

***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

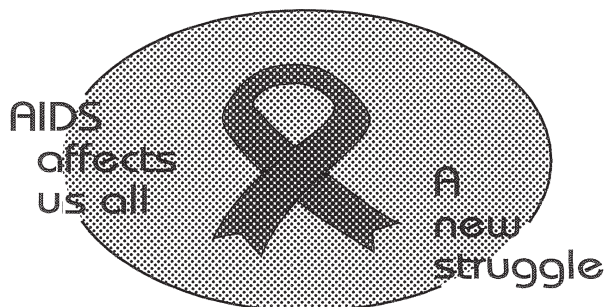
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**Vol: 28**

**PRETORIA**  
14 DECEMBER 2022  
14 DECEMBER 2022

**No: 495**

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ISSN 1682-4520



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## GAUTENG PROVINCIAL GAZETTE

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

- 30 November, Wednesday for the issue of Wednesday 14 December 2022
- 07 December, Wednesday for the issue of Wednesday 21 December 2022
- 14 December, Wednesday for the issue of Wednesday 28 December 2022
- 21 December, Wednesday for the issue of Wednesday 04 January 2023
- 28 December, Wednesday for the issue of Wednesday 11 January 2023
- 04 January