazete ya Xifundzankulu
 Kuranta ya Profense • Gazethe ya Vundu**

*(Registered as a newspaper) • (As 'n nuusblad geregistreer) • (Yi rhijistariwile tanihi Nyuziphepha)
 (E ngwadisits'we bjalo ka Kuranta) • (Yo redzhistariwa sa Nyusiphepha)*

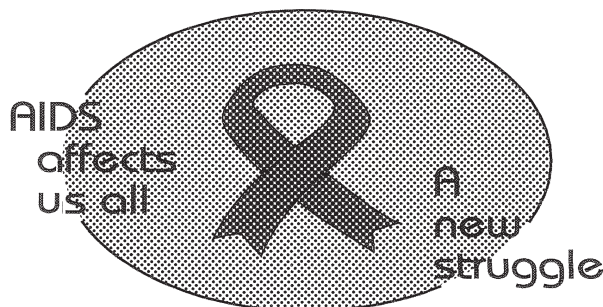
Vol. 24

POLOKWANE,
 18 AUGUST 2017
 18 AUGUSTUS 2017
 18 MHAWURI 2017
 18 AGOSTOSE 2017
 18 THANGULE 2017

No. 2846

PART 1 OF 2

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
 HELPLINE**

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DEPARTMENT OF HEALTH

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ISSN 1682-4563



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

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Closing times for **ORDINARY WEEKLY** **2017** **LIMPOPO PROVINCIAL GAZETTE**

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

- **29 December**, Thursday, for the issue of Friday **06 January 2017**
- **06 January**, Friday, for the issue of Friday **13 January 2017**
- **13 January**, Friday, for the issue of Friday **20 January 2017**
- **20 January**, Friday, for the issue of Friday **27 January 2017**
- **27 January**, Friday, for the issue of Friday **03 February 2017**
- **03 February**, Friday, for the issue of Friday **10 February 2017**
- **10 February**, Friday, for the issue of Friday **17 February 2017**
- **17 February**, Friday, for the issue of Friday **24 February 2017**
- **24 February**, Friday, for the issue of Friday **03 March 2017**
- **03 March**, Friday, for the issue of Friday **10 March 2017**
- **10 March**, Friday, for the issue of Friday **17 March 2017**
- **16 March**, Thursday, for the issue of Friday **24 March 2017**
- **24 March**, Friday, for the issue of Friday **31 March 2017**
- **31 March**, Friday, for the issue of Friday **07 April 2017**
- **07 April**, Friday, for the issue of Friday **14 April 2017**
- **12 April**, Wednesday, for the issue of Friday **21 April 2017**
- **20 April**, Thursday, for the issue of Friday **28 April 2017**
- **26 April**, Wednesday, for the issue of Friday **05 May 2017**
- **05 May**, Friday, for the issue of Friday **12 May 2017**
- **12 May**, Friday, for the issue of Friday **19 May 2017**
- **19 May**, Friday, for the issue of Friday **26 May 2017**
- **26 May**, Friday, for the issue of Friday **02 June 2017**
- **02 June**, Friday, for the issue of Friday **09 June 2017**
- **09 June**, Friday, for the issue of Friday **16 June 2017**
- **15 June**, Thursday, for the issue of Friday **23 June 2017**
- **23 June**, Friday, for the issue of Friday **30 June 2017**
- **30 June**, Friday, for the issue of Friday **07 July 2017**
- **07 July**, Friday, for the issue of Friday **14 July 2017**
- **14 July**, Friday, for the issue of Friday **21 July 2017**
- **21 July**, Friday, for the issue of Friday **28 July 2017**
- **28 July**, Friday, for the issue of Friday **04 August 2017**
- **03 August**, Thursday, for the issue of Friday **11 August 2017**
- **11 August**, Friday, for the issue of Friday **18 August 2017**
- **18 August**, Friday, for the issue of Friday **25 August 2017**
- **25 August**, Friday, for the issue of Friday **01 September 2017**
- **01 September**, Friday, for the issue of Friday **08 September 2017**
- **08 September**, Friday, for the issue of Friday **15 September 2017**
- **15 September**, Friday, for the issue of Friday **22 September 2017**
- **21 September**, Thursday, for the issue of Friday **29 September 2017**
- **29 September**, Friday, for the issue of Friday **06 October 2017**
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- **03 November**, Friday, for the issue of Friday **10 November 2017**
- **10 November**, Friday, for the issue of Friday **17 November 2017**
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- **01 December**, Friday, for the issue of Friday **08 December 2017**
- **08 December**, Friday, for the issue of Friday **15 December 2017**
- **15 December**, Friday, for the issue of Friday **22 December 2017**
- **20 December**, Wednesday, for the issue of Friday **29 December 2017**

LIST OF TARIFF RATES

FOR PUBLICATION OF NOTICES

COMMENCEMENT: 1 APRIL 2016

NATIONAL AND PROVINCIAL

Notice sizes for National, Provincial & Tender gazettes 1/4, 2/4, 3/4, 4/4 per page. Notices submitted will be charged at R1000 per full page, pro-rated based on the above categories.

Pricing for National, Provincial - Variable Priced Notices		
Notice Type	Page Space	New Price (R)
Ordinary National, Provincial	1/4 - Quarter Page	250.00
Ordinary National, Provincial	2/4 - Half Page	500.00
Ordinary National, Provincial	3/4 - Three Quarter Page	750.00
Ordinary National, Provincial	4/4 - Full Page	1000.00

EXTRA-ORDINARY

All Extra-ordinary National and Provincial gazette notices are non-standard notices and attract a variable price based on the number of pages submitted.

The pricing structure for National and Provincial notices which are submitted as **Extra ordinary submissions** will be charged at **R3000** per page.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

The **Government Printing Works (GPW)** has established rules for submitting notices in line with its electronic notice processing system, which requires the use of electronic *Adobe Forms*. Please ensure that you adhere to these guidelines when completing and submitting your notice submission.

CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.
2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website www.gpwonline.co.za

All re-submissions will be subject to the standard cut-off times.

All notices received after the closing time will be rejected.

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
National Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 days prior to publication
Regulation Gazette	Weekly	Friday	Friday 15h00, to be published the following Friday	Tuesday, 15h00 - 3 days prior to publication
Petrol Price Gazette	As required	First Wednesday of the month	One week before publication	3 days prior to publication
Road Carrier Permits	Weekly	Friday	Thursday 15h00, to be published the following Friday	3 days prior to publication
Unclaimed Monies (justice, labour or lawyers)	January / As required 2 per year	Any	15 January / As required	3 days prior to publication
Parliament (acts, white paper, green paper)	As required	Any		3 days prior to publication
Manuals	As required	Any	None	None
State of Budget (National Treasury)	Monthly	Any	7 days prior to publication	3 days prior to publication
Legal Gazettes A, B and C	Weekly	Friday	One week before publication	Tuesday, 15h00 - 3 days prior to publication
Tender Bulletin	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 days prior to publication
Gauteng	Weekly	Wednesday	Two weeks before publication	3 days after submission deadline
Eastern Cape	Weekly	Monday	One week before publication	3 days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 days prior to publication
North West	Weekly	Tuesday	One week before publication	3 days prior to publication
KwaZulu-Natal	Weekly	Thursday	One week before publication	3 days prior to publication
Limpopo	Weekly	Friday	One week before publication	3 days prior to publication
Mpumalanga	Weekly	Friday	One week before publication	3 days prior to publication
Gauteng Liquor License Gazette	Monthly	Wednesday before the First Friday of the month	Two weeks before publication	3 days after submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 days after submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 days after submission deadline
Mpumalanga Liquor License Gazette	2 per month	Second & Fourth Friday	One week before	3 days prior to publication

GOVERNMENT PRINTING WORKS - BUSINESS RULES**EXTRAORDINARY GAZETTES**

3. *Extraordinary Gazettes* can have only one publication date. If multiple publications of an *Extraordinary Gazette* are required, a separate Z95/Z95Prov *Adobe* Forms for each publication date must be submitted.

NOTICE SUBMISSION PROCESS

4. Download the latest *Adobe* form, for the relevant notice to be placed, from the **Government Printing Works** website www.gpwonline.co.za.
5. The *Adobe* form needs to be completed electronically using *Adobe Acrobat / Acrobat Reader*. Only electronically completed *Adobe* forms will be accepted. No printed, handwritten and/or scanned *Adobe* forms will be accepted.
6. The completed electronic *Adobe* form has to be submitted via email to submit.egazette@gpw.gov.za. The form needs to be submitted in its original electronic *Adobe* format to enable the system to extract the completed information from the form for placement in the publication.
7. Every notice submitted **must** be accompanied by an official **GPW** quotation. This must be obtained from the *eGazette* Contact Centre.
8. Each notice submission should be sent as a single email. The email **must** contain **all documentation relating to a particular notice submission**.
 - 8.1. Each of the following documents must be attached to the email as a separate attachment:
 - 8.1.1. An electronically completed *Adobe* form, specific to the type of notice that is to be placed.
 - 8.1.1.1. For *National Government Gazette* or *Provincial Gazette* notices, the notices must be accompanied by an electronic Z95 or Z95Prov *Adobe* form
 - 8.1.1.2. The notice content (body copy) **MUST** be a separate attachment.
 - 8.1.2. A copy of the official **Government Printing Works** quotation you received for your notice .
(Please see *Quotation* section below for further details)
 - 8.1.3. A valid and legible Proof of Payment / Purchase Order: **Government Printing Works** account customer must include a copy of their Purchase Order. **Non-Government Printing Works** account customer needs to submit the proof of payment for the notice
 - 8.1.4. Where separate notice content is applicable (Z95, Z95 Prov and TForm 3, it should **also** be attached as a separate attachment. (Please see the *Copy Section* below, for the specifications).
 - 8.1.5. Any additional notice information if applicable.
9. The electronic *Adobe* form will be taken as the primary source for the notice information to be published. Instructions that are on the email body or covering letter that contradicts the notice form content will not be considered. The information submitted on the electronic *Adobe* form will be published as-is.
10. To avoid duplicated publication of the same notice and double billing, Please submit your notice **ONLY ONCE**.
11. Notices brought to **GPW** by "walk-in" customers on electronic media can only be submitted in *Adobe* electronic form format. All "walk-in" customers with notices that are not on electronic *Adobe* forms will be routed to the Contact Centre where they will be assisted to complete the forms in the required format.
12. Should a customer submit a bulk submission of hard copy notices delivered by a messenger on behalf of any organisation e.g. newspaper publisher, the messenger will be referred back to the sender as the submission does not adhere to the submission rules.

GOVERNMENT PRINTING WORKS - BUSINESS RULES**QUOTATIONS**

13. Quotations are valid until the next tariff change.
 - 13.1. **Take note:** GPW's annual tariff increase takes place on **1 April** therefore any quotations issued, accepted and submitted for publication up to **31 March** will keep the old tariff. For notices to be published from 1 April, a quotation must be obtained from **GPW** with the new tariffs. Where a tariff increase is implemented during the year, **GPW** endeavours to provide customers with 30 days' notice of such changes.
14. Each quotation has a unique number.
15. Form Content notices must be emailed to the *eGazette* Contact Centre for a quotation.
 - 15.1. The *Adobe* form supplied is uploaded by the Contact Centre Agent and the system automatically calculates the cost of your notice based on the layout/format of the content supplied.
 - 15.2. It is critical that these *Adobe* Forms are completed correctly and adhere to the guidelines as stipulated by **GPW**.
16. **APPLICABLE ONLY TO GPW ACCOUNT HOLDERS:**
 - 16.1. **GPW** Account Customers must provide a valid **GPW** account number to obtain a quotation.
 - 16.2. Accounts for **GPW** account customers **must** be active with sufficient credit to transact with **GPW** to submit notices.
 - 16.2.1. If you are unsure about or need to resolve the status of your account, please contact the **GPW** Finance Department prior to submitting your notices. (If the account status is not resolved prior to submission of your notice, the notice will be failed during the process).
17. **APPLICABLE ONLY TO CASH CUSTOMERS:**
 - 17.1. Cash customers doing **bulk payments** must use a **single email address** in order to use the **same proof of payment** for submitting multiple notices.
18. The responsibility lies with you, the customer, to ensure that the payment made for your notice(s) to be published is sufficient to cover the cost of the notice(s).
19. Each quotation will be associated with one proof of payment / purchase order / cash receipt.
 - 19.1. This means that **the quotation number can only be used once to make a payment.**

GOVERNMENT PRINTING WORKS - BUSINESS RULES**COPY (SEPARATE NOTICE CONTENT DOCUMENT)**

20. Where the copy is part of a separate attachment document for Z95, Z95Prov and TForm03
- 20.1. Copy of notices must be supplied in a separate document and may not constitute part of any covering letter, purchase order, proof of payment or other attached documents.
- The content document should contain only one notice. (You may include the different translations of the same notice in the same document).
- 20.2. The notice should be set on an A4 page, with margins and fonts set as follows:
- Page size = A4 Portrait with page margins: Top = 40mm, LH/RH = 16mm, Bottom = 40mm;
Use font size: Arial or Helvetica 10pt with 11pt line spacing;
- Page size = A4 Landscape with page margins: Top = 16mm, LH/RH = 40mm, Bottom = 16mm;
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

CANCELLATIONS

21. Cancellation of notice submissions are accepted by **GPW** according to the deadlines stated in the table above in point 2. Non-compliance to these deadlines will result in your request being failed. Please pay special attention to the different deadlines for each gazette. Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.
22. Requests for cancellation must be sent by the original sender of the notice and must be accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

23. With effect from 01 October 2015, **GPW** will not longer accept amendments to notices. The cancellation process will need to be followed according to the deadline and a new notice submitted thereafter for the next available publication date.

REJECTIONS

24. All notices not meeting the submission rules will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za). Reasons for rejections include the following:
- 24.1. Incorrectly completed forms and notices submitted in the wrong format, will be rejected.
- 24.2. Any notice submissions not on the correct *Adobe* electronic form, will be rejected.
- 24.3. Any notice submissions not accompanied by the proof of payment / purchase order will be rejected and the notice will not be processed.
- 24.4. Any submissions or re-submissions that miss the submission cut-off times will be rejected to the customer. The Notice needs to be re-submitted with a new publication date.

GOVERNMENT PRINTING WORKS - BUSINESS RULES**APPROVAL OF NOTICES**

25. Any notices other than legal notices are subject to the approval of the Government Printer, who may refuse acceptance or further publication of any notice.
26. No amendments will be accepted in respect to separate notice content that was sent with a Z95 or Z95Prov notice submissions. The copy of notice in layout format (previously known as proof-out) is only provided where requested, for Advertiser to see the notice in final Gazette layout. Should they find that the information submitted was incorrect, they should request for a notice cancellation and resubmit the corrected notice, subject to standard submission deadlines. The cancellation is also subject to the stages in the publishing process, i.e. If cancellation is received when production (printing process) has commenced, then the notice cannot be cancelled.

GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

27. The Government Printer will assume no liability in respect of—
 - 27.1. any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - 27.2. erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;
 - 27.3. any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

28. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

CUSTOMER INQUIRIES

Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While **GPW** deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a 2-working day turnaround time for processing notices received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

29. Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
30. Requests for Quotations (RFQs) should be received by the Contact Centre at least **2 working days** before the submission deadline for that specific publication.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

PAYMENT OF COST

31. The Request for Quotation for placement of the notice should be sent to the Gazette Contact Centre as indicated above, prior to submission of notice for advertising.
32. Payment should then be made, or Purchase Order prepared based on the received quotation, prior to the submission of the notice for advertising as these documents i.e. proof of payment or Purchase order will be required as part of the notice submission, as indicated earlier.
33. Every proof of payment must have a valid **GPW** quotation number as a reference on the proof of payment document.
34. Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the Gazette Contact Centre, **Government Printing Works**, Private Bag X85, Pretoria, 0001 email: info.egazette@gpw.gov.za before publication.
35. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and future notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or electronic funds transfer into the **Government Printing Works** banking account.
36. In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the **Government Printing Works**.
37. The **Government Printing Works** reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the List of Fixed Tariff Rates, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

38. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website www.gpwonline.co.za free of charge, should a proof of publication be required.
39. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such *Government Gazette*(s).

GOVERNMENT PRINTING WORKS CONTACT INFORMATION

Physical Address:

Government Printing Works
149 Bosman Street
Pretoria

Postal Address:

Private Bag X85
Pretoria
0001

GPW Banking Details:

Bank: ABSA Bosman Street
Account No.: 405 7114 016
Branch Code: 632-005

For Gazette and Notice submissions: Gazette Submissions:

For queries and quotations, contact: Gazette Contact Centre:

E-mail: submit.egazette@gpw.gov.za

E-mail: info.egazette@gpw.gov.za

Tel: 012-748 6200

Contact person for subscribers: Mrs M. Toka:

E-mail: subscriptions@gpw.gov.za

Tel: 012-748-6066 / 6060 / 6058

Fax: 012-323-9574

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 100 OF 2017**NOTICE OF APPLICATION FOR AMENDMENT OF MARBLE HALL TOWN-PLANNING SCHEME 2001, IN TERMS OF SECTION 15 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986. READS TOGETHER WITH THE PROVISION OF SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 16 OF 2013**

I, Mafinya Mpho, being the authorized agent of the owner of Erven 2023, 2024 and 2025 Marble Hall extension 6 Township Registration Division J.S Limpopo Province, hereby give notice of Application for Amendment of Marble Hall Town-Planning scheme 2001, in terms of Section 15 of the Town Planning and Townships Ordinance, 1986. Reads together with the provision of Spatial Planning and Land Use Management Act 16 of 2013 for Rezoning and consolidation of the properties, situated at Kgwane Nkadimeng Street Marble Hall Extension 6 Township. The subject properties are to be consolidated and rezoned from "Residential 1" to "Institutional" for certain amendment conditions. The nature and general purpose of the application is to permit the establishment of Place of Public Worship for church purposes.

The application will lie for inspection during normal office hours at 13 Ficus St Marble Hall, The Department of Town Planning, Ephraim Mogale Local Municipality for a period of 28 days from the 28th July 2017. Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, The Department of Town and Regional Planning, Ephraim Mogale Local Municipality, Private Bag x11, MARBLE HALL, 0450, Tel: (013) 261 8400.

Contact details of applicant (authorised agent): Full name: **CITY DYNAMICS PLANNERS PTY (LTD)**
Postal Address: **36 Mandela Drive Code: 1035**

Residential Address: **Office No. 109, Witbank Centre, 36 Mandela Drive, Witbank** Tel No (w): **013 656 0527** Fax No: **086 609 9045** Cell: **083 345 3744** E-mail address: mafinyam90@gmail.com/
mafinyam90@gmail.com / city.dynamicsplanners@webmail.co.za.

11-18

KENNISGEWING 100 VAN 2017

KENNISGEWING VAN AANSOEK OM WYSIGING VAN MARBLE HALL DORPSBEPLANNING-SKEMA 2001, INGEVOLGE ARTIKEL 15 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, LEES GEMEENSKAP MET DIE VOORSIENING VAN RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURSWET 16 VAN 2013

Ek, Mafinya Mpho, synde die gemagtigde agent van die eienaar van Erwe 2023, 2024 en 2025 Marble Hall Uitbreiding 6 Dorpsgebied Registrasie Afdeling JS Limpopo Provinsie, gee hiermee aansoek om die wysiging van Marble Hall Dorpsbeplanningskema 2001, ingevolge Artikel 15 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986. Lees saam met die bepaling van Ruimtelike Beplanning en Grondgebruikbestuurswet 16 van 2013 vir die hersonering en konsolidasie van die eiendomme gelee te Kgwane Nkadimengstraat Marble Hall Uitbreiding 6 Dorpsgebied. Die vakgebiede moet gekonsolideer en hersoneer word vanaf "Residensieel 1" na "Inrigting" vir sekere wysiging voorwaardes. Die aard en algemene doel van die aansoek is om die plek van openbare godsdiensoefening vir kerkdoeleindes toe te laat.

Die aansoek le te insae gedurende gewone kantoorure by die Ficus St Marble Hall, Departement van Stadsbeplanning, Ephraim Mogale Plaaslike Munisipaliteit, vir n tydperk van 28 dae vanaf 28 Julie 2017. Besware teen of vertoe ten opsigte van die aansoek moet Ingedien of per aangetekende pos per hand, per faks of per e-pos ingedien of voor die sluitingsdatum vir kommentaar en / of besware, soos hieronder uiteengesit, Die Departement van Stads- en Streekbeplanning, Ephraim Mogale Local Munisipaliteit, Privaatsak x11, MARBLE HALL, 0450, Tel: (013) 261 8400.

Kontakbesonderhede van aansoeker (gemagtigde agent): Volle naam: CITY DYNAMICS PLANNERS PTY (BPK) Posadres: 36 Mandela Wegkode: 1035

Woonadres: Kantoornr. 109, Witbank Sentrum, Mandela Weg 36, Witbank Telnr (w): 013 656 0527
Faksnommer: 086 609 9045 Sel: 083 345 3744 E-pos adres: mafinyam90@gmail.com/
city.dynamicsplanners@webmail.co.za.

11-18

NOTICE 101 OF 2017

Notice of application for the amendment of the Emalahleni Land Use Management Scheme, 2010, in terms of Section 66 (Chapter 4 and 5) of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, read with the provisions of Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013)

Emalahleni Amendment Scheme No. 2180

Makolo Town Planning Consultants (Pty) Ltd being the authorized agent of the owner of Portion 47 of the Farm Naauwport 335JS hereby give notice in terms of the above mentioned that I have applied to the Emalahleni Local Authority for the amendment of the Emalahleni Land Use Management Scheme, 2010, by the rezoning of Portion 47 of the Farm Naauwport 335JS from Tourism to Industrial 2 in terms of Section 66 (Chapter 4 and 5) of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, read with the provisions of Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013)

Plans and/or particulars of this application may be inspected during normal office hours at the following address: Directorate Development Planning, 3rd Floor, Civic Center, Mandela Avenue, Emalahleni, 1035. Contact details of relevant Municipal Section: 013 690 6354/013 690 6480/013 690 6220

Any person or persons having any objection against the approval of this application must lodge such written objections, together with a proper motivation, in a format as contemplated in Sections 103 and 104 of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, with the Municipal Manager, P.O. Box 3, Witbank and the undersigned, by not later than a period of 30 days from 28 July 2017

Name of agent: **Makoloto Town Planning Consultants (Pty) Ltd**

Physical address of agent: **Office No. 109, Witbank Centre, 36 Mandela Drive, Witbank**

Contact details of agent: **013 656 1717**

11-18

KENNISGEWING 101 VAN 2017

Kennisgewing van aansoek om die wysiging van die Emalahleni Grondgebruikskema, 2010, in terme van Artikel 66 (Hoofstuk 4 en 5) van die Emalahleni Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2016, saamgelees met die bepalings van Ruimtelike Beplanning en Grondgebruik Bestuur, 2013 (Wet No 16 van 2013)

Emalahleni Wysigingskema No. 2180

Makolo Town Planning Consultants (Pty) Ltd, synde die gemagtigde agent van die eienaar van Gedeelte 47 van die Plaas Naauwport 335JS gee hiermee in terme van die bogenoemde dat ek by die Emalahleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Emalahleni Grondgebruikbestuur skema, 2010, deur die herosering van Gedeelte 47 van die Plaas Naauwport 335JS van Toerisme na Nywerheid 2 in terme van Artikel 66 (Hoofstuk 4 en 5) van die Emalahleni Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2016, saamgelees met die bepalings van Ruimtelike Beplanning en Grondgebruikbestuur Wet, 2013 (Wet No 16 van 2013)

Planne en / of besonderhede van hierdie aansoek kan gedurende gewone kantoorure besigtig word by die volgende adres: Direkoraat Ontwikkelingsbeplanning, 3de Vloer, Burgersentrum, Mandelarylaan, Emalahleni, 1035. Kontak besonderhede van relevante Munisipale Artikel: 013 690 6354/013 690 6480/013 690 6220

Enige persoon of persone wat beswaar het teen die goedkeuring van hierdie aansoek moet sodanige skriftelike beswaar, tesame met 'n behoorlike motivering, in 'n formaat soos beoog in artikels 103 en 104 van die Emalahleni Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2016, by die Munisipale Bestuurder, Posbus 3, Witbank en die ondergetekende, nie later nie as 'n tydperk van 30 dae vanaf 28 Julie 2017

Naam van agent: **Makoloto Town Planning Consultants (Pty) Ltd**

Fisiese adres van agent: **Kantoor No. 109, Witbank Center, 36 Mandelarylaan, Witbank**

Kontakbesonderhede van agent: **013 656 1717**

11-18

NOTICE 102 OF 2017**THABAZIMBI LAND USE SCHEME, 2014
THABAZIMBI AMENDMENT SCHEME 025****NOTICE OF APPLICATION FOR AMENDMENT OF THE THABAZIMBI LAND USE SCHEME, 2014 IN TERMS OF SECTION 16(1) OF THE THABAZIMBI LAND USE MANAGEMENT BY-LAW, 2015, READ TOGETHER WITH THE RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) AND REGULATIONS AS PROMULGATED**

I, Izel van Rooy from the firm Plan Wize Town and Regional Planners, being the authorized agent of the owners of Erf 1775 to Erf 1784, Northam Extension 6 hereby give notice in terms of Section 16(1) of the Thabazimbi Land Use Management By-Law, 2015, read together with the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and Regulations as promulgated that I have applied to the Thabazimbi Municipality for the amendment of the Thabazimbi Land Use Scheme, 2014, by the rezoning of the properties as described above, from "Residential 1" to "Business 1".

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Planning and Economic Development, Thabazimbi Municipality, 7 Rietbok Street, Thabazimbi for a period of 30 days from 11 August 2017.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Planning and Economic Development, Thabazimbi Municipality, at the above-mentioned address or at Private Bag X530, Thabazimbi, 0380 within a period of 30 days from 11 August 2017.

ADDRESS OF AGENT: PLAN WIZE TOWN AND REGIONAL PLANNERS, P.O. BOX 2445, THABAZIMBI, 0380, TEL: 0824497626 [REF. NO. T0510]

11-18

KENNISGEWING 102 VAN 2017**THABAZIMBI GRONDGEBRUIKSKEMA, 2014
THABAZIMBI WYSIGINGSKEMA 025****KENNISGEWING VAN AANSOEK VIR WYSIGING VAN DIE THABAZIMBI GRONDGEBRUIKSKEMA, 2014 INGEVOLGE ARTIKEL 16(1) VAN DIE THABAZIMBI BYWET OP GRONDGEBRUIK-BESTUUR, 2015 SAAMGELEES MET DIE RELEVANTE BEPALINGS VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2013 (WET 16 VAN 2013) (SPLUMA) EN REGULASIES SOOS GEPROMULGEER**

Ek, Izel van Rooy van die firma Plan Wize Stads-en Streekbeplanners, synde die gemagtigde agent van die eienaars van Erf 1775 tot Erf 1784, Northam Uitbreiding 6 gee hiermee ingevolge Artikel 16(1) van die Thabazimbi Bywet op Grondgebruikbestuur, 2015 saamgelees met die relevante bepalings van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013) (SPLUMA) en Regulasies soos gepromulgeer kennis dat ek aansoek gedoen het by die Thabazimbi Munisipaliteit vir die wysiging van die Thabazimbi Grondgebruikskema, 2014, deur die hersonering van die eiendomme soos hierbo beskryf van "Residensieël 1" na "Besigheid 1".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Bestuurder: Beplanning en Ekonomiese Ontwikkeling, Thabazimbi Munisipaliteit, 7 Rietbokstraat, Thabazimbi vir 'n tydperk van 30 dae vanaf 11 Augustus 2017.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 11 Augustus 2017 skriftelik by of tot die Bestuurder: Beplanning en Ekonomiese Ontwikkeling, Thabazimbi Munisipaliteit, by bovermelde adres of by Privaat Sak X530, Thabazimbi, 0380 ingedien of gerig word.

ADRES VAN AGENT: PLAN WIZE STADS- EN STREEKBEPLANNERS, POSBUS 2445, THABAZIMBI, 0380, TEL: 0824497626 [VERW. NO. T0510]

11-18

NOTICE 104 OF 2017**NOTICE IN TERMS OF SECTION 93(1) OF THE MAKHADO LOCAL MUNICIPALITY SPATIAL PLANNING LAND DEVELOPMENT AND LAND USE MANAGEMENT BY-LAW, 2016**

I, Jackson Sebola of GoldenGrey Consortium (Pty) Ltd being the authorized agent of the owner(s) of the property mentioned below, hereby give notice in terms of Regulation 18 (Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015) read together with Section 63 (1) and Section 66 (1) of the Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 by rezoning Stand Number 218 in Tshikuwi Village from "Agricultural (Communal/State Land)" to "Business" for the purpose of erecting a Mini Complex. Particulars of the application will lie for inspection during normal office hours at the office of the Director Development Planning, Civic Centre (New Building), 83 Krough Street, Makhado, for a period of 28 days from the 11th of August 2017. Objections to the application can be lodged in writing to the Municipal Manager, Private Bag X2596, Makhado, 0920 within a period of 28 days from the 11th of August 2017. Address of the Agent: 97 Anderson Street, Louis Trichardt, 0920.

NDIVHADZO HU TSHI TEVHELWA TSHITENWA TSHA 93(1) TSHA MAKHADO LOCAL MUNICIPALITY SPATIAL PLANNING LAND DEVELOPMENT AND LAND USE MANAGEMENT BY-LAW, 2016

Nne Jackson Sebola wa GoldenGrey Consortium (Pty) Ltd muimeleli o tendelwa ho nga muthu o randelwa ho tshipida tsha mavu nga khantsele dzamisanda yo bulwaho afho fhasi, ndi khou fha ndivhadzo hu tshi tevhelwa regulesheniya 18 ya Spatial Planning and Land Use Management, 2015 I tshi vhalwa khathihi na tshitenwa tsha 63(1) na 66(1) zwa Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 nga u shandukisa ku shumisele lwa mavu kwa tshitende 218 tshi no wananla Tshikuwi u bva kha "Agricultural (Communal/State Land)" u ya kha "Business" hu tshi itelwa u fhatha Mini Complex. Zwidodombedzwa zwa khumbelo idzo zwi do lugelwa u tolwa nga tshifhinga tsha mushumo kha ofisi ya hoho ya muhasho wa Mveledziso na Vhupulani, Civic Centre (tshifhatoni tshiswa), kha nomboro ya 83 kha tshitarata tsha Krogh, Makhado, lwa tshifhinga tsha maduvha a fumbilimalo (28) ubva nga duvha la fuminthihi Fulwi 2017. Khanedzo kha khumbelo idzo dzi rumelwa nga u to nwalela kha Municipal Manager, Private Bag X 2596, MAKHADO, 0920 nga ngomu ha maduvha a fumbilimalo(28) ubva nga duvha la fuminthihi Fulwi 2017. Adiresi ya Muimeleli: 97 Anderson Street, Louis Trichardt, 0920.

NOTICE 105 OF 2017**TZANEEN AMENDMENT SCHEME 357****NOTICE OF APPLICATION FOR AMENDMENT OF A TOWN-PLANNING SCHEME IN TERMS OF CHAPTER 5, PART C: SECTION 57 OF THE GREATER TZANEEN MUNICIPAL SPLUMA BY-LAWS 2016**

I, Willem Johannes Jacobsz of Omniplan Town Planners, being the authorised agent of the registered owner of Erf Re/120 Tzaneen X 2 hereby give notice in terms of Chapter 5, Part C: Section 57 of the Greater Tzaneen SPLUMA By-Laws 2016, read together with Section 56(1) of the Town-Planning and Townships Ordinance, 1986 (Ord. 15/1986) that I have applied to the Greater Tzaneen Municipality for the amendment of the town-planning scheme known as the Tzaneen Town Planning Scheme, 2000 by the rezoning of the property described above, situated at Thiem Street, Tzaneen X2, from "Business 2" to "Business 2" with *Annexure 219*.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Civic Centre, Tzaneen for a period of 30 days from 18 August 2017 (the date of the first publication of the notice). Objections to or representations in respect of the applications must be lodged with or made in writing to the Municipal Manager at the above address or at PO Box 24, Tzaneen, 0850 within a period of 30 days from 18 August 2017. *Address of authorised agent: Omniplan Town Planners, PO Box 2071, TZANEEN, 0850, Tel No (015) 307 1041. Ref No: J142*

KENNISGEWING 105 VAN 2017**TZANEEN WYSIGINGSKEMA 357**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN 'N DORPSBEPLANNINGSKEMA INGEVOLGE HOOFSTUK 5, DEEL C: ARTIKEL 57 VAN DIE GROTER TZANEEN SPLUMA BY-WETTE, 2016,

Ek, Willem Johannes Jacobsz van Omniplan Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van Erf Re/120 Tzaneen X 2 gee hiermee ingevolge Hoofstuk 5, Deel C: Artikel 57 van die Groter Tzaneen Munisipale SPLUMA By-Wette, 2016, saamgelees met Artikel 56(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) kennis dat ek by die Groter Tzaneen Munisipaliteit aansoek gedoen het om die wysiging van die Dorpsbeplanningskema bekend as die Tzaneen Dorpsbeplanningskema, 2000 deur die hersonering van die eiendom hierbo beskryf, geleë te Thiem Straat Tzaneen X2, vanaf "Besigheid 2" na "Besigheid 2" met *Bylaag 219*. Besonderhede van elk van die aansoeke lê ter insae gedurende gewone kantoor ure by die kantoor van die Munisipale Bestuurder, Burgersentrum, Tzaneen vir 'n tydperk van 30 dae vanaf 18 Augustus 2017 (die datum van eerste publikasie van hierdie kennisgewing). Besware teen of verhoë ten opsigte van die aansoeke moet binne 'n tydperk van 30 dae vanaf 18 Augustus 2017 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 24, Tzaneen, 0850 ingedien of gerig word. *Adres van gemagtigde agent: Omniplan Stads- en Streeksbeplanners, Posbus 2071, Tzaneen, 0850, Tel. No. (015) 307 1041. Verw. No. J142*

NOTICE 106 OF 2017**MAKHADO LAND-USE SCHEME 2009**

We **FEMplan (Pty) Ltd**, being the authorized agent of the owner of stand number 17 situated on a Portion of the remainder and Portion 2 of the farm Schuyngooste 29 LT.Limpopo Province, hereby give notice in terms of Regulation 18 (Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015) read together with section 63 (1) of the Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 that we have made an application to the Makhado Local Municipality for the amendment of the Land Use Scheme, known as the Makhado land-use scheme, 2009, by rezoning of the above-mentioned property from "Agricultural" to "Business 2" for the purpose of establishing mini business complex.

Plans and particulars of the application will lie for inspection during normal office hours at the office of town planner, 83 Krogh Street, Makhado Municipality for the period of 28 days from the first day of the publication. objections and/or comments or representation in respect of the application must be lodged with or made in writing to the municipality at the above address or at private bag x 2596, Makhado 0920 within 28 days from the date of first publication. Address of the applicant, 24 Strelitzia Avenue, country view, 1685. Cell: 0781294060, email thendomudau@gmail.com

18–25

MAKHADO LAND-USE SCHEME 2009

Rine vha **FEMplan (Pty) Ltd**, vha imeleli vhare mulayoni vha vhane vha mavu a divhiwaho ngaupfi stand number 17 yo dzulaho kha Portion of the remainder and Portion 2 of the farm Schuyngooste 29 LT.Limpopo,, Ri nea ndivhadzo malugana na khethekanyo 18 (Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015) ri tshi ivhala khathihli na khethekanyo 63 (1) ya Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016, Uri ro ita khumbelo Masipalani wa Makhado malugana na u shandukisa kushumisele kwa tshikimu tsha u langa mavu tshi divhiwaho nga upfi Makhado land-use scheme, 2009, nga u shandukisa kushumisele kwa tshitentsi tsho bulwaho afho ntha ubva kha "Agricultural" uya kha "Business 2" ndivho hu u fhata Mini business Complex.

Pulane na dzinwe dokumenthe dza khumbelo iyi dzinga wanala ofisini ya Town planner, 82 Krough Street Masipalani wa Makhado nga tshifhinga tsha mushumo lwa maduvha a 28 ubva duvha la ino khunguwedzo. Khanedzano na vhunwe vhudipfi vhunga rumeliwa kha adiresi ya masipala private bag x 2596, Makhado 0920. Adiresi ya Vhaimleli, **24 Strelitzia Avenue, country view, 1685**. Thingokhwalwa: 0781294060 Email: thendomudau@gmail.com

18–25

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 82 OF 2017**MUSINA LAND USE MANAGEMENT SCHEME 2010,
NOTICE OF APPLICATION IN TERMS OF VENDA LAND AFFAIRS
PROCLAMATION, 1990 (PROCLAMATION 45 OF 1990) READ TOGETHER WITH
SECTION 28 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT
16 OF 2013.**

Notice is hereby given in terms of Proclamation 45 of 1990 read together with Section 28 of the Spatial Planning and Land Use Management Act 16 of 2013, that I, Ntakadzeni Ramabannda intend to apply to Musina Local Municipality for Land Use Change on behalf of my client, Mr. Domina Napoleon Munzhelele, to establish a Shopping Complex at Dovho/Duluthulu Village, on Tshikundamalema 440-MT within Musina Local Municipality of Vhembe District, Limpopo Province. Plans and particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Civic Centre, at number 21 Irwin Street, Musina, for a period of 28 days from the first day of the publication.

Objection and/or comments or representation in respect of the application must be lodged with or made in writing to the Municipal Manager in writing at the above address or at Private Bag X611, Musina, 0900 within 28 days from the date of first publication. The address of applicant's representative is as follows: P.O. Box 1318, Phangami, 0904. Cell number: 082 051 3097. Email address: ntakaplanner@gmail.com.

18-25

**TSHIKIMU TSHA 2010 TSHA U LANGIWA HA U SHANDUKISWA HA MAVU
MALUGANA NA VENDA LAND AFFAIRS PROCLAMATION, 1990
(PROCLAMATION 45 OF 1990) VHA VHALE NA SECTION 28 OF THE SPATIAL
PLANNING AND LAND USE MANAGEMENT ACT 16 OF 2013.**

Ndivhadzo i khou bviswa malugana na Proclamation 45 ya 1990, vha vhale na Section 28 of the Spatial Planning and Land Use Management Act 16 of 2013, ngauri nne, Ntakadzeni Ramabannda, ndi khou toḡou u ita khumbelo kha Masipala wa Musina ya u Shandukiswa Ha Mavu, ndo imela muthusiwa wanga (Vho-Domina Napoleon Munzhelele), u itela u wana thendelo ya u bveledzisa mavhengele kha vhupo ha Dovho/Duluthulu, kha bulasi ya Tshikundamalema 440-MT, kha Masipala wa Musina tshitiḡiriki tsha Vhembe, Vunduni ḡa Limpopo. Pulane na zwiḡwe zwidodombedzwa zwa khumbelo, zwi ḡo tendelwa u ḡoliwa kha awara dzo ḡoweleaho dza mushumo ofisini ya Mulanguli wa Masipala wa Musina, Civic Centre, kha ḡomboro ya 21 Tshitiḡaraḡani tsha Irwin, Musina, lwa maḡuvha a 28, u bva ḡuvha ḡa u thoma ḡa ino khunguwedzo.

Khanedzo na vhuḡwe vhuḡipfi kana vhuimeleli, zwi nga rumeliwa nga u tou ḡwala kha ḡiresi ya vhupo ho bulwaho afho ḡḡha kana kha Private Bag X611, Musina, 0900 lwa maḡuvha a 28 u bva ḡuvha ḡa u thoma ḡa ino khunguwedzo. ḡiresi ya muimeleli wa o itaho khumbelo ndi heyi: P.O.Box 1318, Phangami, 0904. Luḡingo: 082 051 3097. ḡiresi ya imeḡi: ntakaplanner@gmail.com.

18-25

PROVINCIAL NOTICE 83 OF 2017



THE SPATIAL PLANNING AND LAND USE MANAGEMENT BY- LAW OF GREATER GIYANI MUNICIPALITY

Promulgated on..... Provincial Gazette Notice No:

Final Draft 2017

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CHAPTER 1

DEFINITIONS, APPLICABILITY AND CONFLICT OF LAWS

1. DEFINITIONS

In these By-Law, unless the context indicates otherwise, a word or expression defined in the Act or Provincial Legislation has the same meaning as in these By-Law and -

“Act” means the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013);

“Appeal Authority” means the executive authority of the Municipality or any other body or institution outside of the Municipality authorised by that Municipality to assume the obligations of an Appeal Authority for purposes of appeals lodged in terms of the Act;

“approved township” means a township declared an approved township in terms of section 56;

“By-Law” mean this By-Law and includes the schedules and forms attached hereto or referred to herein;

“communal land” means land under the jurisdiction of a Traditional Council determined in terms of section 6 of the Limpopo Traditional Leadership and Governance Act, 2003 (Act No. 41 of 2003) and which was at any time vested in-

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

“Conditions of Establishment” means conditions imposed by the Municipality in the process of approval of a township establishment;

“consent” means a land use right that may be obtained by way of consent from the Municipality and is specified as such in the Land Use Scheme;

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

“Constitution” means the Constitution of the Republic of South Africa, 1996;

“contact details” means information on how to contact a persona, typically including a telephone number, address;

“departure” is a land development or land use application submitted to the Municipality that seek to effect change of a land use, may be similar to a rezoning

application;

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

“deeds registry” means a deeds registry as defined in section 102 of the Deeds Registries Act, 1937 (Act No. 47 of 1937);

“filing of documents” means the lodgement of a document with the appeal authority of the Municipality;

“high impact development” refers to all Category 1 and opposed applications of Category 2 and 3;

“Intergovernmental Steering Committee” it is the Committee established in terms of the provisions of section 7 of this By-Law;

“land” means -

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

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

“Land Development Officer” means an official who may consider and determine applications as contemplated in section 35(2) of the Act;

“Land Use Scheme” means the land use scheme adopted by the Greater Giyani Municipal Council Land Use Scheme.

“Layout Plan” is a plan defining the appropriate portions of land, submitted in terms of the township establishment process, and a layout plan may also include a subdivision and consolidation plan;

“Member of the Executive Council (MEC)” means the Member of the Executive Council responsible for Local Government in the Province;

“municipal area” means the area of jurisdiction of Greater Giyani Municipality delineated in terms of the Local Government: Municipal Demarcation Act, 1998 (Act No. 27 of 1998);

“Municipal Council” means the Municipal council in terms of the Municipal Structures Act, 1998 (Act No 117 of 1998);

“Municipal Manager” means the person appointed as Accounting Officer of the Greater Giyani Municipality in terms of section 54A of the Municipal Systems Act, 2000 (Act No. 32 of 2000) as amended and includes any person acting in that position or to whom authority has been delegated;

“Municipal Planning Tribunal” means the Municipal Planning Tribunal established in terms of section 35 of the Act.

“Municipality” means Greater Giyani Municipality or its successor in title as envisaged in section 155(1) of the Constitution, established in terms of the Local Government Municipal Structures Act, 1998 (Act 117 of 1998) and for the purposes of this By-Law includes an employee or official acting in terms of a delegation issued under section 59 of the Municipal Systems Act, 2000 (Act No. 32 of 2000) as amended;

“objector” means a person who has lodged an objection with the Municipality to a Draft Municipal Spatial Development Framework, Draft Land Use Scheme or a land development and land use application, including a person holding intervener status.

“Premier” means the Premier of the Province of Limpopo;

“Presiding officer” means the person appointed in terms of this By-Law to preside over appeal procedures;

“previous planning legislation” means any planning legislation that is repealed by the Act or the Provincial legislation;

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

“Province” means the Province of Limpopo referred to in section 103 of the Constitution;

“Registrar” means the person appointed in terms of this By-Law to administer all administrative affairs of the district tribunal authority;

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

“security” means the cost associated with the appeal process;

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

“Site Development Plan” is a plan which shows the proposed development of a property and any salient natural features thereof;

“Spatial Development Framework” means the Greater Giyani Municipality Spatial Development Framework, referred to in Chapter 4 of the Act.

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

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

“**township register**” means an approved subdivision register of a township in terms of the Deeds Registries Act, 1973 (Act No 47 of 1937);

“**traditional communities**” means communities recognised in terms of section 3 of the Limpopo Traditional Leadership and Governance Act, 2003 (Act 41 of 2003);

2. Application of By-Law

- (1) This By-Law applies to all land within the geographical area of the Municipality, including land owned by the State.
- (2) This By-Law binds every owner and their successor-in-title and every user of land, including the State.

3. Conflict of laws

- (1) The provision of the By-Law is subject to the relevant provisions of the Act and the Provincial legislation.
- (2) When considering an apparent conflict between this By-Law and another law, a court must prefer any reasonable interpretation that avoids a conflict over any alternative interpretation that results in a conflict.
- (3) Where a provision of this By-Law is in conflict with a provision of the Act or Provincial legislation, the Municipality must institute the conflict resolution measures provided for in the Act or in Provincial legislation, or in the absence of such measures, the measures provided for in the Intergovernmental Relations Framework Act, 2005 (Act No.13 of 2005); to resolve the conflict and until such time as the conflict is resolved, the provisions of this By-Law shall prevail.
- (4) Where a provision of the Land Use Scheme is in conflict with the provisions of this By-Law, the provisions of this By-Law shall prevail.
- (5) Where there is a conflict between this By-Law and another By-Law of the Municipality, this By-Law prevails over the affected provision of the other By-Law in respect of any Municipal planning matter.

CHAPTER 2

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

4. Municipal Spatial Development Framework

- (1) The Municipality must draft a Municipal Spatial Development Framework in accordance with the provisions of sections 20 and 21 of the Act read with sections 23 to 35 of the Municipal Systems Act, 2000 (Act No 32 of 2000) as amended.
- (2) A Municipal Spatial Development Framework does not confer or take away land use rights but guides and informs decisions to be made by the Municipality relating to land development.
- (3) The provisions of this Chapter apply, with the necessary change, to the review or amendment of a Municipal Spatial Development Framework.

5. Contents of Municipal Spatial Development Framework

- (1) A Municipal Spatial Development Framework must provide for the matters contemplated in section 21 of the Act, section 26 of the Municipal Systems Act, 2000 (Act No 32 of 2000) as amended and Provincial legislation, if any, and the Municipality may for purposes of reaching its constitutional objectives include any matter which it may deem necessary for Municipal planning.
- (2) Over and above the matters required in terms of subsection (1), the Municipality may determine any further plans, policies and instruments by virtue of which the Municipal Spatial Development Framework must be applied, interpreted and implemented.
- (3) A Municipal Spatial Development Framework must make provision for transitional arrangements with regard to the manner in which the Municipal Spatial Development Framework is to be implemented by the Municipality.

6. Intention to prepare, amend or review Municipal Spatial Development Framework

A Municipality which intends to prepare, amend or review its Municipal Spatial Development Framework:

- (1) may convene an Intergovernmental Steering Committee and a Project Committee in accordance with section 7 of this By-Law;
- (2) must publish a notice in the Provincial Gazette and a notice in English and any other official language most spoken in the area concerned, of its intention to prepare, amend or review the Municipal Spatial Development Framework and the process to be followed in accordance with section 28(3) of the Municipal Systems Act, 2000 (Act No 32 of 2000) as amended;
- (3) must inform the Member of the Executive Council (MEC) in writing of:

- (a) its intention to prepare, amend or review the Municipal Spatial Development Framework;
 - (b) the process that will be followed in the drafting or amendment of the Municipal Spatial Development Framework including the process for public participation; and
- (4) must register relevant stakeholders who must be invited to comment on the Draft Municipal Spatial Development Framework or draft amendment of the Municipal Spatial Development Framework as part of the process to be followed.

7. Institutional framework for preparation, amendment or review of Municipal Spatial Development Framework

- (1) The purpose of the Intergovernmental Steering Committee contemplated in section 6(a) is to co-ordinate the applicable contributions into the Municipal Spatial Development Framework and to-
- (a) provide technical knowledge and expertise;
 - (b) provide input on outstanding information that is required to draft the Municipal Spatial Development Framework or an amendment or review thereof;
 - (c) communicate any current or planned projects that have an impact on the Municipal area;
 - (d) provide information on the locality of projects and budgetary allocations; and
 - (e) provide written comment to the Project Committee at each of various phases of the process.
- (2) The Municipality must, before commencement of the preparation, amendment or review of the Municipal Spatial Development Framework, in writing, invite nominations for representatives to serve on the Intergovernmental Steering Committee from:
- (a) departments in the National, Provincial and Local sphere of Government, other organs of state, community representatives, engineering services providers, Traditional Councils; and
 - (b) any other body or person that may assist in providing information and technical advice on the content of the Municipal Spatial Development Framework.
- (3) The purpose of the Project Committee contemplated in section 6(1) is to :
- (a) prepare, amend or review the Municipal Spatial Development Framework for adoption by the Municipal Council;

- (b) provide technical knowledge and expertise;
 - (c) monitor progress and ensure that the Draft Municipal Spatial Development Framework or amendment of the Municipal Spatial Development Framework is progressing according to the approved process plan;
 - (d) guide the public participation process, including ensuring that the registered key public sector stakeholders remain informed;
 - (e) ensure alignment of the Municipal Spatial Development Framework with the development plans and strategies of other affected Municipalities and organs of state as contemplated in section 24(1) of the Municipal Systems Act, 2000 (Act No 32 of 2000) as amended.
 - (f) facilitate the integration of other sector plans into the Municipal Spatial Development Framework;
 - (g) oversee the incorporation of amendments to the Draft Municipal Spatial Development Framework or draft amendment or review of the Municipal Spatial Development Framework to address comments obtained during the process of drafting thereof;
 - (h) 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.
- (4) The Project Committee consists of:
- (a) the Municipal Manager;
 - (b) Municipal employees from at least the following Municipal departments:
 - (i) the Integrated Development Planning office;
 - (ii) the Planning department;
 - (iii) the Engineering department;
 - (iv) the Local Economic Development department; and
 - (v) the Human Settlement department.
 - (vi) and any other relevant department.

8. Preparation, amendment or review of Municipal Spatial Development Framework

- (1) The Project Committee must compile a status quo document setting out an assessment of existing levels of development and development challenges in the Municipal area and must submit it to the Intergovernmental Steering Committee for comment.
- (2) After consideration of the comments of the Intergovernmental Steering Committee, the Project Committee must finalise the status quo document and submit it to the Municipal Council for adoption.
- (3) The Project Committee must prepare a first draft of the Municipal Spatial Development Framework or first draft amendment or review of the Municipal Spatial Development Framework and must submit it to the Intergovernmental Steering Committee for comment.
- (4) After consideration of the comments of the Intergovernmental Steering Committee, the Project Committee must finalise the first draft of the Municipal Spatial Development Framework or first draft amendment or review of the Municipal Spatial Development Framework and submit it to the Municipal Council, together with the report referred to in subsection (5), to approve the publication of a notice referred to in section 9(4) that the Draft Municipal Spatial Development Framework or an amendment or review thereof is available for public comment.
- (5) The Project Committee must submit a written report as contemplated in subsection (4) which must at least:
 - (a) indicate the rationale in the approach to the drafting of the Municipal Spatial Development Framework;
 - (b) summarise the process of drafting the Municipal Spatial Development Framework;
 - (c) summarise the consultation process to be followed with reference to section 9 of this By-Law;
 - (d) indicate the involvement of the Intergovernmental Steering Committee, if convened by the Municipality;
 - (e) indicate the departments that were engaged in the drafting of the Municipal Spatial Development Framework;
 - (f) the alignment with the National and Provincial Spatial Development Frameworks;
 - (g) any sector plans that may have an impact on the Municipal Spatial Development Framework;
 - (h) indicate how the Municipal Spatial Development Framework complies with the requirements of relevant National and Provincial legislation, and relevant provisions of strategies adopted by the Municipal Council; and
 - (i) recommend the adoption of the Municipal Spatial Development Framework for public participation as the Draft Municipal Spatial Development Framework for the Municipality, in terms of the relevant legislation and this By-Law.

- (6) After consideration of the comments and representations, as a result of the publication contemplated in section 9, the Project Committee must compile a final Municipal Spatial Development Framework or final amendment or review of the Municipal Spatial Development Framework for adoption by the Municipal Council.
- (7) If the final Municipal Spatial Development Framework or final amendment or review of the Municipal Spatial Development Framework, as contemplated in section 6, is materially different to what was published in terms of section 9(4), the Municipality must follow a further consultation and public participation process before it is adopted by the Municipal Council.
- (8) The Municipal Council must adopt the final Municipal Spatial Development Framework or final amendment or review of the Municipal Spatial Development Framework, with or without amendments, and must within fourteen (14) calendar days of its decision give notice of its adoption in the media and the Provincial Gazette.
- (9) If no Intergovernmental Steering Committee is convened by the Municipality, the Project Committee submits the draft and final Municipal Spatial Development Framework or amendment or review thereof directly to the Municipal Council.

9. Public participation

- (1) Public participation undertaken by the Municipality must contain and comply with all the essential elements of any notices to be placed in terms of the Act or the Municipal Systems Act, 2000 (Act No 32 of 2000) as amended.
- (2) In addition to the publication of notices in the *Provincial Gazette* and newspapers as required in terms of this Chapter, the Municipality may use any other method of communication it may deem appropriate
- (3) The Municipality may for purposes of public engagement on the content of the Draft Municipal Spatial Development Framework arrange:
 - (a) specific consultations with professional bodies, ward communities or other groups; and
 - (b) public meetings.
- (4) The notice contemplated in section 9 (2) must specifically state that any person or body wishing to provide comments shall-
 - (a) do so within a period of sixty (60) calendar days from the first day of publication of the notice;
 - (b) provide written comments; and
 - (c) provide their contact details as specified in the definition of contact details.

10. Local Spatial Development Framework

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

11. Compilation, amendment or review of Local Spatial Development Framework

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

12. Effect of Local Spatial Development Framework

- (1) A Local Spatial Development Framework or an amendment thereof comes into operation on the date of publication of the notice contemplated in section 11(2).
- (2) A Local Spatial Development Framework guides and informs decisions made by the Municipality relating to land development.

13. Record of and access to Municipal Spatial Development Framework

- (1) The Municipality must keep, maintain and make accessible to the public, including on the

Municipality's website, the approved Municipal or Local Spatial Development Framework and or any component thereof applicable within the jurisdiction of the Municipality.
- (2) Should anybody or person request a copy of the Municipal or Local Spatial Development Framework the Municipality must provide on payment by such body or person of the fee as determined by the tariffs, a copy to them of the approved Municipal Spatial Development Framework or any component thereof.

14. Deviation from Municipal Spatial Development Framework

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

CHAPTER 3

LAND USE SCHEME

15. Applicability of Act

Sections 24 to 30 of the Act apply to any Land Use Scheme developed, prepared, adopted and amended by the Municipality.

16. Purpose of land use scheme

In addition to the purposes of a Land Use Scheme stipulated in section 25(1) of the Act, the Municipality must determine the use and development of land within the Municipal area to which it relates in order to promote -

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

17. General matters pertaining to Land Use Scheme

- (1) In order to comply with section 24(1) of the Act, the Municipality must -
 - (a) develop a Draft Land Use Scheme as contemplated in section 18 of this By-Law;
 - (b) obtain Municipal Council approval for publication of the Draft Land Use Scheme as contemplated in section 20 of this By-Law;
 - (c) embark on the necessary public participation process as contemplated in section 21 of this By-Law;
 - (d) incorporate relevant comments received during the public participation process as contemplated in section 21 of this By-Law;
 - (e) prepare the Land Use Scheme as contemplated in section 23 of this By-Law;
 - (f) submit the Land Use Scheme to the Municipal Council for approval and adoption as contemplated in section 24 of this By-Law;
 - (g) publish a notice of the adoption and approval of the Land Use Scheme in the Provincial Gazette as contemplated in section 25 of this By-Law; and
 - (h) submit the Land Use Scheme to the Member of the Executive Council

as contemplated in section 26 of this By-Law.

- (2) The Municipality may, on its own initiative or on application, create an overlay zone for land.
- (3) Zoning may be made applicable to a land unit or part thereof and zoning need not follow cadastral boundaries.
- (4) The Land Use Scheme of the Municipality must take into consideration:
 - (a) the Integrated Development Plan in terms of the Municipal Systems Act, 2000 (Act No 32 of 2000) as amended.
 - (b) the Spatial Development Framework as contemplated in Chapter 4 of the Act and Chapter 2 of this By-Law, and
 - (c) Provincial legislation.

18. Development of Draft Land Use Scheme

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

- (3) The Municipality may convene an Interdepartmental Steering Committee in accordance with section 19.

19. Institutional Framework for preparation, amendment or review of the Land Use Scheme

The purpose of the Interdepartmental Steering Committee contemplated in section 18(3) is to co-ordinate the applicable contributions into the Land Use Scheme and to-

- (a) provide technical knowledge and expertise
- (b) provide input on outstanding information that is required to draft the Municipal Land Use Scheme or an amendment or review thereof.
- (c) communicate any current or planned projects that have an impact on the Municipal area;
- (d) provide written comment to the department responsible for development planning at each of various phases of the process.
- (e) identify discrepancies in the Draft Land Use Scheme prior to adoption thereof by the Municipal Council.

20. Municipal Council approval for publication of Draft Land Use Scheme

- (1) Upon completion of the Draft Land Use Scheme, the department responsible for development planning in the Municipality must submit it to the Municipal Council for approval as the Draft Land Use Scheme.
- (2) The submission of the Draft Land Use Scheme to the Municipal Council must be accompanied by a written report from the department responsible for development planning in the Municipality and the report must at least:
 - (a) indicate the rationale in the approach to the drafting of the Land Use Scheme;
 - (b) summarise the process of drafting the Draft Land Use Scheme;
 - (c) summarise the consultation process to be followed with reference to section 21 of this By-Law;
 - (d) indicate the National departments that were engaged in the drafting of the Draft Land Use Scheme;
 - (e) indicate how the Draft Land Use Scheme complies with the requirements of relevant National and Provincial legislation, and relevant mechanism controlling and managing land use rights by the Municipal Council;
 - (f) recommend the approval of the Draft Land Use Scheme for public participation in terms of the relevant legislation and this By-law.
- (3) The Municipal Council must approve the Draft Land Use Scheme and authorise the public participation thereof in terms of this By-Law and the relevant legislation referred to in section 15.

21. Public participation

- (1) The public participation process must contain and comply with all the essential elements of any notices to be placed in terms of this By-Law and in the event of an amendment of the Land Use Scheme, the matters contemplated in section 28 of the Act.
- (2) Without detracting from the provisions of subsection (1) above the Municipality must -
 - (a) publish a notice in the Provincial Gazette once a week for two consecutive weeks; and
 - (b) publish a notice in two local newspapers that is circulated in the Municipal area in English and at least one other official language mostly spoken in the area concerned, once a week for two consecutive weeks; and
 - (c) use any other method of communication it may deem appropriate and the notice contemplated in subparagraph (b) must specifically state that any person or body wishing to provide comments and or objections shall:
 - (i) do so within a period of thirty (30) calendar days from the first day of publication of the notice; and
 - (ii) provide written comments; and
 - (iii) provide their contact details as specified in the definition of contact details.
- (3) The Municipality may for purposes of public engagement arrange -
 - (a) specific consultations with professional bodies, ward communities or other groups; and
 - (b) public meetings.
- (4) The Municipality must inform the Member of the Executive Council in writing of the intention to draft a Land Use Scheme and provide him or her with a copy of the Draft Land Use Scheme after it has been approved by the Council as contemplated in section 20.

22. Incorporation of relevant comments

- (1) After the public participation process outlined in section 21 the department responsible for development planning in the Municipality must:
 - (a) review and consider all submissions made in writing or during any engagements; and

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

23. Preparation of Land Use Scheme

The department responsible for development planning in the Municipality must, where required and based on the submissions made during public participation, make final amendments to the Draft Land Use Scheme, provided that; if such amendments are in the opinion of the Municipality materially different to what was published in terms of section 21(2), the Municipality must follow a further consultation and public participation process in terms of section 21 of this By-law, before the Land Use Scheme is adopted by the Council.

24. Submission of Land Use Scheme to Municipal Council for approval and adoption

- (1) The department responsible for development planning in the Municipality must submit the proposed Land Use Scheme and all relevant supporting documentation to the Municipal Council with a recommendation for adoption.
- (2) The Municipal Council must consider and adopt the Land Use Scheme with or without amendments.

25. Publication of notice of adoption and approval of Land Use Scheme

- (1) The Council must, within thirty (30) calendar days of its decision referred to in section 24, give notice of its decision to all persons or bodies who gave submissions on the Land Use Scheme, and publish such notice in the media and the *Provincial Gazette*.

- (2) The date of publication of the notice referred to in subsection (1), in the Provincial Gazette, is the date of coming into operation of the land use scheme unless the notice indicates a different date of coming into operation.

26. Submission to Member of Executive Council

After the Land Use Scheme is published in terms of section 25 the Municipality must submit the approved Land Use Scheme to the Member of the Executive Council for cognisance

27. Records

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

28. Contents of Land Use Scheme

- (1) The contents of a Land Use Scheme developed and prepared by the Municipality must include all the essential elements contemplated in Chapter 5 of the Act and Provincial legislation and must contain:
 - (a) a zoning for all properties within the geographic area of the Municipality in accordance with a category of zoning as contemplated in Annexure 1 of this By-Law;
 - (b) land use regulations including specific conditions, limitations, provisions or prohibitions relating to the exercising of any land use rights or zoning approved on a property in terms of the approved Land Use Scheme or any amendment scheme, consent, permission or conditions of approval of a land development application on a property;
 - (c) provisions for public participation that may be required for purposes of any consent, permission, departure or relaxation in terms of an approved Land Use Scheme;
 - (d) provisions relating to the provision of engineering services, which provisions must specifically state that land use rights may only be

exercised if engineering services can be provided to the property to the satisfaction of the Municipality;

- (e) servitude for Municipal services and access arrangements for all properties;
 - (f) provisions applicable to all properties relating to storm water;
 - (g) provisions for the construction and maintenance of engineering services including but not limited to bodies established through the approval of land development applications to undertake such construction and maintenance;
 - (h) zoning maps as prescribed in schedule (1) that depicts the zoning of every property in the Municipality's geographical area as updated from time to time in line with the land use rights approved or granted; and
 - (i) transitional arrangements with regard to the manner in which the Land Use Scheme is to be implemented.
- (2) The Land Use Scheme may:
- (a) determine the components of the Land Use Scheme for purposes of it being applied, interpreted and implemented; and
 - (b) include any matter which it deems necessary for Municipal Planning in terms of the constitutional powers, functions and duties of a Municipality; and

29. Land Use Scheme Register

The Municipality must keep and maintain a Land Use Scheme Register in a hard copy and electronic format as approved by the Municipal Council and may contain the following but is not limited to:

- (a) Date of application
- (b) Name and contact details of applicant
- (c) Type of Application
- (d) Township/Farm name
- (e) Erf or farm number
- (f) Portion / Remainder
- (g) Property Description
- (h) Existing zoning and proposed zoning
- (i) Square Metres granted

- (j) Density
- (k) FAR
- (l) Height (storeys/meters)
- (m) Coverage
- (n) Building Line
- (o) Parking requirements
- (p) Amendment Scheme number
- (q) Annexure Number
- (r) Item Number
- (s) Item Date
- (t) Decision (Approved/Not Approved)
- (u) Decision Date

30. Replacement and consolidation of amendment scheme

- (1) The Municipality may of its own accord in order to replace or consolidate an amendment scheme or several amendment schemes, map(s), annexure(s) or schedule(s) of the approved Land Use Scheme, of more than one property, prepare a certified copy of documentation as the Municipality may require, for purposes of replacing or consolidating the said amendment scheme(s), which consolidated or replacement amendment scheme shall from the date of the signing thereof, be in operation; provided that:
 - (a) such replacement and consolidation shall not take away any land use rights granted in terms of an approved Land Use Scheme, for purposes of implementation of the land use rights and may include a provision for consolidation of property for purposes of consolidating Land Use Schemes; provided that if a consolidation is required, the Municipality only do so after consultation with the owner(s).
 - (b) after the Municipality has signed and certified a consolidation or replacement amendment scheme, it must publish it in the Provincial Gazette.
- (2) Where as a result of a repealed legislation, the demarcation of municipal boundaries or defunct processes it is necessary in the opinion of the Municipality for certain areas where land use rights are governed through a

process, other than a Land Use Scheme; the Municipality may for purposes of including such land use rights into a Land Use Scheme prepare an amendment scheme and incorporate it into the Land Use Scheme.

- (3) The provisions of sections 15 to 29 apply, with the necessary changes, to the review or amendment of an existing Land Use Scheme other than a rezoning or similar application relating to a property or properties or multiple portions thereof, which in the opinion of the Municipality is dealt with as a land development application.

CHAPTER 4

INSTITUTIONAL STRUCTURE FOR LAND USE MANAGEMENT DECISIONS

Part A: Division of Functions

31. Division of functions between Municipal Planning Tribunal and Land Development Officer

- (1) For purposes of section 35(3) of the Act, the following Categories of applications as contemplated in section 49 must be considered and determined -
 - (a) by the Municipal Planning Tribunal:
 - (i) All Category 1 and 3(a) applications; and
 - (ii) all opposed Category 2, 3(b) and 4 applications;
 - (b) by the Land Development Officer:
 - (i) All Category 2, 3(b) and 4 applications that are not opposed;
- (2) No appeals for Category 4 applications shall be entertained.
- (3) For the purposes of subsection (1), an opposed application means an application on which negative comments or objections were received after the public participation process from persons, internal Municipal departments, ward councillors, service providers and organs of state.

Part B: Assessment to establish Municipal Planning Tribunal

32. Municipal assessment prior to establishment of Municipal Planning Tribunal

- (1) The decision of a municipality to-
 - (a) establish a joint Municipal Planning tribunal as contemplated in section 34(1) of the Act; or
 - (b) agree to the establishment of a Municipal Planning Tribunal by a district municipality as contemplated in section 34(2) of the Act; or
 - (c) establish a Municipal Planning Tribunal for its municipal area, must be preceded by an assessment of the factors referred to in subregulation (2).
- (2) The assessment referred to in subregulation (1) includes, amongst others, the following factors-
 - (a) the impact of the Act on the municipality's financial, administrative and professional capacity;
 - (b) the ability of the Municipality to effectively implement the provisions of the

- act;
- (c) the average number of applications dealt with by the municipality annually in terms of existing planning legislation; and
 - (d) the development pressures in the municipal area.

Part C: Establishment of Municipal Planning Tribunal for Local Municipal Area

33. Establishment of Municipal Planning Tribunal for Local Municipal Area

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

34. Composition of Municipal Planning Tribunal for local municipal area

- (1) The Municipal Planning Tribunal consists of at least 8 members made up as follows:
 - (a) two (2) officials in the full-time service of the Municipality
 - (b) two (2) persons registered as a professional with the South African Council for the Planning Profession in terms of the Planning Profession Act, 2002 (Act No. 36 of 2002);
 - (c) one (1) person registered as a professional with the Engineering Council of South Africa in terms of the engineering Profession Act, 2000 (Act No. 46 of 2000)
 - (d) one(1) person with financial experience relevant to land development and land use and who is registered with a recognised voluntary association or registered in terms of the Auditing Profession Act, 2005 (Act No. 26 of 2005).
 - (e) One (1) person either admitted as an attorney in terms of the Attorneys Act, 1979 (Act no. 53 of 1979) or admitted as an advocate on the Supreme Court in terms of the admission of Advocates Act, 1964 (Act No. 74 of 1964);
 - (f) An environmental assessment practitioner registered with a voluntary association; and
 - (g) Any other person who has knowledge and experience of spatial planning, land use management and land development or the law related thereto.
- (2) The officials referred to in subsection (1) (a) must have at least five years' experience in their fields of expertise.
- (3) The persons referred to in subsection (1)(b) to (g) must -
 - (a) Demonstrate knowledge of spatial planning, land use management and land development of the related thereto;

- (b) Have at least five years practical experience in the discipline within which they are registered or in the case of a person referred to in subsection (1)(g) in the discipline in which he or she is practising.
- (c) Demonstrate leadership in his or her profession or vocation or in community organisations.

35. Nomination procedure

- (1) The Municipality shall -
 - (a) in the case of the first appointment of members to the Municipal Planning Tribunal, invite and call for nominations to appoint members of the Municipal Planning Tribunal as contemplated in Part B of Chapter 2 of the Regulations ; and
 - (b) invite and call for nominations as contemplated in Part B of the Regulations ninety (90) days before the expiry of the term of office of members serving on the Municipal Planning Tribunal.
- (2) The invitation to the organs of state and non-governmental organisations contemplated in regulation 3(2)(a) of the Regulations must be addressed to the organs of state and non-governmental organisations and must be in the form contemplated in Schedule (1) together with any other information deemed necessary by the Municipality.
- (3) The call for nominations to persons in their individual capacity contemplated in regulation 3(2)(b) of the Regulations must be in the form contemplated in Schedule (2) and –
 - (a) must be published in one local newspaper that is circulated in the Municipal area in English and any other language most commonly spoken in the area concerned;
 - (b) may be submitted to the various professional bodies which registers persons referred to in section 35(1) with a request to distribute the call for nominations to their members and to advertise it on their respective websites;
 - (c) may advertise the call for nominations on the municipal website; and
 - (d) utilise any other method and media it deems necessary to advertise the call for nominations.

36. Submission of nomination

- (1) The nomination must be in writing and be addressed to the Municipal Manager.
- (2) The nomination must consist of –
 - (a) the completed declaration contained in the form contemplated in Schedule 2 and all pertinent information must be provided within the

space provided on the form

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

37. Initial screening of nomination by Municipality

- (1) After the expiry date for nominations the Municipality must screen all of the nominations received by it to determine whether the nominations comply with the provisions of section 36.
- (2) The nominations that are incomplete or do not comply with the provisions of section 36 must be rejected by the Municipality.
- (3) Every nomination that is complete and that complies with the provisions of section 36 must be subjected to verification by the Municipality.
- (4) If, after the verification of the information by the Municipality, the nominee is ineligible for appointment due to the fact that he or she –
 - (a) was not duly nominated;
 - (b) is disqualified from appointment as contemplated in section 38 of the Act;
 - (c) does not possess the knowledge or experience as required in terms of section 34(3); or
 - (d) is not registered with the professional councils or voluntary bodies contemplated in section 34(1), if applicable,

the nomination must be rejected and may not be considered by the evaluation panel contemplated in section 38.

- (5) Every nomination that has been verified by the Municipality and the nominee

found to be eligible for appointment to the Municipal Planning Tribunal, must be considered by the evaluation panel contemplated in section 38.

- (6) The screening and verification process contained in this section must be completed within thirty (30) calendar days from the expiry date for nominations.

38. Evaluation panel

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

39. Appointment of members to Municipal Planning Tribunal by Municipal Council

- (1) Upon receipt of the report, the Municipal Council must consider the recommendations made by the evaluation panel and thereafter appoint the members to the Municipal Planning Tribunal.
- (2) After appointment of the members to the Municipal Planning Tribunal, the Municipal Council must designate a Chairperson and a deputy Chairperson from the members so appointed.
- (3) The Municipal Manager must, in writing, notify the members of their appointment to the Municipal Planning Tribunal and, in addition, to the two members who are designated as Chairperson and deputy Chairperson, indicate that they have been appointed as such.
- (4) The Municipal Manager must, when he or she publishes the notice of the commencement date of the operations of the first Municipal Planning Tribunal as contemplated in section 44, publish the names of the members of the Municipal Planning Tribunal and their term of office in the same notice.
- (5) The remuneration or compensation of the Municipal Planning Tribunal shall be determined by the municipal tariffs structure for similar committees.

40. Term of office and conditions of service of members of Municipal Planning Tribunal

- (1) A member of the Municipal Planning Tribunal appointed in terms of this Chapter is appointed for a term of five years, which is renewable once for a further period of five years.
 - (a) The office of a member becomes vacant if that member -
 - (i) is absent from two consecutive meetings of the Municipal

Planning Tribunal without the approval of leave by the Chairperson of the Municipal Planning Tribunal;

- (ii) tenders his or her resignation in writing to the Chairperson of the Municipal Planning Tribunal;
- (iii) is removed from the Municipal Planning Tribunal under subsection (2); or
- (iv) dies.

(2) The Municipal Council may remove a member of the Municipal Planning Tribunal if -

- (a) sufficient reasons exist for his or her removal;
- (b) a member contravenes the code of conduct contemplated in Schedule (4);
- (c) a member becomes subject to a disqualification as contemplated in section 38(1) of the Act.

after giving the member an opportunity to be heard.

(3) An official of a Municipality contemplated in section 35(1)(a) who serves on the Municipal Planning Tribunal

- (a) may only serve as member of the Municipal Planning Tribunal for as long as he or she is in the full-time employ of the Municipality;
- (b) is bound by the conditions of service determined in his or her contract of employment and is not entitled to additional remuneration, allowances, leave or sick leave or any other employee benefit as a result of his or her membership on the Municipal Planning Tribunal;
- (c) who is found guilty of misconduct under the collective agreement applicable to employees of the Municipality shall immediately be disqualified from serving on the Municipal Planning Tribunal.

(4) A person appointed by a Municipality in terms of section 34(1)(b) to (g) to the Municipal Planning Tribunal –

- (a) is not an employee on the staff establishment of that Municipality;
- (b) if that person is an employee of an organ of state as contemplated in regulation 3(2)(a) of the Regulations, is bound by the conditions of service determined in his or her contract of employment and is not entitled to additional remuneration, allowances, leave or sick leave or any other employee benefit as a result of his or her membership on the Municipal Planning Tribunal;
- (c) performs the specific tasks allocated by the Chairperson of the Municipal Planning Tribunal to him or her for a decision hearing of the Municipal Planning Tribunal ;
- (d) sits at such meetings of the Municipal Planning Tribunal that requires

- his or her relevant knowledge and experience as determined by the chairperson of the Municipal Planning Tribunal;
- (e) in the case of a person referred to in regulation 3(2)(b) of the Regulations is entitled to a seating and travel allowance for each meeting of the Municipal Planning Tribunal that he or she sits on determined annually by the Municipality in accordance with the Act;
 - (f) is not entitled to paid overtime, annual leave, sick leave, maternity leave, family responsibility leave, study leave, special leave, performance bonus, medical scheme contribution by Municipality, pension, motor vehicle or any other benefit which a municipal employee is entitled to.
- (5) All members of the Municipal Planning Tribunal must sign the Code of Conduct contained in Schedule 4 before taking up a seat on the Municipal Planning Tribunal.
 - (6) All members serving on the Municipal Planning Tribunal must adhere to ethics adopted and applied by the Municipality and shall conduct themselves in a manner that will not bring the name of the Municipality into disrepute.
 - (7) The members of the Municipal Planning Tribunal in the execution of their duties shall comply with the provisions of the Act, Provincial legislation, these By-Law and the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000).

41. Vacancy

- (1) A vacancy on the Municipal Planning Tribunal must be filled by the Municipal Council in terms of section 40.
- (2) A member who is appointed by virtue of subsection (1) holds office for the unexpired portion of the period for which the member he or she replaces was appointed.

42. Proceedings of Municipal Planning Tribunal

- (1) The Municipal Planning Tribunal must operate in accordance with the operational procedures determined by the Municipality.
- (2) A quorum for a meeting of the Municipal Planning Tribunal or its committees is a majority (50% plus 1) of the members appointed for that decision meeting.
- (3) Decisions of the Municipal Planning Tribunal are taken by resolution of a majority of all the members present at a meeting of Municipal Planning Tribunal, and in the event of an equality of votes on any matter, the person presiding at the meeting in question will have a deciding vote in addition to his or her deliberative vote as a member of the Municipal Planning Tribunal.
- (4) Meetings of the Municipal Planning Tribunal must be held at the times and places determined by the Chairperson of the Municipal Planning Tribunal in accordance with the operational procedures of the Municipal Planning Tribunal and meetings shall be held once in two months, if there are applications to consider.

- (5) The Chairperson may arrange multiple Municipal Planning Tribunal meetings on the same day constituted from different members of the Municipal Planning Tribunal and must designate a presiding officer for each of the meetings.

43. Tribunal of record

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

44. Commencement date of operations of Municipal Planning Tribunal

- (1) The Municipal Manager must within thirty (30) calendar days of the first appointment of members to the Municipal Planning Tribunal -
 - (a) obtain written confirmation from the Municipal Council that it is satisfied that the Municipal Planning Tribunal is in a position to commence its operations; and
 - (b) after receipt of the confirmation referred to in paragraph (a) publish a notice in the *Provincial Gazette* of the date that the Municipal Planning Tribunal will commence with its operation together with the information contemplated in section 39(4).
- (2) The Municipal Planning Tribunal may only commence its operations after publication of the notice contemplated in subsection (1).

Part D: Establishment of Joint Municipal Planning Tribunal

45. Agreement to establish joint Municipal Planning Tribunal

- (1) If, after the assessment contemplated in section 32, the Municipality decides to establish a joint Municipal Planning Tribunal, it must, as soon as possible, commence discussions with the other Municipalities that have indicated that they would be party to a joint Municipal Planning Tribunal.
- (2) The parties to the discussion contemplated in subsection (1) must, as soon as practicable, conclude an agreement that complies with the requirements of the Act.
- (3) The Municipality must, within 30 days after signing the agreements, publish the agreement as contemplated in 34(3) of the Act.

46. Status of decision of joint Municipal Planning Tribunal

A decision of a joint Municipal Planning Tribunal is binding on both the applicant and

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

47. Applicability of Part C, F and G to joint Municipal Planning Tribunal

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

Part E: Establishment of District Municipal Planning Tribunal

48. Agreement to establish District Municipal Planning Tribunal

- (1) If, after the assessment contemplated in section 32, the Municipality decides to establish a district Municipal Planning Tribunal, it must, as soon as possible, commence discussions with the other Municipalities in the district and conclude the necessary agreement that complies with the necessary requirements of the Act.
- (2) The Municipality must, within 30 days after signing the agreements, publish the agreement as contemplated in 34(3) of the Act.

49. Composition of District Municipal Planning Tribunal

(1) A district Municipal Planning Tribunal must consist of –

- (a) at least one official of each participating municipality in the full-time service of the municipalities; and
- (b) persons who are not municipal officials and who have knowledge and experience of spatial planning, land use management and land development or the law thereto appointed from a list of service providers maintained by the district municipality to serve on the district Municipal Planning Tribunal.

(2) No municipal councillor of a participating municipality may be appointed as a member district Municipal Planning Tribunal.

50. Status of Decision of District Municipal Planning Tribunal

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

51. Applicability of Part C, F and G to District Municipal Planning Tribunal

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

Part F: Decisions of Municipal Planning Tribunal

52. General criteria for consideration and determination of application by Municipal Planning Tribunal

- (1) When the Municipal Planning Tribunal considers an application it must have regard to the following:
 - (a) the application submitted in terms of this By-Law;
 - (b) the procedure followed in processing the application;
 - (c) the desirability of the proposed utilisation of land and any guidelines issued by the member of the Executive Council (MEC) regarding proposed land uses;
 - (d) the comments in response to the notice of the application and the comments received from organs of state and internal departments;
 - (e) the response by the applicant to the comments referred to in paragraph (d);
 - (f) investigations carried out in terms of other laws which are relevant to the consideration of the application;
 - (g) a written assessment by a Professional Planner registered in terms of the Planning Profession Act, 2002, in respect of the following applications:
 - (i) a rezoning;
 - (ii) a subdivision of more than twenty (20) cadastral units;
 - (iii) a removal, suspension or amendment of a restrictive condition, if it relates to a change of land use.
 - (iv) an amendment, deletion or additional conditions in respect of an existing approval, listed in this paragraph;
 - (v) an approval of an overlay zone as provided in the Land Use Scheme;
 - (vi) a phasing, amendment or cancellation of a plan of subdivision or a part thereof;
 - (vii) a determination of a zoning as contemplated in section 169;
 - (viii) a closure of a public place or part thereof;
 - (h) the Integrated Development Plan and Municipal Spatial Development Framework;

- (2) A Municipality's Land Development Officer may approve a Site Development Plan submitted to the Municipality for consideration in terms of applicable development parameters or conditions of approval as contemplated in subsection (1) above, if the Site Development Plan—
 - (a) is consistent with the development rules of the zoning;
 - (b) is consistent with the development rules of the overlay zone;
 - (c) complies with the conditions of approval; and
 - (d) complies with this By-Law.
- (3) When a Site Development Plan is required in terms of development parameters or conditions of approval—
 - (a) the Municipality may not approve a building plan if the Site Development Plan has not been approved; and
 - (b) the Municipality may not approve a building plan that is inconsistent with the approved Site Development Plan.

53. Conditions of approval

- (1) When the Municipal Planning Tribunal approves an application subject to conditions, the conditions must be reasonable conditions and must arise from the approval of the proposed utilisation of land.
- (2) Conditions imposed in accordance with subsection (1) may include conditions relating to—
 - (a) the provision of engineering services and infrastructure;
 - (b) the cession of land or the payment of money;
 - (c) the provision of land needed for public places or the payment of money in lieu of the provision of land for that purpose;
 - (d) the extent of land to be ceded to the Municipality for the purpose of a public open space or road as determined in accordance with a policy adopted by the Municipality;
 - (e) settlement restructuring;
 - (f) agricultural or heritage resource conservation;
 - (g) biodiversity conservation and management;
 - (h) the provision of housing with the assistance of a state subsidy, social facilities or social infrastructure;
 - (i) energy efficiency;

- (j) requirements aimed at addressing climate change;
 - (k) the establishment of a Home Owners' Association in respect of the approval of a subdivision;
 - (l) the provision of land needed by other organs of state;
 - (m) the endorsement in terms of section 31 of the Deeds Registries Act, 1937 (Act No 47 of 1937) in respect of public places where the ownership thereof vests in the Municipality or the registration of public places in the name of the Municipality, and the transfer of ownership to the Municipality of land needed for other public purposes;
 - (n) the implementation of a subdivision in phases;
 - (o) requirements of other organs of state.
 - (p) the submission of a construction management plan to manage the impact of a new building on the surrounding properties or on the environment;
 - (q) agreements to be entered into in respect of certain conditions;
 - (r) the phasing of a development, including lapsing clauses relating to such phasing;
 - (s) the delimitation of development parameters or land uses that are set for a particular zoning;
 - (t) the setting of validity periods, if the Municipality determined a shorter validity period as contemplated in this By-Law;
 - (u) the setting of dates by which particular conditions must be met;
 - (v) requirements relating to engineering services as contemplated in Chapter 7;
 - (w) requirements for an occasional use that must specifically include –
 - (i) parking and the number of ablution facilities required;
 - (ii) maximum duration or occurrence of the occasional use; and
 - (iii) parameters relating to a consent use in terms of the Land Use Scheme;
- (3) If a Municipal Planning Tribunal imposes a condition contemplated in subsection (2)(a), an engineering services agreement must be concluded between the Municipality and the owner of the land concerned before the construction of infrastructure commences on the land.

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

Part G: Administrative Arrangements

54. Administrator for Municipal Planning Tribunal for municipal area

- (1) The Municipal Manager must designate an employee as the Administrator for the Municipal Planning Tribunal.

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

CHAPTER 5

DEVELOPMENT MANAGEMENT

Part A: Categories of Applications

55. Categories of Land Use and Land Development applications

- (1) The Categories of Land Development and Land Use Management for the Municipality, as contemplated in section 35(3) of the Act, are as follows -
- (a) Category 1: Land Development Applications;
 - (b) Category 2: Land Use Applications;
 - (c) Category 3: Traditional Use Applications; and
 - (d) Category 4: Temporary Use Applications.

No appeals for Category 4 applications shall be entertained

- (2) Category 1 :Land Development Applications are applications for:
- (a) the establishment of a township or the extension of the boundaries of a township;
 - (b) the amendment of an existing scheme or land use scheme by the rezoning of land;
 - (c) subject to subsection (2)(f), the removal, amendment or suspension of a restrictive or obsolete condition, servitude or reservation registered against the title of the land;
 - (d) the amendment or cancellation in whole or in part of a General Plan of a township;
 - (e) the subdivision and consolidation of any land other than a subdivision and consolidation which is provided for as a Category 2 application;
 - (f) permanent closure of any public place;
 - (g) all applications for the restriction of access to a public road in terms of the Rationalization of Local Government Affairs Act, 1998 (Act No. 10 of 1998);
 - (h) any consent or approval required in terms of a condition of title, a condition of establishment of a township or condition of an existing scheme or Land Use Scheme;
 - (i) instances where the Municipality acting on its own accord wishes to remove, amend a restrictive or obsolete condition, servitude or reservation registered against the title deed of a property or properties which may also arise out of a condition of establishment of a township or

- any other legislation;
- (j) any consent or approval provided for in a Provincial law.
- (3) Category 2 : Land Use Applications are applications for:
- (a) the subdivision of any land where such subdivision is expressly provided for in a Land Use Scheme;
 - (b) the consolidation of any land;
 - (c) the simultaneous subdivision, under circumstances contemplated in paragraph (a) and consolidation of land;
 - (d) the consent use or special consent use provided for in terms of an existing scheme or Land Use Scheme i.e. Guest House, Place of Public Worship, Place of Instruction, Overnight Accommodation, Service Industry, Place of Amusement, Telecommunication Mast, etc.
 - (e) the consent of the Municipality for any land use purpose or departure or deviation in terms of a Land Use Scheme or existing scheme which does not constitute a land development application;
 - (f) the removal, amendment or suspension of a restrictive title condition relating to the density of residential development on a specific erf where the residential density is regulated by a Land Use Scheme in operation.
- (4) Category 3: Traditional Use Applications relate to communal land and are applications for:
- (a) the amendment of the use of land in instances where such amendment will have a high impact development on the community; and
 - (b) any other amendment of the traditional use of communal land i.e. Spaza Shop, Crèche, Cultural School for Boys, any other application that is related to cultural activities, etc;
- (5) Category 4 : Temporary use applications are applications that do not result in an amendment of the Land Use Scheme and are:
- (a) prospecting rights granted in terms of the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002);
 - (b) any other application for temporary use submitted in accordance with the By-Law of the Municipality.
- (6) The division of functions as contemplated in section 35(3) of the Act between a Land Development Officer and a Municipal Planning Tribunal is set out in section 31.

56. Land development application requirements

- (1) No person may commence with, carry on or cause the commencement with or carrying on of land development without the approval of the Municipality in terms of subsection (3).
- (2) No person may commence with, carry on or cause the commencement with or carrying on of a land use activity which is permitted in the Land Use Scheme but not exercised by the owner of the land.
- (3) When an applicant or owner exercises a use right granted in terms of an approval he or she must comply with the conditions of the approval and the applicable provisions of the Land Use Scheme.
- (4) In addition to the provisions of this Chapter, the provisions of Chapter 6 apply to any application submitted to the Municipality in terms of this Chapter.

Part B: Establishment of Township or Extension of Township Boundaries**57. Application for Establishment of Township or Extension of Township Boundaries**

- (1) An applicant who wishes to establish a township on land or for the extension of the boundaries of an approved township must apply to the Municipality for the establishment of a township or for the extension of the boundaries of an approved township in the manner provided for in Chapter 6.
- (2) The Municipality must, in approving an application for township establishment, set out:
 - (a) the conditions of establishment;
 - (b) the statement of conditions shall be known as conditions of establishment for the township;
 - (c) the statement of conditions must, in the opinion of the Municipality, substantially be in accordance with this By-Law.
- (3) The statement of conditions must, read with directives that may be issued by the Registrar of Deeds, containing the following:
 - (a) specific conditions that must be complied with prior to the opening of a township register with the Registrar of Deeds;
 - (b) the conditions of establishment relating to the township that must remain applicable to the township;
 - (c) conditions of title to be incorporated into the title deeds of the erven to be created for purposes of the township;
 - (d) third party conditions as required by the Registrar of Deeds;

- (e) the conditions to be incorporated into the Land Use Scheme by means of an amendment scheme.
 - (f) the condition that must apply if a non-profit or Section 21 Company is to be established for purposes of maintaining or transfer of erven within the township;
 - (g) any other conditions and or obligation on the township owner, which in the opinion of the Municipality deemed necessary for the proper establishment, execution and implementation of the township.
- (4) After the applicant has been notified that his or her application has been approved, the Municipality or at the applicant's request may, after consultation with the applicant, amend or delete any condition imposed in terms of subsection (3) or add any further condition, provided that if the amendment is in the opinion of the Municipality so material as to constitute a new application, the Municipality may not exercise its powers hereof and must require the applicant to submit an amended or new application and in the sole discretion of the Municipality to re-advertise the application in accordance with section 92.
- (5) After the applicant has been notified that his or her application has been approved, the Municipality or at the applicant's request may, after consultation with the applicant amend the layout of the township approved as part of the township establishment; Provided that if the amendment is in the opinion of the Municipality so material as to constitute a new application, the Municipality may not exercise its powers in terms hereof and require the applicant to submit an amended or new application in the opinion of the Municipality and re-advertise the application in the sole discretion of the Municipality in accordance with section 92.
- (6) Without detracting from the provisions of subsection (4) and (5) the Municipality may require the applicant of his or her own accord, amend both the conditions and the layout plan of the township establishment application as contemplated therein.

58. Division or phasing of township

- (1) An applicant who has been notified in terms of section 108 that his or her application has been approved may, within a period of eight (8) months from the date of the notice, or such further period as the Municipality may allow, apply to the Municipality for the division of the township into two or more separate townships.
- (2) On receipt of an application in terms of subsection (1) the Municipality must consider the application and may for purposes of the consideration of the application require the applicant to indicate whether the necessary documents were lodged with the Surveyor-General or provide proof that he or she consulted with the Surveyor General.
- (3) Where the Municipality approves an application it may impose any condition it may deem expedient and must notify the applicant in writing thereof and of any conditions imposed.

- (4) The applicant shall, within a period of three (3) months from the date of the notice contemplated in subsection (3), submit to the Municipality such plans, diagrams or other documents and furnish such information as may be required in respect of each separate township.
- (5) On receipt of the documents or information contemplated in subsection (4) the Municipality must notify the Surveyor-General, and the registrar in writing of the approval of the application and such notice must be accompanied by a copy of the plan of each separate township.

59. Lodging of layout plan for approval with the Surveyor-General.

- (1) An applicant who has been notified in terms of section 108 that his or her application has been approved, shall, within a period of twelve (12) months from the date of such notice, or such further period as the Municipality may allow, lodge for approval with the Surveyor-General such plans, diagrams or other documents as the Surveyor-General may require, and if the applicant fails to do so the application shall lapse.
- (2) For purposes of subsection (1), the Municipality must provide to the applicant a final schedule as contemplated in section 57(3) and (4) of the conditions of establishment together with a stamped and approved layout plan.
- (3) The Municipality may for purposes of lodging the documents contemplated in subsection (1) determine street names and numbers on the layout plan.
- (4) Where the applicant fails, within a reasonable time as may be determined by the Municipality after he or she has lodged the plans, diagrams or other documents contemplated in subsection (1), to comply with any requirement the Surveyor-General may lawfully determine, the Surveyor-General shall notify the Municipality that he or she is satisfied, after hearing the applicant, that the applicant has failed to comply with any such requirement without sound reason, and thereupon the application shall lapse.
- (5) After an applicant has been notified that his or her application has been approved, the municipality may:
 - (a) where the documents contemplated in subsection (1) have not been lodged with the Surveyor General;
 - (b) where the documents contemplated in subsection (1) have been lodged with Surveyor general, after consultation with the Surveyor General;

consent to the amendment of such documents, unless the amendment is, in its opinion, so material as to constitute a new application for the establishment of a township.

60. Compliance with pre-proclamation conditions

- (1) The applicant shall provide proof to the satisfaction of the Municipality within a period of twelve (12) months from date of approval of the General Plan by the Surveyor General that all conditions contained in the approval of a township establishment application have been complied with.

- (2) The Municipality shall certify that all the conditions that have to be complied with by the applicant or owner as contemplated in Section 57 (3) and (4) have been complied with including the provision of guarantees and payment of monies that may be required.
- (3) The Municipality must at the same time notify the Registrar of Deeds and Surveyor General of the certification by the Municipality in terms of subsection (2).
- (4) The Municipality may agree to an extension of time as contemplated in subsection (1), after receiving a written application from the applicant for an extension of time, provided that such application provides motivation for the extension of time.

61. Opening of Township Register

- (1) The applicant shall lodge with the Registrar of Deeds the plans and diagrams contemplated in section 59 as approved by the Surveyor-General together with the relevant title deeds for endorsement or registration, as the case may be.
- (2) For purposes of subsection (1) the Registrar shall not accept such documents for endorsement or registration until such time as the Municipality has certified that the applicant has complied with such conditions as the Municipality may require to be fulfilled in terms of section 57(3).
- (3) The plans, diagrams and title deeds contemplated in subsection (1) shall be lodged within a period of twelve (12) months from the date of the approval of such plans and diagrams, or such further period as the Municipality may allow in terms of section 60(4).
- (4) If the applicant fails to comply with the provisions of subsections (1), (2) and (3), the application lapses.
- (5) Having endorsed or registered the title deeds contemplated in subsection (1), the Registrar shall notify the Municipality forthwith of such endorsement or registration, and thereafter the Registrar shall not register any further transactions in respect of any land situated in the township until such time as the township is declared an approved township in terms of section 62, provided if the applicant wishes to withdraw the application, he/she shall do so by means of an appropriate application to be prescribed by the Municipality.

62. Proclamation of approved township.

After the provisions of sections 58, 59, 60, and 61 have been complied with to the satisfaction of the Municipality that the township is in its area of jurisdiction, the applicant, if authorized in writing by the Municipality, shall, by notice in the *Provincial Gazette*, declare the township an approved township and it shall, in an Annexure to such notice, set out the conditions on which the township is declared an approved township.

Part C: Rezoning of land

63. Application for amendment of a Land Use Scheme by rezoning of land

- (1) An applicant, who wishes to rezone land, must apply to the Municipality for the rezoning of the land in the manner provided for in Chapter 6.
- (2) If the following requirements are not met, a rezoning approval may lapse after a period of twelve (12) months, from the date of approval, or a further period as may be determined by the Municipality:
 - (a) the zoning is not utilised in accordance with the approval thereof; or
 - (b) if the land use right as approved is not implemented and exercised.
 - (c) The following requirements are not met:
 - i. the approval by the Municipality of a building plan envisaged for the utilisation of the approved use right; and
 - ii. commencement with the construction of the building contemplated in subparagraph (i).
- (3) The Municipality may grant extension to the periods contemplated in subsection (2), which period together with any extensions that the Municipality grants, may not exceed ten (10) years.
- (4) If a rezoning approval lapses prior to proclamation, the zoning applicable to the land prior to the approval of the rezoning applies, or where no zoning existed prior to the approval of the rezoning, a zoning of "Undetermined", will be applicable.
- (5) If the provisions of subsection 2 is not adhered to and the rezoning has been proclaimed the Municipality shall have the sole right to de-proclaim the land use right which was approved, at the cost of the applicant and the applicant will have no claim against the Municipality for any costs incurred as a result of the rezoning application.
- (6) If land is to be used for a Quarry, an application for rezoning should be submitted for consideration.

Part D: Removal, Amendment or Suspension of a Restrictive or Obsolete Condition, Servitude or Reservation Registered Against the Title of the Land

64. Requirements for amendment, suspension or removal of restrictive conditions or obsolete condition, servitude or reservation registered against the title of the land

- (1) The Municipality may, of its own accord or on application, publish a notice once on any working day in English and in at least one official language mostly spoken in the area, in a newspaper with a general circulation in the area concerned, of

its intension to amend, suspend or remove, either permanently or for a period specified in the notice and either unconditionally or subject to any condition so specified, any restrictive condition.

- (2) An applicant who wishes to have a restrictive condition amended, suspended or removed must apply to the Municipality for the amendment, suspension or removal of the restrictive condition in the manner provided for in Chapter 6.
- (3) In addition to the procedures set out in Chapter 6, the applicant must:
 - (a) submit a certified copy of the title deed to the Municipality ;
 - (b) submit the bondholder's consent to the Municipality, where applicable.
- (4) The applicant shall attend to the serving of a notice of the application contemplated in the subsection (2) to be served on:
 - (a) all organs of state that may have an interest in the title deed restriction;
 - (b) every holder of a bond encumbering the land;
 - (c) a person whose rights or legitimate expectations will be materially and adversely affected by the approval of the application; and
 - (d) all persons mentioned in the title deed for whose benefit the restrictive condition applies.
- (5) The applicant shall submit a sworn affidavit to proof that the application was served on institutions/persons contemplated in subsection (4)
- (6) When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:
 - (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;
 - (b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;
 - (c) the personal benefits which will accrue to the person seeking the removal of the restrictive condition, if it is removed;
 - (d) the social benefit of the restrictive condition remaining in place in its existing form;
 - (e) the social benefit of the removal or amendment of the restrictive condition; and
 - (f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or

only some of those rights.

- (7) After approval of the application for amendment suspension or removal of restrictive condition by the Municipality, the Municipality shall publish a notice in the *Provincial Gazette* to confirm the amendment, suspension or removal of restrictive condition.

65. Endorsements in connection with amendment, suspension or removal of restrictive conditions

- (1) The applicant shall, after the amendment, suspension or removal of a restrictive condition by notice in the *Provincial Gazette* as contemplated in section 64(1) submit the following to the Registrar of Deeds:
 - (a) the original title deed;
 - (b) the original letter of approval of the Municipality; and.
 - (c) a copy of the notice as published in the Provincial Gazette as contemplated in section 64 (7).
- (2) The Registrar of Deeds and the Surveyor-General must, after the amendment, suspension or removal of a restrictive condition by notice in the *Provincial Gazette*, as contemplated in section 64 (1), make the appropriate entries in and endorsements on any relevant register, title deed, diagram or plan in their respective offices or submitted to them, as may be necessary to reflect the effect of the amendment, suspension or removal of the restrictive condition. The Registrar of Deeds must notify the Municipality in question of such endorsement.

Part E: Subdivision and Consolidation

66. Application for subdivision

- (1) No person may subdivide land without the approval of the Municipality, unless the subdivision is exempted under section 68.
- (2) An applicant who wishes to subdivide land must apply to the Municipality for the subdivision of land in the manner provided for in Chapter 6.
- (3) No application for subdivision involving a change of zoning may be considered by the Municipality, unless the land concerned is zoned for such subdivision.
- (4) The Municipality must impose appropriate conditions relating to engineering services for an approval of a subdivision.
- (5) If a Municipality approves a subdivision, the applicant must submit the approved subdivision sketch plan or layout plan to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of:
 - (a) the Municipality's decision to approve the subdivision;
 - (b) the conditions of approval contemplated in subsection (3) and section 59;

and

- (c) the approved subdivision plan.
- (6) If the Municipality approves an application for a subdivision, the applicant must within a period of twelve (12) months or the shorter period as the Municipality may determine, from the date of approval of the subdivision, comply with the following requirements:
- (a) the approval by the Surveyor-General of the General Plan or diagram contemplated in subsection (5);
 - (b) completion of the installation of engineering services in accordance with the conditions contemplated in subsection (4) or other applicable legislation;
 - (c) submit proof to the satisfaction of the Municipality that all relevant conditions contemplated in subsection (5) for the approved subdivision in respect of the area shown on the General Plan or diagram, have been complied with prior to compliance with paragraph (d)
 - (d) registration of the subdivision in terms of the Deeds Registries Act, 1937 (Act No. 47 of 1937) of the land unit shown on the diagram or of at least one new land unit shown on the General Plan.
- (7) A confirmation from the Municipality in terms of subsection (6)(c) that all conditions of approval have been met, which is issued in error, does not absolve the applicant from complying with the obligations imposed in terms of the conditions or otherwise complying with the conditions after confirmation of the subdivision.

67. Confirmation of subdivision

- (1) Upon compliance with section 66(5), the subdivision or part thereof is confirmed and cannot lapse.
- (2) Upon confirmation of a subdivision or part thereof under section 66 (5), the zonings indicated on the approved subdivision plan as confirmed cannot lapse.
- (3) The Municipality must in writing confirm to the applicant or to any other person at his or her written request that a subdivision or a part of a subdivision is confirmed, if the applicant has to the satisfaction of the Municipality submitted proof of compliance with the requirements of section 66 (5) for the subdivision or part thereof.
- (4) No building or structure may be constructed on a land unit forming part of an approved subdivision unless the subdivision is confirmed as contemplated in section 66 (5) or the Municipality approved construction prior to the subdivision being confirmed.

68. Lapsing of subdivision and extension of validity periods

- (1) An approved subdivision or a portion thereof lapses if the applicant does not comply with section 66 (5), unless if the applicant has applied for a further extension of time as contemplated subsection (2).
- (2) An applicant may apply for an extension of the period to comply with section 65 (5).
- (3) An extension contemplated in subsection (2) may be granted for a period not exceeding five (5) years and if after the expiry of the extended period the requirements of section 66(5) has not been complied with, the subdivision lapses and subsection (6) applies.
- (4) The Municipality may grant extensions to the period contemplated in subsection (2), which period together with any extensions that the Municipality grants, may not exceed ten (10) years.
- (5) If an approval of a subdivision or part thereof lapses under subsection (1):
 - (a) the Municipality must:
 - (i) amend where applicable, all registers and maps accordingly; and
 - (ii) notify the Surveyor-General accordingly; and
 - (b) the Surveyor-General must endorse the records of the Surveyor-General's office to reflect the notification that the subdivision has lapsed.

69. Amendment or cancellation of subdivision plan

- (1) The Municipality may approve the amendment or cancellation of a subdivision plan, including conditions of approval, the General Plan or diagram, in relation to land units shown on the General Plan or diagram of which no transfer has been registered in terms of the Deeds Registries Act.
- (2) When the Municipality approves an application in terms of subsection (1), any public place that is no longer required by virtue of the approval must be closed.
- (3) The Municipality must notify the Surveyor-General of an approval in terms of subsection (1), and the Surveyor-General must endorse the records of the Surveyor-General's office to reflect the amendment or cancellation of the subdivision.
- (4) An approval of a subdivision in respect of which an amendment or cancellation is approved in terms of subsection (1), remains valid for the remainder of the period contemplated in section 66(5) applicable to the initial approval of the subdivision, calculated from the date of approval of the amendment or cancellation in terms of subsection (1).

70. Exemption of Municipal approval for subdivision and or consolidation applications

- (1) The subdivision and or consolidation of land in the following circumstances do not require the approval of the Municipality:
 - (a) if the subdivision and or consolidation arises from the implementation of a court ruling;
 - (b) if the subdivision and or consolidation arises from an expropriation;
 - (c) a minor amendment of the common boundary between two or more land units if the resulting change in area of any of the land units is not more than 10 per cent;
 - (d) the registration of a servitude or lease agreement for the provision or installation of:-
 - (i) water pipelines, electricity transmission lines, sewer pipelines, gas pipelines or oil and petroleum product pipelines by or on behalf of an organ of state or service provider;
 - (ii) telecommunication lines by or on behalf of a licensed telecommunications operator;
 - (iii) the imposition of height restrictions;
 - (e) the exclusive utilisation of land for agricultural purposes, if the utilisation—
 - (i) requires approval in terms of legislation regulating the subdivision of agricultural land; and
 - (ii) does not lead to urban expansion.
 - (f) the subdivision and or consolidation of a closed public place with an abutting erf; and
 - (g) the granting of a right of habitation or usufruct.
- (2) The Municipality must, in each case, certify in writing that the subdivision and or consolidation have been exempted from the provisions of this Chapter.
- (3) The Municipality must indicate on the plan of subdivision and or consolidation that the subdivision and or consolidation has been exempted from the provisions of section 66 to 69.

71. Services arising from subdivision

- (1) Subsequent to the granting of an application for subdivision in terms of this By-Law the owner of any land unit originating from the subdivision must:

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

72. Consolidation of land units

- (1) No person may consolidate land without the approval of the Municipality, unless the consolidation is exempted under section 73.
- (2) An applicant who wishes to consolidate land must apply to the Municipality for

the consolidation of land in the manner provided for in Chapter 6.

- (3) No application for consolidation involving a change of zoning may be considered by the Municipality, unless the land concerned is zoned for such consolidation, if applicable.
- (4) The Municipality must impose appropriate conditions relating to engineering services for an approval of a consolidation, if applicable.
- (5) If a Municipality approves a consolidation, the applicant must submit the approved consolidation sketch plan or layout plan to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of:
 - (a) the Municipality's decision to approve the consolidation;
 - (b) the conditions of approval and
 - (c) the approved consolidation plan.
- (6) If the Municipality approves an application for a consolidation, the applicant must within a period of 12 months or the shorter period as the Municipality may determine, from the date of approval of the consolidation, comply with the following requirements:
 - (a) the approval by the Surveyor-General of the General Plan or diagram contemplated in subsection (5);
 - (b) completion of the installation of engineering services in accordance with the conditions contemplated in subsection (4) or other applicable legislation, if applicable.
 - (c) submit proof to the satisfaction of the Municipality that all relevant conditions contemplated in subsection (5) for the approve consolidation in respect of the area shown on the General Plan or diagram, have been complied with prior to compliance with paragraph (d).
 - (d) registration of the consolidation in terms of the Deeds Registries Act, 1937 (Act No. 47 of 1937) of the land unit shown on the diagram.
- (7) A confirmation from the Municipality in terms of subsection (6)(c) that all conditions of approval have been met, which is issued in error, does not absolve the applicant from complying with the obligations imposed in terms of the conditions or otherwise complying with the conditions after confirmation of the consolidation.

73. Lapsing of consolidation and extension of validity periods

- 1) An approved consolidation lapses if the applicant does not comply with section 72(6), unless if the applicant has applied for a further extension of time as contemplated subsection (2).
- 2) An applicant may apply for an extension of the period to comply with section 72

- (6);
- 3) An extension contemplated in subsection (2) may be granted for a period not exceeding five (5) years and if after the expiry of the extended period the requirements of section 72(6) has not been complied with, the consolidation lapses and subsection (5) applies.
 - 4) The Municipality may grant extensions to the period contemplated in subsection (2), which period together with any extensions that the Municipality grants, may not exceed ten (10) years.
 - 5) If an approval of a consolidation or part thereof lapses under subsection (1):
 - (a) the Municipality must:
 - (i) amend where applicable ,all registers and maps accordingly; and
 - (ii) notify the Surveyor-General accordingly; and
 - (b) the Surveyor-General must endorse the records of the Surveyor-General's office to reflect the notification that the consolidation has lapsed.

Part F: Permanent Closure of Public Places

74. Closure of public places

- (1) The Municipality may on its own initiative or on application close a public place or any portion thereof in accordance with the procedures in Chapter 6.
- (2) An applicant who wishes to have a public place closed or a portion of a public place closed must apply to the Municipality for the closure of the public place or portion thereof in the manner provided for in Chapter 6.
- (3) If any person lodges a claim against the Municipality for loss or damage that he or she has allegedly suffered as a result of the wrong doing on the part of the Municipality as a result of the closure of a public place, the Municipal Manager must ensure that:
 - (a) proof of negligence on the part of the Municipality which resulted in the loss or damage is provided; and
 - (b) before any claim is paid or settled, obtain a full technical investigation report in respect of the circumstances that led to the closure of the public place to determine whether or not there has been negligence on the part of the Municipality.
- (4) The Municipality may pay a claim if:-
 - (a) the circumstances of loss or damage reveal that the Municipality acted negligently;

- (b) the circumstances of the loss are not inconsistent with this By-Law;
 - (c) the claimant has proved his or her loss or damage;
 - (d) the claimant has provided the proof of a fair and reasonable quantum;
 - (e) no claim has been made and paid by personal insurance covering the same loss; and
 - (f) any other relevant additional information as requested by the Municipal Manager has been received.
- (5) The ownership of the land comprised in any public place or portion thereof that is closed in terms of this section continues to vest in the Municipality unless the Municipality determines otherwise.
- (6) The Municipal Manager may, without complying with the provisions of this Chapter temporarily close a public place:
- (a) for the purpose of or pending the construction, reconstruction, maintenance or repair of the public place;
 - (b) for the purpose of or pending the construction, erection, laying, extension, maintenance, repair or demolition of any building, structure, works or service alongside, on, across, through, over or under the public place;
 - (c) if the street or place is, in the opinion of the Municipal Manager, in a state of danger to the public;
 - (d) by reason of any emergency or public event which, in the opinion of the Municipal Manager, requires special measures for the control of traffic or special provision for the accommodation of crowds, or
 - (e) for any other reason which, in the opinion of the Municipal Manager, renders the temporary closing of the public place necessary or desirable.
- (7) The Municipality must notify the Surveyor-General of an approval in terms of subsection (1), and the Surveyor-General must endorse the records of the Surveyor-General's office to reflect the closure of the public place.

Part G: Consent Use

75. Application for consent use

- (1) An applicant may apply to the Municipality for a consent use provided for in the Land Use Scheme in the manner provided for in Chapter 6.
- (2) Where the development parameters for the consent use that is being applied for are not defined in an applicable Land Use Scheme, the Municipality must determine the development parameters that apply to the consent use as conditions of approval;

- (3) A consent use may be granted permanently or for a specified period of time;
- (4) A consent use granted for a specified period of time contemplated in subsection (3) must not have the effect of preventing the property from being utilised in the future for the primary uses permitted in terms of the zoning of the land.
- (5) A consent use contemplated in subsection (1) lapses after a period of twelve (12) months from date of approval, or the shorter period as the Municipality may determine if the applicant does not comply with the following conditions:
 - (i) the approval by the Municipality of a building plan envisaged for the utilisation of the approved consent use, if applicable and
 - (ii) commencement with the construction of the building in accordance with subparagraph(i), if applicable
- (6) The Municipality may grant extensions to the period contemplated in subsection (5), which period together with any extensions that the Municipality grants, may not exceed ten (10) years.

Part H: Traditional Use

76. Application for Traditional Use

- (1) An applicant who wishes to amend the use of communal land and if such an amendment will have a high impact on the community and will result in the development of land, must apply to the Municipality for the amendment of the land use in the manner provided for in Chapter 6.
- (2) The applicant who wishes to make a land development application on land held by the Traditional Council shall approach the relevant Traditional Council to apply for land to be developed by completing an appropriate form.
- (3) The applicant stated in subsection (2) must indicate the description of the property, location, extent, purpose of the intended use.
- (4) The Traditional Council shall upon receipt of the application contemplated in subsection 2, submit the application to the Municipality for comments before the applicant can be notified of the outcome of the land application, whether it is supported or not. The Municipality shall amongst others determine the extent of the land to be allocated.
- (5) The Municipality must within fourteen (14) calendar days of receipt of the land application mentioned in the subsection (2) recommend to the Traditional Council whether to continue or not with the allocation of the land as applied for by the applicant.
- (6) The applicant shall having been informed by the Traditional Council of the outcome submit a land development application to the Municipality in accordance with the provisions of Chapter 6.
- (7) Any person who causes any development of land on land held by a Traditional

Council i.e. subdivision, consent use etc., without obtaining prior permission for such development from the Traditional Authority, in terms of subsection (2) shall be guilty of an offense and liable upon conviction of R10 000.00 or imprisonment for a period as determined by a Court of Law or to both a fine and such imprisonment;

Part I: Temporary Use

77. Application for temporary use

- (1) An applicant may apply to the Municipality-
 - (a) for a departure from the development parameters of a zoning; or
 - (b) to utilise land on a temporary basis for a purpose for which no provision is made in the Land Use Scheme in respect of a particular zone for a period to be determined by the Municipality in accordance with the period applied for by the applicant, in the manner provided for in Chapter 6.
- (2) A departure contemplated in subsection (1)(a) will automatically lapse if not utilised.
- (3) The Municipality may grant extension of time upon request by the applicant.
- (4) A temporary departure contemplated in subsection (1)(b) may not include the improvement of land that is not temporary in nature and which has the effect that the land cannot, without further construction or demolition, revert back to its previous lawful use upon the expiry of the period contemplated in subsection (1)(b).
- (5) A temporary departure or use is regarded as the occasional use of land for the purpose of a Circus, Place of Public Worship, Place of Instruction, Fresh Produce and Craft Markets, Sand Mining, Festivals, etc.

Part J: General Matters

78. Ownership of public places and land required for Municipal Engineering services and social facilities

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

79. Restriction of transfer and registration

- (1) Notwithstanding the provisions contained in this By-Law or any conditions

imposed in the approval of any land development application, the owner shall, at his or her cost and to the satisfaction of the Municipality, survey and register all servitudes required to protect the engineering services provided, constructed and installed as contemplated in Chapter 7.

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

80. First transfer

- (1) Where an owner of land to which a land development application relates is required to transfer land to:
- (a) the Municipality or to
 - (b) a non-profit company or Section 21 Company.

by virtue of a condition set out in the conditions to the approval of a land development application contemplated in section 53, the land shall be so transferred at the expense of the applicant, within a period of six (6) months from the date of the land use rights coming into operation in terms of section 53, or within such further period as the Municipality may allow, but in any event prior to any registration or transfer of any erf, portion, opening of a sectional title scheme or unit within the development.

81. Certification by Municipality

- (1) A person may not apply to the Registrar of Deeds to register the transfer of a

land unit, unless the Municipality has issued a certificate in terms of this section.

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

82. National and Provincial interest

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

CHAPTER 6

GENERAL APPLICATION PROCEDURES

83. Applicability of Chapter

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

84. Procedures for making application

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

85. Information required

(1) An application must be accompanied by the following documents:

- (a) an appropriate application form completed and signed by the applicant;
- (b) if the applicant is not the owner of the land, a Power of Attorney authorising the applicant to make the application on behalf of the owner if the owner of the land is a Company, Closed Corporation, Trust, Body Corporate or Home Owners' Association, proof that the person is authorised to act on behalf of the Company, Closed Corporation, Trust, Body Corporate or a Home Owners' Association
- (c) the relevant bondholder's consent, if required by the Municipality;
- (d) a written motivation for the application based on the criteria for consideration of the application
- (e) a copy of the Surveyor-General's diagram of the subject property or if it does not exist, an extract from relevant General Plan (**20 COPIES**);
- (f) a locality plan and Site Development Plan, when required, or a plan showing the proposal in its cadastral context (**20 COPIES**);
- (g) in the case of an application for the subdivision of land, copies of the subdivision plan showing inter alia the following (**20 COPIES**):
 - (i) the location of the proposed land units;
 - (ii) the proposed zonings in respect of the proposed land units;
 - (iii) all existing structures on the property and abutting properties;
 - (iv) the public places and the land needed for public purposes;
 - (v) the existing access points;

- (vi) all servitudes;
 - (vii) contours with at least a one meter interval or such other interval as may be approved by the Municipality;
 - (viii) the street furniture;
 - (ix) the light, electrical and telephone poles;
 - (x) the electrical transformers and mini substations;
 - (xi) the storm water channels and catch pits;
 - (xii) the sewerage lines and connection points;
 - (xiii) any significant natural features;
 - (xiv) the scale and all distances and areas (m²).
- (h) any other plans, diagrams, documents or information that the Municipality may require;
 - (i) the proof of payment of application fees;
 - (j) a full copy of the title deeds indicating all existing title conditions in current and historic title deeds (or in case of traditional land a traditional land resolution);
 - (k) if required by the Municipality, a certificate of a conveyancer indicating that no restrictive condition in respect of the application is contained in such title deeds;
 - (l) in the case of a Category 3: Traditional Use application referred to in section 55, community approval granted as a result of a community participation process conducted in terms of Customary Law.
- (2) The Municipality may make guidelines relating to the submission of additional information and procedural requirements.

86. Application fees

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

87. Grounds for refusing to accept application

The Municipality may refuse to accept an application if:

- (1) the municipality has already decided on the application;

- (2) there is no proof of payment of fees;
- (3) the application is not in the form required by the Municipality or does not contain the documents required for the submission of an application as set out in section 85.

88. Receipt of application and request for further documents

The Municipality must:

- (1) record the receipt of an application in writing or by affixing a stamp on the application on the day of receipt;
- (2) notify the applicant in writing of any outstanding or additional plans, documents, other information or additional fees that it may require within thirty (30) calendar days of receipt of the application or the further period as may be agreed upon, failing which it is regarded that there is no outstanding information or documents; and
- (3) if the application is complete, notify the applicant in writing that the application is complete within fourteen (14) calendar days of receipt of the application.

89. Additional information

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

90. Confirmation of complete application

- (1) The Municipality must notify the applicant in writing that the application is complete within fourteen (14) calendar days of receipt of the additional plans, documents or information required by it or if further information is required as a result of the furnishing of the additional information.
- (2) If further information is required, section 89 applies to the further submission of information that may be required.

91. Withdrawal of application

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

92. Notice of applications in terms of integrated procedures

- (1) The Municipality may, on prior written request with motivations by an applicant, determine that:
 - (a) a public notice procedure carried out in terms of another law in respect of the application constitutes public notice for the purpose of an application made in terms of this By-Law; or
 - (b) notice of an application made in terms of this By-Law may be published in accordance with the requirements for public notice applicable to a related application in terms other legislation;
- (2) If a Municipality determines that an application may be published as contemplated in subsection (1) (b) an agreement must be entered into by the Municipality and the relevant organs of state to facilitate the simultaneous publication of notices.
- (3) The Municipality must, within thirty (30) calendar days of having notified the applicant that the application is complete, simultaneously:
 - (a) cause public notice of the application to be given in terms of section 93 (1) ; and
 - (b) forward a copy of the notice together with the relevant application to every Municipal department, service provider and organ of state that has an interest in the application, unless it has been determined by the Municipality that a procedure in terms of another law, as determined in subsection (1), is considered to be public notice in terms of this By-Law.
- (4) The Municipality may require the applicant to give the required notice of an application in the media.
- (5) Where an applicant has published a notice in the media at the request of a Municipality, the applicant must provide proof that the notice has been published as required.

93. Notification of application in media

- (1) The Municipality may require the applicant to cause notice to be given in the media, in accordance with this By-Law, of the following applications, at the sole discretion of the Municipality:

- (a) an application of establishment of a township or extension of township boundaries;
- (b) an application for a rezoning or amendment of an existing scheme or Land Use Scheme, by an applicant or a rezoning on the initiative of the Municipality;
- (c) the removal, amendment or suspension of a restrictive or obsolete condition, servitude or reservation registered against the title of land;
- (d) the removal, amendment or suspension of the restrictive title condition relating to the density of residential development on a specific erf where the residential density is regulated by a Land Use Scheme in operation;
- (e) any consent or approval required in terms of a condition of title, a condition of establishment of a township or condition of an existing scheme or Land Use Scheme;
- (f) any application for consent use or special consent use provided for in terms of an existing scheme or Land Use Scheme i.e. Guest House, Place of Public Worship, Place of Instruction, Overnight Accommodation, Service Industry, Place of Amusement, Telecommunication Mast, etc.;
- (g) the consent of the Municipality for any land use purpose or departure or deviation in terms of a Land Use Scheme or existing scheme which does not constitute a land development application;
- (h) any consent or approval provided for in a Provincial law;
- (i) the subdivision of land larger than five hectares (before subdivision) inside the outer limit of urban expansion as reflected in its Municipal Spatial Development Framework;
- (j) the subdivision of land larger than one hectare (before subdivision) outside the outer limit of urban expansion as reflected in its Municipal Spatial Development Framework provided that is not going to be utilised for agricultural purposes;
- (k) Traditional land use applications relating to communal land as contemplated in section 76(3), if required by the Municipality,
- (l) if the Municipality has no approved Municipal Spatial Development Framework, the subdivision of land larger than five hectares inside the physical edge, including existing urban land use approvals, of the existing urban area;
- (m) if the Municipality has no approved Municipal Spatial Development Framework, the subdivision of land larger than one hectare outside the physical edge, including existing urban land use approvals, of the existing urban area;
- (n) the closure of any public place;

- (o) other applications that will materially affect the public interest or the interests of the community if approved.
- (2) Notice of the application in the media must be given **once** on any working day by—
 - (a) publishing a notice in English and in at least one official language mostly spoken in the area in a newspaper with a general circulation in the area concerned
 - (b) posting a copy of the notice of application, for at least the duration of the notice period, i.e. the objection period, on the land concerned and on any other notice board as may be determined by the Municipality
 - (c) the objection period of thirty (30) calendar days shall apply to the notice referred to subsection (a) and (b)

94. Serving of notices

- (1) Notice of an application contemplated in section 93 (1) and (2) must be served
 - (a) in accordance with section 115 of the Municipal Systems Act; 2000 (Act No. 32 of 2000) as amended
 - (b) in English and at least one official language mostly spoken in the area concerned as determined by the Municipality, and
 - (c) on each person whose rights or legitimate expectations will be affected by the approval of the application.
- (2) The Municipality may require the serving of a notice as contemplated in this section for any other application made in terms of this By-Law.
- (3) The Municipality may require the applicant to attend to the serving of a notice of an application contemplated in subsection (1)
- (4) Where an applicant has served a notice at the request of a Municipality, the applicant must provide proof that the notice has been served as required. The applicant shall submit a sworn affidavit as proof that the notice was served as contemplated in subsection (3)
- (5) The date of notification in respect of a notice served in terms of this section:
 - (a) when it has been served by certified or registered post is the date of registration of the notice; and
 - (b) when it has been delivered to that person personally is the date of delivery to that person;
 - (c) when it has been left at that person's place of residence or business in the Republic with a person apparently over the age of sixteen years is the date on which it has been left with that person; or

- (d) when it has been posted in a conspicuous place on the property or premises to which it relates is the date that it is posted in that place.

95. Content of notice

- (1) When notice of an application must be given in terms of section 93 or served in terms of section 94, the notice must contain the following information:
 - (a) the details of the applicant;
 - (b) identify the land or land unit to which the application relates by giving the property description and the physical address;
 - (c) state the intent and purpose of the application;
 - (d) state that a copy of the application and supporting documentation will be available for viewing during the hours and at the place mentioned in the notice;
 - (e) state the contact details of the relevant Municipal employee;
 - (f) invite members of the public to submit written comments, objections or representations together with the reasons thereof in respect of the application;
 - (g) state in which manner comments, objections or representations may be submitted;
 - (h) state the date by when the comments, objections or representations must be submitted which may not be less than thirty (30) calendar days from the date on which the notice was given;
 - (i) state that any person who cannot write may during office hours attend at an address stated in the notice where a named staff member of the Municipality will assist that person to transcribe that person's objections, comments or representations.

96. Additional methods of public notice

- (1) If the Municipality considers notice in accordance with sections 93 or 94 to be ineffective or the Municipality decides to give notice of any application in terms of this By-Law, the Municipality may on its own initiative or on request require an applicant to follow one or more of the following methods to give additional public notice of an application, of which subsection 1(a) is compulsory:
 - (a) to display a notice contemplated in section 93 of a size of at least 60 cm by 42 cm on the frontage of the erf concerned or at any other conspicuous and easily accessible place on the erf, provided that:
 - (i) the notice must be displayed for a minimum of thirty (30) calendar days during the period that the public may comment on the

- application i.e. the objection period;
- (ii) the applicant must, within twenty one (21) calendar days from the last day of display of the notice, remove the notice from the property and submit the following to the Municipality:
 - (aa) a sworn affidavit confirming the maintenance of the notice for the prescribed period; and
 - (bb) at least two photos of the notice, one from nearby and one from across the street.
 - (b) to convene a meeting for the purpose of informing the affected members of the public of the application;
 - (c) to broadcast information regarding the application on a local radio station in a specified language;
 - (d) to hold an open day or public meeting to notify and inform the affected members of the public of the application;
 - (e) to publish the application on the Municipality's website for the duration of period of thirty (30) calendar days that the public may comment on the application; or
 - (f) to obtain letters of consent or objection to the application.
- (2) Where an applicant has given additional public notice of an application on behalf of a Municipality, the applicant must provide proof that the additional public notice has been adhered to or given as required.

97. Requirements for petitions

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

98. Requirements for objections, comments or representations

- (1) A person may, in response to a notice received in terms of sections 93, 94 or 96, object, comment or make representations in accordance with this section.
- (2) Any objection, comment or representation received as a result of a public notice process must be in writing and addressed to the person mentioned in the notice

within the time period stated in the notice and in the manner set out in this section.

- (3) The objection must state the following:
 - (a) the name of the person or body concerned;
 - (b) the address or contact details at which the person or body concerned will accept notice or service of documents;
 - (c) the interest of the body or person in the application;
 - (d) the reason for the objection, comment or representation.
- (4) The reasons for any objection, comment or representation must be set out in sufficient detail in order to:
 - (a) indicate the facts and circumstances which explains the objection, comment or representation;
 - (b) demonstrate the undesirable effect which the application will have on the area;
 - (c) demonstrate any aspect of the application which is not considered consistent with applicable policy.
- (5) The Municipality may refuse to accept an objection, comment or representation received after the closing date.

99. Amendments prior to approval

- (1) An applicant may amend his or her application at any time after notice of the application has been given in terms of this By-Law and prior to the approval thereof:
 - (a) at the applicant's own initiative;
 - (b) as a result of objections and comments made during the public notification process; or
 - (c) at the request of the Municipality.
- (2) If an amendment to an application is material, the Municipality may require that further notice of the application be given in terms of this By-Law and may require that the notice and the application be resent to municipal departments, organs of state and service providers.
- (3) In the event the land has no lawful zoning allocated, the Municipality may allocate a zoning of "UNDETERMINED" as contemplated in Section 176 subsection (3).

100. Further public notice

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

101. Cost of notice

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

102. Applicant's right to reply

- (1) Copies of all objections, comments or representations lodged with a Municipality must be provided to the applicant within fourteen (14) calendar days after the closing date for public comment together with a notice informing the applicant of its rights in terms of this section.
- (2) The applicant may, within a period of thirty (30) calendar days from the date of the provision of the objections, comments or representations, submit written reply thereto with the Municipality and must serve a copy thereof on all the parties that have submitted objections, comments or representations.
- (3) The applicant may before the expiry of the thirty (30) calendar day period referred to in subsection (2), apply to the Municipality for an extension of the period with a further period of fourteen (14) calendar days to lodge a written reply.
- (4) If the applicant does not submit comments within the period of thirty (30) calendar days or within an additional period of fourteen (14) calendar days if applied for, the applicant is considered to have no comment.
- (5) If as a result of the objections, comments or representations lodged with a Municipality, additional information regarding the application is required by the Municipal, the information must be supplied within thirty (30) calendar days to a maximum period of sixty (60) calendar days as required by the Tribunal.
- (6) If the applicant does not provide the information within the timeframes contemplated in subsection (5), and section 89(2) to (5) with the necessary changes, applies.

103. Written assessment of application

- (1) An employee authorised by the Municipality must in writing assess an application in accordance with section 52 and recommend to the decision-maker whether the application must be approved or refused.
- (2) An assessment of an application must include a motivation for the recommendation and, where applicable, the proposed conditions of approval.

104. Decision-making period for opposed applications

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

105. Failure to act within time period

If no decision is made by the Municipal Planning Tribunal within the period required in terms of the Act, it is considered undue delay for purposes of these By-Law and the applicant or interested person may report the non-performance of the Municipal Planning Tribunal or Land Development Officer to the Municipal Manager, who must report it to the Municipal Council and Mayor.

106. Powers to conduct routine inspections

- (1) An employee authorised by the Municipality may, in accordance with the requirements of this section, enter land or a building for the purpose of assessing an application in terms of this By-Law and to prepare a report contemplated in section 103.
- (2) When conducting an inspection, the authorised employee may:
 - (a) request that any record, document or item be produced to assist in the inspection;
 - (b) make copies of, or take extracts from any document produced by virtue of paragraph (a) that is related to the inspection;
 - (c) on providing a receipt, remove a record, document or other item that is related to the inspection; or
 - (d) inspect any building or structure and make enquiries regarding that building or structure.

- (3) No person may interfere with an authorised employee who is conducting an inspection as contemplated in subsection (1).
- (4) The authorised employee must, upon request, produce identification showing that he or she is authorised by the Municipality to conduct the inspection.
- (5) An inspection under subsection (1) must take place within normal working hours or otherwise arranged and prior notice of at least forty eight (48) hours must be given to the owner or occupier of the land or building.

107. Determination of application

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

108. Notification of decision

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

109. Duties of agent of applicant

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

110. Errors and omissions

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

111. Withdrawal of approval

- (1) The Municipality may withdraw an approval granted for a consent use or temporary departure if the applicant or owner fails to comply with a condition of approval.
- (2) Prior to doing so, the Municipality must serve a notice on the owner or applicant
 - (a) informing the owner or applicant of the alleged breach of the condition;
 - (b) instructing the owner or applicant to rectify the breach within sixty (60) calendar days, failing where after a termination notice of fourteen (14) calendar days will be served on the owner or applicant;
 - (c) allowing the owner or applicant to make representations on the notice within a specified time period.

112. Procedure to withdraw an approval granted in terms of consent use and temporary departure

- (1) The Municipality may withdraw an approval granted:
 - (a) after consideration of the representations made in terms of section 111 (2)(c); and

- (b) if the Municipality is of the opinion that the condition is still being breached and not being complied with at the end of the period specified in terms of section 111(2)(b).
- (2) If the Municipality withdraws the approval, the Municipality must notify the owner or applicant of the withdrawal of the approval and instruct the owner or applicant to cease the activity immediately.
- (3) The approval is withdrawn from date of notification of the owner.

113. Exemptions to facilitate expedited procedures

- (1) The Municipality may in writing:
 - (a) exempt a development from compliance with the provisions of this By-Law to reduce the financial or administrative burden of:
 - (i) integrated application processes as contemplated in section 92;
 - (ii) the provision of housing with the assistance of a state subsidy; or
 - (iii) incremental upgrading of existing settlements;
 - (b) in an emergency situation authorise that a development may depart from any of the provisions of this By-Law

CHAPTER 7

ENGINEERING SERVICES AND DEVELOPMENT CHARGES

Part A: Provision and Installation of Engineering Services

114. Responsibility for providing engineering services

- (1) Every land development area must be provided with such engineering services as the Municipality may deem necessary for the appropriate development of the land.
- (2) An applicant is responsible for the provision and installation of internal engineering services required for a development at his or her cost when a land development application is approved.
- (3) The Municipality is responsible for the installation and provision of external engineering services, unless the engineering services agreement referred to in section 116 provides otherwise.

115. Installation of engineering services

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

116. Engineering services agreement

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

- (b) make provision for the delivery of guarantee/s equal to the estimated cost of the envisaged engineering services to be installed by applicant;
- (c) be clear when the applicant and the Municipality are to commence construction of internal engineering services and external engineering services, at which rate construction of such services is to proceed and when such services must be completed;
- (d) provide for the inspection and handing over of internal engineering services to the Municipality, if so required;
- (e) determine the date on which all risk and ownership in respect of such services shall pass to the Municipality;
- (f) require the applicant and the Municipality to take out adequate insurance cover in respect of such risks as are insurable for the duration of the land development; and
- (g) provide for the following responsibilities after the internal services have been handed over to the Municipality:
 - (i) when normal maintenance by the relevant authority must commence;
 - (ii) the responsibility of the applicant for the rectification of defects in material and workmanship; and
 - (iii) the rights of the relevant authority if the applicant fails to rectify any defects within a reasonable period after having been requested to do so;
- (h) if any one of the parties is to provide and install an engineering service at the request and at the cost of the other, such service must be clearly identified and the cost or the manner of determining the cost of the service must be clearly set;
- (i) determine whether additional bulk services are to be provided by the Municipality and, if so, such services must be identified;
- (j) determine which party is responsible for the installation and provision of service connections to residential, business, industrial, community facility and municipal erven, and the extent or manner, if any, to which the costs of such service connections are to be recovered;
- (k) define the service connections to be made which may include all service connections between internal engineering services and the applicable erf or portion of the land and these include –
 - i. a water-borne sewerage pipe terminating at a sewer connection;
 - ii. a water-pipe terminating at a water meter; and

- iii. an electricity house connection cable terminating on the relevant erf; and
- (l) clearly identify the level and standard of the internal engineering services to be provided and installed and these include, amongst others –
 - (i) water reticulation;
 - (ii) sewerage reticulation, sewage treatment facilities and the means of disposal of effluent and other products of treatment;
 - (iii) roads and storm-water drainage;
 - (iv) electricity reticulation (high and low tension);
 - (v) street lighting.
- (3) The engineering services agreement may –
 - (a) require that performance guarantees be provided, or otherwise, with the provision that
 - (i) the obligations of the parties with regard to such guarantees are clearly stated;
 - (ii) such guarantee is irrevocable during its period of validity; and
 - (iii) such guarantee is transferable by the person to whom such guarantee is expressed to be payable; and
 - (b) provide for the manner in which the parties are to finance their relative responsibilities in terms of the engineering services agreement and where appropriate, either party may undertake to provide bridging finance to the other party.
- (4) Where only basic services are to be provided initially, the timeframes and the responsibility of the parties for the upgrading (if any) of services must be recorded in the engineering services agreement.

117. Abandonment or lapsing of land development application

- (1) Where a land development application is abandoned by the applicant or has lapsed in terms of any provision in terms of the Act, Provincial legislation or conditions or this By-Law, the engineering services agreement referred to in section 116 lapses and if the applicant had installed any engineering services before the lapsing of the application in terms of the engineering services agreement, he or she shall have no claim against the Municipal Council with regard to the provision and installation of any engineering services of whatsoever nature.

- (2) in the event where guarantee/s in respect of internal engineering services were issued in favour of the Municipality, the Municipality shall complete the installation of the outstanding services by redeeming and utilising the proceeds from the guarantee/s.

118. Internal and external engineering services

For the purpose of this Chapter:

- (1) **"external engineering services"** has the same meaning as defined in section 1 of the Act and consist of both "bulk services" and "link services";
- (2) **"bulk services"** means all the primary water, sewerage, waste disposal, sewage treatment facilities and means of disposal of effluent and other products of treatment, electricity and storm-water services, as well as the road network in the system to which the internal services are to be linked;
- (3) **"link services"** means all new services necessary to connect the internal services to the bulk services; and
- (4) **"internal engineering services"** has the same meaning as defined in section 1 of the Act and includes any link services linking such internal services to the external engineering services.

Part B: Development charges

119. Payment of development charges

- (1) The Municipality must develop a policy for development charges and may levy a development charge in accordance with the policy, for the provision of -
 - (a) the engineering services contemplated in this Chapter where it will be necessary to enhance or improves such services as a result of the commencement of the amendment scheme; and
 - (b) open spaces or parks where the commencement of the amendment scheme will bring about a higher residential density.
- (2) If a land development application is approved by the Municipal Planning Tribunal subject to, amongst others, the payment of a development charge or an amendment scheme comes into operation, the applicant or owner of the land to which the scheme relates, must, subject to section 120, pay the development charge to the Municipality.
- (3) An applicant or owner who is required to pay a development charges in terms of this By-Law shall pay such development charges to the Municipality before:
 - (a) a written statement contemplated in section 118 of the Municipal System Act is furnished in respect of the land;
 - (b) a building plan is approved in respect of:

- (i) the proposed alteration of or addition to an existing building on the land;
 - (ii) the erection of a new building on the land, where that building plan, were it not for the commencement of the amendment scheme, would have been in conflict with the land use scheme in operation;
- (c) the land is used in a manner or for a purpose which, were it not for the commencement of the amendment scheme, would have been in conflict with the land use scheme in operation.

120. Offset of development charges

- (1) An agreement concluded between the Municipality and the applicant in terms of section 49(4) of the Act, to offset the provision of external engineering services against the applicable development charge, must be in writing and must include the estimated cost of the installation of the external engineering services.
- (2) The applicant or the owner must submit documentary proof of the estimated cost of the installation of the external engineering services.
- (3) The amount to be offset against the applicable development charge must be determined by the Municipality.
- (4) if the cost of the installation of the external engineering services exceed the amount of the applicable development charge, the Municipality may refund the applicant or the owner if there are funds available in the Municipality's approved budget.
- (5) This section does not oblige the Municipality to offset any costs incurred in the provision of external engineering services other than that which may have been agreed upon in the engineering services agreement contemplated in section 116.

121. Payment of development charges in instalments

- (1) The Municipality may -
 - (a) in the circumstances contemplated in subsection (b) or (c), allow payment of the development charge contemplated in section 119 in instalments over a period not exceeding three (3) months;
 - (b) in any case, allow payment of the development charge contemplated in section 119 to be postponed for a period not exceeding three months where security for the payment is given to its satisfaction;
 - (c) in exercising the power conferred by subsection (a) or (b), impose any condition, including a condition for the payment of interest.

122. Refund of development charges

No development charges paid to the Municipality in terms of section 119 or any portion thereof shall be refunded to an applicant or owner: Provided that where the owner paid the applicable charges prior to the land use rights coming into operation and the application is abandoned in terms of section 117 the Municipality may, on such terms and conditions as it may determine, authorise the refund of development charges or any portion thereof.

123. General matters relating to contribution charges

- (1) Notwithstanding any provision to the contrary, where a development charge or contribution for open space is paid to the Municipality, such funds must, in terms of the provisions of the Municipal Finance Management Act, be kept separate and only applied by the Municipality towards the improvement and expansion of the services infrastructure or the provision of open space or parking, as the case may be, to the benefit and in the best interests of the general area where the land area is situated or in the interest of a community that occupies or uses such land area.
- (2) The Municipality must annually prepare a report on the development charges paid to the Municipality together with a statement of the expenditure of such amounts and the purposes of such expenditure and must submit such report and statement to the Premier.
- (3) Each Municipality shall open an account specifically for the services infrastructure as stipulated on subsection (1) and (2)

CHAPTER 8

APPEAL PROCEDURES

Part A: Management of an Appeal Authority

124. Establishment and composition of Appeal Authority

- (1) The Municipal Planning Appeal Tribunal is established in the same manner as the Municipal Planning Tribunal
- (2) The Municipal Planning Appeal Tribunal is composed of-
 - (a) The presiding officer who must be a legal expert
 - (b) A spatial planner with at least five years' experience
 - (c) Either one of the experts in engineering, environmental management, economics or related fields thereto
 - (d) The presiding officer of the Appeal Authority is responsible for managing the judicial functions of that Appeal Authority.

125. Bias and disclosure of interest

- (1) No Presiding Officer or member of an Appeal Authority may sit at the hearing of an appeal against a decision of a Municipal Planning Tribunal if he or she was a member of that Municipal Planning Tribunal when the decision was made or if he or she was the official contemplated in section 35(2) of the Act and he or she made the decision that is the subject of the appeal.
- (2) A Presiding Officer or member of an Appeal Authority who has or appears to have a conflict of interest as defined in subsection (5) and (6) must recuse himself or herself from the appeal hearing.
- (3) A party may in writing to the Appeal Authority request the recusal of the Presiding Officer or member of that Appeal Authority on the grounds of conflict of interest and the Presiding Officer must decide on the request and inform the party of the decision in writing.
- (4) A decision by a Presiding Officer or member to recuse himself or herself or a decision by the Appeal Authority to recuse a Presiding Officer or member, must be communicated to the parties concerned by the Registrar.
- (5) For the purpose of this Chapter "conflict of interest" means any factor that may impair or reasonable give the appearance of impairing the ability of a member of an Appeal Authority to independently and impartially adjudicate an appeal assigned to the Appeal Authority.
- (6) A conflict of interest arises where an appeal assigned to an Appeal Authority involves any of the following:
 - (a) A person with whom the Presiding Officer or member has a personal, familiar or professional relationship;

- (b) a matter in which the Presiding Officer or member has previously served in another capacity, including as an adviser, counsel, expert or witness; or
- (c) any other circumstances that would make it appear to a reasonable and impartial observer that the Presiding Officer's or member's participation in the adjudication of the matter would be inappropriate.

126. Registrar of Appeal Authority

- (1) The Municipal Manager of the Municipality may be appointed as the Registrar of the Appeal Authority in consultation with all the Local Municipalities.
- (2) Notwithstanding the provisions of subsection(1), a Municipal Council may appoint a person or designate an official in its employ, to act as Registrar of the Appeal Authority and if it so appoints or designates a person or an official, that person or official has delegated authority as contemplated in section 56 of the Act.
- (3) Whenever by reason of absence or incapacity any Registrar is unable to carry out the functions of his or her office, or if his or her office becomes vacant, the Municipal Council may, after consultation with the Presiding Officer of the Appeal Authority, authorise any other competent official in the public service to act in the place of the absent or incapacitated Registrar during such absence or incapacity or to act in the vacant office until the vacancy is filled.
- (4) Any person appointed under subsection (2) or authorised under subsection (3) may hold more than one office simultaneously.

127. Powers and duties of Registrar

- (1) The Registrar is responsible for managing the administrative affairs of the Appeal Authority and, in addition to the powers and duties referred to in this Chapter, has all the powers to do what is necessary or convenient for the effective and efficient functioning of the Appeal Authority and to ensure accessibility and maintenance of the dignity of the Appeal Authority.
- (2) The duties of the Registrar include –
 - (a) the determination of the sitting schedules of the Appeal Authority;
 - (b) assignment of appeals to the Appeal Authority;
 - (c) management of procedures to be adhered to in respect of cash flow management and the finalisation of any matter before the Appeal Authority;
 - (d) transmit all documents and make all notifications required by the procedures laid down in the Provincial Spatial Planning and Land Use Management legislation;

- (e) the establishment of a master registry file for each case which must record
 - (i) the reference number of each appeal;
 - (ii) the names of the parties;
 - (iii) all actions taken in connection with the preparation of the appeal for hearing;
 - (iv) the dates on which any document or notification forming part of the procedure is received in or dispatched from his or her office;
 - (v) the date of the hearing of the appeal;
 - (vi) the decision of the Appeal Authority;
 - (vii) whether the decision was unanimous or by majority vote; and
 - (viii) any other relevant information.
- (3) The Presiding Officer of the Appeal Authority may give the Registrar directions regarding the exercise of his or her powers under this Chapter.
- (4) The Registrar must give written notice to the Presiding Officer of all direct or indirect pecuniary interest that he or she has or acquires in any business or legal person carrying on a business.

Part B: Appeal Process

128. Commencing of appeal

An appellant must commence an appeal by delivering a Notice of Appeal specified in Annexure A to the Registrar of the relevant Appeal Authority within twenty one (21) calendar days as contemplated in section 51 of the Act.

129. Notice of appeal

- (1) A Notice of Appeal must clearly indicate:
 - (a) whether the appeal is against the whole decision or only part of the decision and if only a part, which part;
 - (b) where applicable, whether the appeal is against any conditions of approval of an application and which conditions;
 - (c) the grounds of appeal including any findings of fact or conclusions of law;
 - (d) a clear statement of the relief sought on appeal;

- (e) any issues that the appellant wants the Appeal Authority to consider in making its decision; and
 - (f) a motivation of an award for costs.
- (2) An appellant may, within seven (7) calendar days from receipt of a notice to oppose an appeal amend the Notice of Appeal and must submit a copy of the amended notice to the appeal authority and to every respondent.

130. Notice to oppose an appeal

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

131. Screening of appeal

- (1) When the Appeal Authority receives a Notice of Appeal, it must screen such Notice to determine whether:
- (a) It complies with the form specified in Annexure A;
 - (b) it is submitted within the required time limit; and,
 - (c) the appeal authority has jurisdiction over the appeal.
- (2) If a Notice of Appeal does not comply with the form specified in Annexure A, the Appeal Authority must return the Notice of Appeal to the appellant, indicating what information is missing and require that information to be provided and returned to the appeal authority by the appellant within fourteen (14) calendar days.
- (3) If the Notice of Appeal is not provided and returned to the Appeal Authority with the requested information within the fourteen (14) calendar days, the appellant's appeal will be considered abandoned and the Appeal Authority must notify the parties in writing accordingly.
- (4) If the Notice of Appeal is received by the Appeal Authority after the required time limit has expired, the party seeking to appeal is deemed to have abandoned the appeal and the Appeal Authority will notify the parties in

writing.

- (5) If the appeal relates to a matter that appears to be outside the jurisdiction of the Appeal Authority, it must notify the parties in writing.
- (6) The Appeal Authority may invite the parties to make submissions on its jurisdiction and it will then determine, based on any submissions received, if it has jurisdiction over the appeal and must notify the parties in writing of the decision.

Part C: Parties to an Appeal

132. Parties to appeal

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

133. Intervention by Minister or MEC

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

134. Intervention by interested person

- (1) Where an appeal has been lodged by an appellant to the Appeal Authority, an interested person referred to in section 45(2) of the Act may, at any time during the proceedings, petition the Appeal Authority in writing on the form referred to in Annexure B to be granted intervener status on the grounds that

his or her rights may have been affected by the decision of the Municipal Planning Tribunal or official referred to in section 34(2) of the Act and might therefore be affected by the judgement of the Appeal Authority.

- (2) The petitioner must within twenty one (21) calendar days from the date of approval by an authorised official submit in writing a sworn affidavit together with the petition to be granted intervener status stating that he or she
 - (a) does not collude with any of the appellants; and
 - (b) is willing to deal with or act in regard to the appeal as the Appeal Authority may direct.
- (3) The Registrar must determine whether the requirements of this section have been complied with and must thereafter transmit a copy of the form to the parties of the appeal.
- (4) The Presiding Officer of the Appeal Authority must rule on the admissibility of the petitioner to be granted intervener status and the decision of the presiding officer is final and must be communicated to the petitioner and the parties by the Registrar.
- (5) The Presiding Officer may, in his or her discretion or on request of one of the parties to the appeal, require security for that party's costs of appeal from the petitioner, in the form and manner determined by him or her, by delivering a notice setting forth the grounds on which the security is claimed and the amount demanded.
- (6) If one of the parties request security for costs and only the amount of security is contested, the registrar must determine the amount to be given and his or her decision is final.
- (7) If the person from whom security is demanded contests his or her liability to give security or if he or she fails or refuses to furnish security in the amount demanded or the amount fixed by the Registrar within ten (10) calendar days of the demand or the Registrar's decision, the other party may apply to the Appeal Authority for an order that such security be given and that the proceedings be stayed until such order is complied with.
- (8) The Appeal Authority may, if security is not given within the time determined in the order, dismiss any petition for intervener status.
- (9) An "interested person" for the purpose of this Part means a person who -
 - (a) does not have a direct or indirect pecuniary or proprietary interest in the land affected by the decision of the Municipal Planning Tribunal or Land Development Officer referred to in section 34(2) of the Act and might therefore be affected by the judgement of the Appeal Authority; and
 - (b) who submitted written comments or made oral representations during the decision-making process of the Municipal Planning Tribunal or

Land Development Officer referred to in subsection 9(a).

Part D: Jurisdiction of Appeal Authority

135. Jurisdiction of Appeal Authority

- (1) An Appeal Authority may consider an appeal on one or more of the following:
 - (a) the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000); and
 - (b) the merits of the land development or land use application.

136. Appeal hearing by Appeal Authority

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

137. Written hearing by Appeal Authority

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

138. Oral hearing by Appeal Authority

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

139. Representation before Appeal Authority

At the hearing of an appeal before an Appeal Authority, a party to the proceeding may appear in person or may be represented by another person if authorised accordingly by such party.

140. Opportunity to make submissions concerning evidence

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

Part E: Hearings of Appeal Authority**141. Notification of date, time and place of hearing**

- (1) The Appeal Authority must notify the parties of the date, time and place of a hearing at least fourteen (14) calendar days before the hearing commences.
- (2) The Appeal Authority will provide notification of the hearing to the appellant at the appellant's address for delivery.

142. Hearing date

A hearing will commence within thirty (30) calendar days after the completed Notice of Appeal has been delivered to the Appeal Authority, unless the parties and the presiding officer of the Appeal Authority consent to a later date than thirty (30) calendar days.

143. Adjournment

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

144. Urgency and condoned applications

- (1) The Registrar may –
 - (a) on application of any party to an appeal, direct that the matter is one of urgency, and determine such procedures, including time limits, as he

or she may consider desirable to fairly and efficiently resolve the matter;

- (b) on good cause shown, condone any failure by any party to an appeal to comply with this Part or any directions given in terms hereof, if he or she is of the opinion that such failure has not unduly prejudiced any other person;
- (2) Every application condoned in terms of this Part must be –
- (a) served on the Registrar;
 - (b) accompanied by a memorandum setting forth the reasons for the failure concerned; and
 - (c) determined by the Presiding Officer in such manner as he or she considers proper.
- (3) Where a failure is condoned in terms of subsection (1)(b), the applicant must comply with the directives of the Registrar in consultation with the Presiding Officer when condoning such applications.

145. Withdrawal of appeal

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

Part F: Oral Hearing Procedure

146. Location of oral hearing

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

147. Presentation of each party's case

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

148. Witnesses

- (1) Each party may call witnesses to give evidence before the panel.
- (2) A witness may not be present at the hearing before giving evidence unless the witness is:
 - (a) an expert witness in the proceedings;
 - (b) a party to the appeal; or
 - (c) a representative of a party to the appeal.

149. Proceeding in absence of party

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

150. Recording

Hearings of the Appeal Authority must be recorded and such recordings must be kept for a period of at least five (5) years

151. Oaths

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

152. Additional documentation

- (1) Any party wishing to provide the Appeal Authority with additional documentation not included in the appeal record should provide it to the Appeal Authority at least three working days before the hearing date.
- (2) The Registrar must distribute the documentation to the other party and the members of the Appeal Authority.
- (3) If the party is unable to provide the additional documentation to the Appeal Authority at least three working days prior to the hearing, the party may provide it to the Appeal Authority at the hearing.
- (4) The party must bring copies of the additional documentation as prescribed in the relevant section of this By-Law for the members of the Appeal Authority and the other party.
- (5) If the additional documentation brought to the hearing is substantive or

voluminous, the other party may request an adjournment from the Appeal Authority. The Presiding Officer will make a determination regarding the additional costs pertaining to such postponement.

Part G: Written Hearing Procedure

153. Commencement of written hearing

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

154. Presentation of each party's case in written hearing

- (1) Each party must be provided an opportunity to provide written submissions to support their case.
- (2) The appellant will be given seven (7) calendar days to provide a written submission.
- (3) Upon receipt of the appellant's submission within the timelines, the Appeal Authority must forward the appellant's submission to the Municipal Planning Tribunal or the Land Development Officer.
- (4) The Municipal Planning Tribunal or the Land Development Officer has seven (7) calendar days in which to provide a submission in response.
- (5) If no submission is received by a party in the time established in the submissions schedule, it will be deemed that the party declined the opportunity to provide a submission.

155. Extension of time

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

156. Adjudication of written submissions

- (1) Following receipt of any written submissions from the parties, the Registrar must forward the appeal record, which includes the written submissions, to the Appeal Authority for adjudication.
- (2) If no written submissions are received from the parties, the Registrar will

forward the existing appeal record to the Appeal Authority for adjudication.

- (3) Any submission received after the date it was due but before the Appeal Authority for adjudication has rendered its decision, will be forwarded to the Presiding Officer of the Appeal Authority to decide whether or not to accept the late submission.
- (4) The Appeal Authority must issue a decision in writing to the parties and, if the submission is accepted, the other party will be given seven (7) calendar days to provide a written submission in response.

Part H: Decision of Appeal Authority

157. Further information or advice

After hearing all parties on the day of the hearing, the Appeal Authority –

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

158. Decision of Appeal Authority

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

159. Notification of decision

- (1) The registrar must notify the parties of the decision of the Appeal Authority in terms of Regulation 26, together with the reasons therefore within twenty one (21) calendar days after the Appeal Authority handed down its decision.
- (2) Where an Appeal Authority upholds a decision on a development application, the Municipal Manager or his/her delegate must, within twenty one (21) calendar days of the decision, inform all the affected parties of the decision.
- (3) The party's affected shall within thirty (30) calendar days inform the Municipality if intending to approach any Court of Law regarding the decision.

- (4) Should the Municipality not receive any notice contemplated in subsection 3, the matter shall be considered as final.

160. Directives to Municipality

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

Part I: General

161. Expenditure

- (1) Expenditure in connection with the administration and functioning of the Appeal Authority must be settled from moneys appropriated by the affected local Municipality.

CHAPTER 9

COMPLIANCE AND ENFORCEMENT

162. Enforcement

- (1) The Municipality must adhere to and enforce compliance with—
 - (a) the provisions of this By-Law;
 - (b) the provisions of a Land Use Scheme;
 - (c) previous planning legislation or any other condition that might arise from the land development application;
 - (d) the title deed conditions

163. Offences and penalties

- (1) Any person who—
 - (a) contravenes or fails to comply with section 59 and subsection (2);
 - (b) fails to comply with a compliance notice issued in terms of section 164;
 - (c) utilises land in a manner other than prescribed by the Land Use Scheme of the Municipality;
 - (d) upon registration of the first land unit arising from a township establishment or subdivision, fails to transfer all common property, including private roads and private places originating from a township establishment or subdivision to the Home Owners' Association or Section 21 Company;
 - (e) supply false, incorrect, or misleading or not believing them to be correct particulars, information or answers in an application or in an appeal to a decision on a land development application;
 - (f) falsely professes to be an authorised employee or the interpreter or assistant of an authorised employee; or
 - (g) hinders or interferes an authorised employee in the exercise of any power or the performance of any duty of that employee,

is guilty of an offence and is liable upon conviction to a fine or imprisonment not exceeding a period of twenty (20) years or to both a fine and such imprisonment.

- (2) An owner who permits land to be used in a manner set out in subsection

- (1)(c) and who does not cease that use or take reasonable steps to ensure that the use ceases, or who permits a person to breach the provisions of the Land Use Scheme of the Municipality, is guilty of an offence and liable upon conviction to a fine or imprisonment for a period not exceeding twenty (20) years or to both a fine and such imprisonment.
- (3) A person convicted of an offence under this By-Law who, after conviction, continues with the action in respect of which he or she was so convicted, is guilty of a continuing offence and liable upon conviction to imprisonment for a period not exceeding three months or to an equivalent fine or to both such fine and imprisonment, in respect of each day on which he or she so continues or has continued with that act or omission.
- (4) Any person who causes any development of land on land held by a Traditional Council i.e. subdivision, consent use etc., without obtaining prior permission for such development from the Traditional Authority, in terms of section 70 shall be guilty of an offence and liable upon conviction of a fine or imprisonment for a period as determined by a Court of Law or to both a fine and such imprisonment.
- (5) A Municipality must adopt fines and contravention penalties to be imposed in the enforcement of this By-Law.

164. Service of compliance notice

- (1) The Municipality must serve a compliance notice on a person if it has reasonable grounds to suspect that the person or owner is guilty of an offence contemplated in terms of section 163.
- (2) A compliance notice must direct the occupier and owner to cease the unlawful land use or construction activity or both, forthwith or within the time period determined by the Municipality and may include an instruction to—
- (a) demolish unauthorised building work and rehabilitate the land or restore the building, as the case may be, to its original form within thirty (30) calendar days or such other time period determined by the Municipal Manager; or
- (b) submit an application in terms of this By-Law within thirty (30) calendar days of the service of the compliance notice and pay the contravention penalty.
- (3) A person who has received a compliance notice with an instruction contemplated in subsection (2)(a) may not submit an application in terms of subsection (2)(b).
- (4) An instruction to submit an application in terms of subsection (2)(b) must not be construed as an indication that the application will be approved.

- (5) In the event that the application submitted in terms of subsection (2)(b) is refused, the owner must demolish the unauthorised work within the time period as prescribed by the Municipality.
- (6) A person who received a compliance notice in terms of this section may lodge representations to the Municipality within thirty (30) calendar days of receipt of the compliance notice.

165. Content of compliance notices

- (1) A compliance notice must—
 - (a) identify the person to whom it is addressed;
 - (b) describe the activity concerned and the land on which it is being carried out;
 - (c) state that the activity is illegal and inform the person of the particular offence contemplated in section 163 which that person allegedly has committed or is committing through the carrying on of that activity;
 - (d) the steps that the person must take and the period within which those steps must be taken;
 - (e) anything which the person may not do, and the period during which the person may not do it;
 - (f) provide for an opportunity for a person to lodge representations contemplated in terms of section 164 with the contact person stated in the notice;
 - (g) issue a warning to the effect that—
 - (i) the person could be prosecuted for and convicted of an offence contemplated in section 163;
 - (ii) on conviction of an offence, the person will be liable for the penalties as provided for;
 - (iii) the person could be required by an order of court to demolish, remove or alter any building, structure or work illegally erected or constructed or to rehabilitate the land concerned or to cease the activity;
 - (iv) in the case of a contravention relating to a consent use or temporary departure, the approval could be withdrawn;
 - (v) in the case of an application for authorisation of the activity or development parameter, that a contravention penalty

including any costs incurred by the Municipality, will be imposed;

- (2) Any person who receives a compliance notice must comply with that notice within the time period stated in the notice unless the Municipality has agreed to suspend the operation of the compliance notice in terms of section 166 (2).

166. Objections to compliance notice

- (1) Any person or owner who receives a compliance notice in terms of section 164 may object to the notice by making written representations to the Municipal Manager within thirty (30) calendar days of receipt of the notice.
- (2) Subject to the consideration of any objections or representations made in terms of subsection (1) and any other relevant information, the Municipal Manager—
 - (a) may suspend, confirm, vary or cancel a notice or any part of the notice; and
 - (b) must specify the period within which the person who received the notice must comply with any part of the notice that is confirmed or modified.

167. Failure to comply with compliance notice

- (1) If a person fails to comply with a compliance notice the Municipality may—
 - (a) lay a criminal charge against the person;
 - (b) apply to the High Court for an order restraining that person from continuing the illegal activity, to demolish, remove or alter any building, structure or work illegally erected or constructed without the payment of compensation or to rehabilitate the land concerned and to request the High Court to make a ruling regarding legal costs to be recovered from the applicant, or
 - (c) in the case of a temporary departure or consent use, the Municipality may withdraw the approval granted and then act in terms of section 164.

168. Urgent matters

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

Municipality may apply to the High Court for an urgent interdict or any other relief necessary.

- (3) The costs resulting from subsection (2) will be claimed by the Municipality from the person or owner.

169. Subsequent application for authorisation of activity

- (1) If instructed to rectify or cease an unlawful land use or building activity, a person may make an application to the Municipality for any land development contemplated in Chapter 5, unless the person is instructed under section 164 to demolish the building work.
- (2) The applicant must, within thirty (30) calendar days after approval is granted, pay to the Municipality a contravention penalty in the amount determined by the Municipality.

170. Power of entry for enforcement purposes

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

171. Power and functions of authorised employee

- (1) In ascertaining compliance with this By-Law as contemplated in section 162, an authorised employee may exercise all the powers and must perform all the functions granted to him or her under section 32 of the Act.
- (2) An authorised employee may not have a direct or indirect personal or private interest in the matter to be investigated.

172. Warrant of entry for enforcement purposes

- (1) A Magistrate for the district in which the land is situated may, at the request of the Municipality, issue a warrant to enter upon the land or building or premises if the—
 - (a) prior permission of the occupier or owner of land cannot be obtained after reasonable attempts; or
 - (b) purpose of the inspection would be frustrated by the prior

knowledge thereof.

- (2) A warrant referred to in subsection (1) may be issued by a Judge of a High Court or by a Magistrate who has jurisdiction in the area where the land in question is situated, and may only be issued if it appears to the Judge or Magistrate from information on oath that there are reasonable grounds for believing that—
- (a) an authorised employee has been refused entry to land or a building that he or she is entitled to inspect;
 - (b) an authorised employee reasonably anticipates that entry to land or a building that he or she is entitled to inspect will be refused;
 - (c) there are reasonable grounds for suspecting that a contravention contemplated in section 163 has occurred and an inspection of the premises is likely to yield information pertaining to that contravention; or
 - (d) the inspection is reasonably necessary for the purposes of this By-Law.
- (3) A warrant must specify which of the acts mentioned in section 163 may be performed under the warrant by the person to whom it is issued and authorises the Municipality to enter upon the land or to enter the building or premises and to perform any of the acts referred to in section 163 as specified in the warrant on one occasion only, and that entry must occur—
- (a) within one month of the date on which the warrant was issued; and
 - (b) at a reasonable hour, except where the warrant was issued on grounds of urgency.

173. Regard to decency and order

- (1) The entry of land, a building or structure under this Chapter must be conducted with strict regard to decency and order, which must include regard to—
- (a) a person's right to respect for and protection of his or her dignity;
 - (b) the right to freedom and security of the person; and
 - (c) the right to a person's personal privacy.

174. Court order

- (1) Whether or not a Municipality has instituted proceedings against a person for an offence contemplated in section 162, the Municipality may apply to the High Court for an order compelling that person to—
 - (a) demolish, remove or alter any building, structure or work illegally erected or constructed;
 - (b) rehabilitate the land concerned;
 - (c) compelling that person to cease with the unlawful activity; or
 - (d) any other appropriate order.

CHAPTER 10**TRANSITIONAL PROVISIONS****175. 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 subsection (3), be continued after that date read with the provisions of a Town Planning Scheme or Land Use Scheme.
- (3) The right to continue using any land or building by virtue of the provisions of subsection (2) shall;
 - (a) where the right is not exercised in the opinion of the Municipality for a continuous period of fifteen (15) months, lapse at the expiry of that period;
 - (b) lapse at the expiry of a period of fifteen (15) years calculated from the date contemplated in subsection (2), in which case no

- compensation shall be payable;
- (c) where on the date of the coming into operation of an approved Land Use Scheme -
 - (i) a building, erected in accordance with an approved building plan, exists on land to which the approved Land Use Scheme relates;
 - (ii) the erection of a building in accordance with an approved building plan has commenced on land and the building does not comply with a provision of the approved Land Use Scheme, the building shall for a period of fifteen (15) years from that date be deemed to comply with that provision.
 - (d) where a period of fifteen (15) years has, in terms of subsection (3), commenced to run from a particular date in the opinion of the Municipality in respect of any land or building, no regard shall, for the purposes of those subsections, be given to an approved scheme which comes into operation after that date.
 - (e) within one (1) year from the date of the coming into operation of an approved Land Use Scheme-
 - (i) the holder of a right contemplated in subsection (2) may notify the Municipality in writing that he is prepared to forfeit that right;
 - (ii) the owner of a building contemplated in subsection (3)(c) may notify the Municipality in writing that he is prepared to forfeit any right acquired by virtue of the provisions of that subsection.
- (4) Where at any proceedings in terms of this By-Law it is alleged that a right has lapsed in terms of subsection (3)(b), such allegation shall be deemed to be correct until the contrary is proved.
- (5) Where any land use provisions are contained in any title deed, deed of grant or ninety nine 99 year leasehold, which did not form part of a Town Planning Scheme, such land use provisions shall apply as contemplated in subsection (2).
- (6) If the geographic area of the Municipality is demarcated to incorporate land from another Municipality then the Land Use Scheme or Town Planning Scheme applicable to that land remains in force until the Municipality amends, repeals or replaces it.

176. Determination of zoning

- (1) Notwithstanding the provisions of section 175(2) and (3), the owner of land or a person authorised by the owner may apply to the Municipality for

the determination of a zoning for land referred to in section 26(3) of the Act

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

CHAPTER 11

GENERAL PROVISIONS

177. Delegations

Any power conferred in this By-Law on the Municipality may be delegated by the Municipality subject to section 56 of the Act and section 59 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000) as amended.

171. Repeal of by-laws

The Greater Giyani Land Use Applications By-law in whole is repealed by this By-law.

178. Short title and commencement

This By-Law is called The Spatial Planning and Land Use Management By-Law of Greater Giyani Municipality.

SCHEDULE 1

INVITATION TO NOMINATE A PERSON TO BE APPOINTED AS A MEMBER TO THE GREATER GIYANI MUNICIPAL PLANNING TRIBUNAL

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

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

Nominees must be persons registered with the professional bodies contemplated in section 33(1)(b) – (f) of the By-Law on *The Spatial Planning and Land Use Management By-Law of Greater Giyani Municipality, 2017*, who have leadership qualities and who have knowledge and experience of spatial planning, land use management and land development or the law related thereto. Each nomination must be in writing and must contain the following information:

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

Nominations must be sent to:

**The Municipal Manager
Greater Giyani Municipality
P/Bag X 9687
Giyani
0826**

**For Attention: The Municipal Manager
For Enquiries: Director Planning and LED
Tel: 015 811 6300**

* I,(full names of nominee),

ID No (of nominee),

hereby declare that –

- (a) I am available to serve on the Municipal Planning Tribunal and I am willing to serve as chairperson or deputy chairperson should the Council designate me OR I am not

willing to serve a chairperson or deputy chairperson (*delete the option not applicable*);

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

No nominations submitted after the closing date will be considered.

CLOSING DATE: (INSERT DATE)

Signature of Nominee

Full Names of Nominee

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

Full names of Person signing on behalf of the Organ of State or Non-Governmental Organisation

SCHEDULE 2

CALL FOR NOMINATIONS FOR PERSONS TO BE APPOINTED AS MEMBERS TO THE GREATER GIYANI MUNICIPAL PLANNING TRIBUNAL

CLOSING DATE: (INSERT DATE)

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

The period of office of members will be 5 years calculated from the date of appointment of such members by the Municipality.

Nominees must be persons registered with the professional bodies contemplated in section 33(1)(b) – (f) of the The Spatial Planning and Land Use Management By-Law of Greater Giyani Municipality, 2017, who have leadership qualities and who have knowledge and experience of spatial planning, land use management and land development or the law related thereto. Each nomination must be in writing and must contain the following information:

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

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

Nominations must be sent to:

**The Municipal Manager
Greater Giyani Municipality
P/bag x 9689
GIYANI
0826**

**For Attention: The Municipal Manager
For Enquiries: The Director Planning and LED
Tel 015 8116300**

* I,(full names of nominee),

ID No (of nominee),

hereby declare that –

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

No nominations submitted after the closing date will be considered.

Signature of Nominee

Full Names of Nominee

SCHEDULE 3

DISCLOSURE OF INTERESTS FORM

I, the undersigned,

Full names: _____
 Identity Number: _____
 Residing at: _____

do hereby declare that -

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

CONFLICTING INTERESTS

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

1. NON-EXECUTIVE DIRECTORSHIP	
Name of Company	Period

2. REMUNERATION WORK, CONSULTANCY & RETAINERSHIPS			
Name of Company	Type of Business	Rand amount per month	Period
1.			
2.			

CONTINUES ON PAGE 130 - PART 2



LIMPOPO PROVINCE
 LIMPOPO PROVINSIE
 XIFUNDZANKULU XA LIMPOPO
 PROFENSE YA LIMPOPO
 VUNDU LA LIMPOPO
 IPHROVINSI YELIMPOPO

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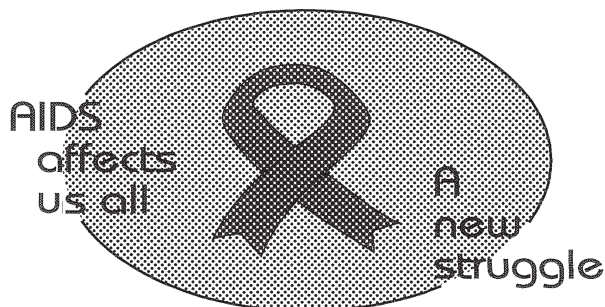
Vol. 24

POLOKWANE,
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 18 AUGUSTUS 2017
 18 MHAWURI 2017
 18 AGOSTOSE 2017
 18 THANGULE 2017

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PART 2 OF 2

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3.			
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3. CRIMINAL RECORD			
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- (e) I am South African citizen or a permanent resident in the Republic
- (f) I am not a member of Parliament, a Provincial legislature, a Municipal Council or a House of Traditional Leaders;
- (g) I am not an un-rehabilitated insolvent;
- (h) I have not been declared by a Court of Law to be mentally incompetent and have not been detained under the Mental Health Care Act, 2002 (Act No. 17 of 2002);
- (i) I have not at any time been convicted of an offence involving dishonesty;
- (j) I have not at any time been removed from an office of trust on account of misconduct;
- (k) I have not previously been removed from a tribunal for a breach of any provision of the Spatial Planning and Land Use Management Act, 2013 or Provincial legislation or the Spatial Planning and Land Use Management By-Law of Greater Giyani Municipality , 2017 enacted by the Greater Giyani Municipality;
- (l) I have not been found guilty of misconduct, incapacity or incompetence; or
- (m) I have not failed to comply with the provisions of the Spatial Planning and Land Use Management Act, 2013 or Provincial legislation or the Spatial Planning and Land Use Management By-Law of Greater Giyani Municipality, 2017 enacted by the Greater Giyani Municipality.

Signature of Nominee: -----

Full Names: -----

SWORN to and **SIGNED** before me at _____ on this _____ day of _____.

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

COMMISSIONER OF OATHS

FULL NAMES: -----

DESIGNATION: -----

ADDRESS: -----

SCHEDULE 4

CODE OF CONDUCT OF MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL

I, the undersigned,

Full names: _____
 Identity Number: _____
 Residing at: _____

do hereby declare that I will uphold the Code of Conduct of the Greater Giyani Municipal Planning Tribunal contained hereunder:

General conduct

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

2. A member of the Municipal Planning Tribunal may not—
 - (a) use the position or privileges of a member of the Municipal Planning Tribunal or confidential information obtained as a member of the Municipal Planning Tribunal for personal gain or to improperly benefit another person; and
 - (b) participate in a decision concerning a matter in which that member or that members' spouse, partner or business associate, has a direct or indirect personal interest or private business interest.

Gifts

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

Undue influence

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

Signature of Nominee: _____

Full Names: _____

Date: _____

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 102 OF 2017**LOCAL AUTHORITY NOTICE 38/2017
THABAZIMI LOCAL MUNICIPALITY**

It is hereby notified in terms of the provisions of Section 16(2)(g) of the Thabazimbi Land Use Management By-Law, 2015, read together with the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Regulations as promulgated, that the Thabazimbi Local Municipality has approved the removal of Conditions A (a), (b), (f), (h), (i), (j), (j)(i), (j)(ii), (k) and (l), Conditions C (i) and (ii), as well as Conditions D(1), 2(a), 2(b), 2(c), 2(d) and 2(e) in the title deed T13453/2014 of Erf 856, Thabazimbi Extension 1.

This amendment shall come into operation on the date of publication of this notice.

J. MATLOU Acting Municipal Manager Private Bag X530, THABAZIMBI, 0380 (Notice No. 38/2017)

PLAASLIKE OWERHEID KENNISGEWING 102 VAN 2017**PLAASLIKE BESTUURSKENNISGEWING 38/2017
THABAZIMBI PLAASLIKE MUNISIPALITEIT**

Hiermee word ingevolge die bepalings van Artikel 16(2)(g) van die Thabazimbi Bywet op Grondgebruikbestuur, 2015 saamgelees met die relevante bepalings van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013) (SPLUMA) en Regulasies soos gepromulgeer bekend gemaak dat die Thabazimbi Plaaslike Munisipaliteit die opheffing van Voorwaardes A(a), (b), (f), (h), (i), (j), (j)(i), (j)(ii), (k) en (l), Voorwaardes C(i) en (ii) asook Voorwaardes D(1), (2)(a), 2(b), 2(c), 2(d) en 2(e) in Titelakte T13453/2014 van Erf 856, Thabazimbi Uitbreiding 1, goedkeur het.

Hierdie goedkeuring tree op datum van publikasie van hierdie kennisgewing in werking.

J. MATLOU Waarnemende Munisipale Bestuurder Privaatsak X530, THABAZIMBI, 0380
(Kennisgewing Nr. 38/2017)

LOCAL AUTHORITY NOTICE 103 OF 2017**INTENTION TO COMPILE A MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK**

The Thulamela Local Municipality hereby gives notice in terms of Section 28 (3) and 29 of the Municipal Systems Act, 2000 (Act No 32 of 2000) read in conjunction with Section 6 (b) and (d) of the Thulamela Spatial Planning and Land Use Management By-law, that the Thulamela Local Municipality intends to compile its Municipal Spatial Development Framework (SDF), which is a core component of the Integrated Development Plan (IDP). The exercise of compiling the Thulamela MSDF will cover the whole municipal area as defined in the newly demarcated boundaries for LIM 343. The objectives of the planned compilation of the Thulamela SDF are:

- To develop a Spatial Development Framework that is compliant both in content and process as set out in the recently implemented Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013) commonly known as "SPLUMA".
- To develop a practical and implementable SDF for Thulamela Municipality that will guide the Municipality in the execution of its powers and functions, as well as to provide direction to all National and Provincial Departments and State Owned Enterprises in the execution of their own functions within the municipal area,
- To develop a SDF for Thulamela Municipality that will also serve as a guide to private sector where investment and development will be supported by the Municipality.

The key focus area of the compilation of the municipal SDF will be on:

- Spatial interpretation of the municipal IDP;
- Spatial analysis of the current reality;
- Presentation of the desired/conceptual spatial goal and development pattern; and
- Implementation strategies and programmes

Interested and affected (I & AP) are hereby invited to register with the Municipality so that they could be informed of project progress during the various phases.

To register as an I & AP, please forward your name and contact details to the following:

Project Managers, Department of Planning and Development, Thulamela Municipality:

Mr Mbedzi T.A kha office 104 (015 962 7533)

Mr Nepfumembe N.P Kha office 103 (015 962 7516)

Fax 015 962 4020

Email mbedzita@thulamela.gov.za

nepfumembenp@thulamela.gov.za

Postal address Private Bag X 5066
Thohoyandou
0950

Closing date for registration: 21 days after the placement/publication of this notice.

Mr HE Maluleke
MUNICIPAL MANAGER

TSHIPIKWA TSHA U DZUDZANYWA HA SPATIAL DEVELOPMENT FRAMEWORK YA MASIPALA

Masipala wa Thulamela ukhou nekedza ndivhadzo uya nga ha tshitenwa 28(3) na 29 tsha Municipal Systems Act 2000 (mulayo wa nomboro 32 ya 2000) u tshi vhaliwa na tshitenwa 6(b) na (d) tsha Thulamela Spatial planning and Land Use Management By-law 2016, ya uri masipala wa Thulamela u khou toda u dzudzanya SDF yawo, ine yavha yone thikho ndeme ya Integrated Development Plan (IDP). Mushumo wa u vhekanya Thulamela Municipal Spatial Development Framework (MSDF) u do katela vhupo hothe ha masipala uya ngahe zwa teiswa zwone kha mikano miswa ya Lim 343.

Zwine zwa khou toda u swikelelwa nga kha nzudzanyo ya Thulamela SDF ndi:

- U bveledza SDF ine ya Tshimbilelana na mulayo wa SPLUMA no 16 of 2013 kha zwothe zwire ngomu na kuitele
- U bveledza SDF ya masipala wa Thulamela ine ya shumisea ya dovha ya vha sumbandila kha masipala khau shumisa maanda na mishumo yawo ya dovha ya sumbandila kha muhasho wa vhukati na wa nthu na zwinwe zwiimiswa zwa muvhuso kha ushumisa maanda azwo vhuponi ha masipala
- Ubveledza SDF ya masipala wa Thulamela ine ya do shuma sa sumbandila kha zwiimiswa zwo diimisaho nga zwothe hune mbuyelo na mveledziso zwado tikedzwa nga masipala

Zwiga zwa ndeme zwine u vhekanywa ha SDF ya masipala ha do sedzedzwa khazwo:

- Thalutshedzo ya nzulele ya IDP ya vhupo ha masipala
- Tsedzuluso ya zwino ya tshiimo tsha masipala
- Tsumbedziso ya kudzudzanyele kwa mveledziso yo lavhelelwaho nga masipala
- Ndila dza kushumele na dzimbekanyamushumo

Vhakwameaho na vhane vha vha na dzangalelo vha humbelwa u di nwalisa na masipala u itela uri vha kone u kwamiwa nga ha mvelaphanda ya thandela kha zwipida zwa musi mushumo u tshi khou bvela phanda

U di nwalisa sa a kwameaho kana are na dzangalelo vha disa madzina avho na zwidodombedzwa zwa lufingo kha:

Mr Mbedzi T.A kha	office 104 (015 962 7533)
Mr Nefumembe N.P Kha	office 103 (015 962 7516)
Fax	015 962 4020
Email	mbedzita@thulamela.gov.za
	nefumembenp@thulamela.gov.za
Postal address	Private Bag X 5066 Thohoyandou, 0950

Duvha la u vala u di nwalisa: Maduvha a fumbilinthihi (21 days) nga murahu ha u andadzwa ha ndivhadzo iyi.

Vho-Maluleke H.E
Mulanguli wa Masipala

LOCAL AUTHORITY NOTICE 104 OF 2017**POLOKWANE / PERSKEBULT AMENDMENT SCHEME 610**

The Polokwane Municipality hereby gives notice in terms of Section 28(1)(a) of the Town Planning and Townships Ordinance, 1986, (Ord. No. 15 of 1986) read together with the Spatial Planning and Land Use Management Act, 2013, that an amendment scheme to be known as Polokwane / Perskebult Amendment Scheme 610, has been prepared by it. This amendment scheme contains the following proposal:

The rezoning of a part (3383m² in extent also known as Lease areas 1 and 2) of Erf 26977, Polokwane Extension 124, situated at the main entrance from Munnik Avenue to Baobab Boulevard from "Special" for a Vehicle Sales Lot (motor dealership) with subordinate and ancillary offices, including a kiosk, and the carrying on of the business servicing, repairing, washing, cleaning, polishing of vehicles and related purposes, that include the parking or storage of vehicles, as well as the sale of spare parts, accessories and lubricants for vehicles to "Special" for a Vehicle Sales Lot (motor dealership) with subordinate and ancillary offices, including a kiosk, and the carrying on of the business servicing, repairing, washing, cleaning, polishing of vehicles and related purposes, that include the parking or storage of vehicles, as well as the sale of spare parts, accessories and lubricants for vehicles, as well as additional rights for a fast food restaurant and/or restaurant, subject to specific development conditions as described in Annexure 228.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: City Planning and Property Management, Directorate: Planning and Economic Development, Civic Centre, Cnr Landdros Maré & Bodenstein Streets, Second Floor, West Wing, Polokwane, for a period of 28 days from 18 August 2017 (thus before, but not later than 15 September 2017).

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: City Planning and Property Management at the above address or at P.O. Box 111, Polokwane, 0700, within a period of 28 days from 18 August 2017.

MUNICIPAL MANAGER. POLOKWANE MUNICIPALITY.

All correspondence also to be forwarded to: Natura Professional Planners (Pty) Ltd, P.O. Box 3501, Nylstroom, 0510, Tel: 0824467338, Email: theo@profplanners.co.za

18-25

PLAASLIKE OWERHEID KENNISGEWING 104 VAN 2017**POLOKWANE / PERSKEBULT WYSINGINGSKEMA 610**

Die Polokwane Munisipaliteit gee hiermee kennis ingevolge Artikel 28(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ord. No. 15 van 1986) saam gelees met die Ruimtelike Beplanning en Grondgebruiksbestuur Wet, 2013, dat 'n wysigingskema bekend as die Polokwane / Perskebult Wysigingskema 610, deur hom opgestel is. Hierdie wysigingskema bevat die volgende voorstel:

Die hersonering van n deel (3383m² groot ook bekend as Verhuringsareas 1 en 2) van Erf 26977, Polokwane Uitbreiding 124 geleë by die hoofingang vanaf Munnik Laan tot Baobab Boulevard, van "Spesiaal": vir 'n Motor verkoop perseel (motor handelaar) met 'n bylae om ondergeskikte en aanverwante kantore, insluitende 'n kiosk en die diens, herstel, was, skoonmaak, polering van voertuie en aanverwante doeleindes, wat insluit parkering en storing van voertuie, asook die verkoop van spaar onderdele, toebehore en smeermiddels vir voertuie toe te laat na "Spesiaal" vir 'n Motor verkoop perseel (motor handelaar) met 'n bylae om ondergeskikte en aanverwante kantore, insluitende 'n kiosk en die diens, herstel, was, skoonmaak, polering van voertuie en aanverwante doeleindes, wat insluit parkering en storing van voertuie, asook die verkoop van spaar onderdele, toebehore en smeermiddels vir voertuie toe te laat, asook n bykomende gebruiksreg vir n kitskos restaurant en/of restaurant, onderworpe aan spesifieke voorwaardes soos uiteengesit in Bylae 228.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Bestuurder: Stadsbeplanning en Eiendomsbestuur, Direktoraat: Beplanning en Ekonomiese Ontwikkeling, Burgersentrum, H/v Landdros Maré en Bodensteinstraat, Tweede Vloer, Wesvleuel, Polokwane, vir 'n tydperk van 28 dae vanaf 18 Augustus 2017 (dus voor, maar nie later as 15 September 2017 nie).

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 18 Augustus 2017 skriftelik by of tot die Bestuurder: Stadsbeplanning en Eiendomsbestuur by bovermelde adres of by Posbus 111, Polokwane, 0700, ingedien of gerig word.

MUNISIPALE BESTUURDER. POLOKWANE MUNISIPALITEIT.

Alle korrespondensie moet ook aangestuur word na: Natura Professional Planners (Pty) Ltd, Posbus 3501, Nylstroom, 0510, Tel: 0824467338, Epos: theo@profplanners.co.za

18-25

LOCAL AUTHORITY NOTICE 105 OF 2017**POLOKWANE / PERSKEBULT AMENDMENT SCHEME 619****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE POLOKWANE / PERSKEBULT TOWN PLANNING SCHEME, 2007, IN TERMS OF SECTION 56(1) (B) (I) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986)**

Rirothe Planning Consulting, being the authorised agent of the owner of the Erf mentioned below, hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) read together with the Spatial Planning and Land Use Management Act 16 of 2013 that we have applied to the Polokwane Municipality for the amendment of the Town Planning Scheme known as the Polokwane / Perskebult Town Planning Scheme, 2007 by the rezoning of Erf 471, Seshego Zone D situated at Seshego Zone 4 from "Residential 1" to "Residential 3" for the purpose of Residential Buildings.

Particulars of the application will lie for inspection during normal office hours at the Office of the Manager: Spatial Planning and Land Use Management, first floor, Civic Centre, Landros Mare Street, Polokwane for a period of 28 days from 18 August 2017. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or P.O. Box 111, Polokwane 0700 within a period of 28 days from 18 August 2017.

Address of Agent:
662 Seshego Zone 8,
Polokwane 0699
PO Box 5
Tshidimbini 0972
Tel: 0842870467

POLOKWANE / PERSKEBULT WYSIGINGSKEMA 619

18-25

PLAASLIKE OWERHEID KENNISGEWING 105 VAN 2017**KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE POLOKWANE / PERSKEBULT DORPSBEPLANNINGSKEMA, 2007, INGEVOLGE ARTIKEL 56 (1) (B) (I) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986)**

Rirothe Planning Consulting, synde die gemagtigde agent van die eienaar van die Erf hieronder genoem, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) Saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur 16 van 2013 dat ons by die Polokwane Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as die Polokwane / Perskebult Dorpsbeplanningskema, 2007, deur die hersonering van Erf 471, Seshego Zone D gelee te Seshego Sone 4 vanaf "Residensieel 1" na "Residensieel 3" vir die doeleindes van Residensiele Geboue.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die Kantoor van die Bestuurder: Ruimtelike Beplanning en Grondgebruikbestuur, Eerste Vloer, Burgersentrum, Landros Marestraat, Polokwane, vir 'n tydperk van 28 dae vanaf 18 Augustus 2017. Besware teen Of vertoe ten opsigte van die aansoek moet skriftelik by die Munisipale Bestuurder, by bovermelde adres of by Posbus 30, Pretoria, ingedien of gerig word Posbus 111, Polokwane 0700, binne n tydperk van 28 dae vanaf 18 Augustus 2017.

Adres van agent:
662 Seshego Sone 8,
Polokwane 0699
Posbus 5
Tshidimbini 0972
Tel: 0842870467

18-25

LOCAL AUTHORITY NOTICE 106 OF 2017**NOTICE OF APPLICATION FOR AMENDMENT OF THE LAND USE MANAGEMENT SCHEME IN TERMS OF SECTION 52 (1) (b) OF MARULENG SPATIAL PLANNING & LAND USE MANAGEMENT BY-LAW OF 2016 READ TOGETHER WITH THE PROVISION OF SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 (ACT 16 OF 2013)****MARULENG AMENDMENT SCHEME 107**

We, Kago-Boswa Consulting Spatial Planners, being the authorised agent of the owners of the property mentioned below, hereby give notice in terms of Section 52 (1)(b) of Maruleng Spatial Planning and Land Use Management By-law of 2016, that we have applied to Maruleng Municipality for the amendment of Maruleng Land Use Management Scheme 2008, by the rezoning of:

- Erf 352 Hoedspruit Extension 6, situated in Hoedspruit, from 'Rural Residential' to 'Special' for a guesthouse/ lodge (Amendment Scheme 107, Annexure 123).

Particulars of the applications will lie for inspection during office hours at the Municipal Library, 64 Springbok Street, Hoedspruit, for a period of 30 days from 18 August 2017. Objections to or representations in respect of the applications must be lodged with or in writing to the Municipal Manager at this address P. O. Box 627, Hoedspruit, 1380, within a period of 30 days from the 18 August 2017.

Address of the Agent: Kago-Boswa Consulting Spatial Planners, P. O. Box 14098, Flamwood Walk, 2535 (Cell: 0827780429, email: kagoboswa@gmail.com)

PLAASLIKE OWERHEID KENNISGEWING 106 VAN 2017**KENNISGEWING VAN AANSOEK VIR WYSIGING VAN GRONDGEBRUIKSKEMA INGEVOLGE ARTIKEL 52 (1) (b) VAN DIE MARULENG RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VAN 2016 SAAMGELEES MET DIE VERSKAFFING VAN RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR WET 2013 (WET 16 VAN 2013)****MARULENG WYSIGINGSKEMA 107**

Ons, Kago-Boswa Consulting Spatial Planners, synde die gematigde agent van die eienaars van die eiendom hieronder genome, gee hiermee ingevolge Artikel 52 (1) (b) van die Maruleng Ruimtelike Beplanning en Grondgebruikbestuur Verordening Van 2016, kennis dat ons by die Maruleng Munisipaliteit aansoek gedoen het om die wysiging van die Maruleng Grondgebruikskema 2008, deur die hersonering van:

- Erf 352 Hoedspruit Uitbreiding 6, geleë in Hoedspruit, van 'Landelike Residensiël' na 'Spesiaal' vir gastehuis/ lodge (Wysigingskema 107, Bylae 123).

Besonderhede van die aansoeke lê ter insae gedurende gewone kantoor ure by die Munisipaliteit Biblioteek, 64 Springbokstraat, Hoedspruit, vir 'n tydperk van 30 dae vanaf 18 Augustus 2017. Besware teen of vertoë ten opsigte van die aansoeke moet binne 'n tydperk van die 30 dae vanaf 18 Augustus 2017 skriftelik by of tot die Munisipale Bestuurder by Posbus 627, Hoedspruit, 1380, ingedien of gerig word.

Adres van Agent: Kago-Boswa Consulting Spatial Planners, Posbus 14098, Flamwood Walk, 2535 (Sel: 0827780429, e-pos: kagoboswa@gmail.com)

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Also available at **The Provincial Administration: Limpopo Province**, Private Bag X9483, Office of the Premier, 26
Bodenstein Street, Polokwane, 0699. Tel. (015) 291-3910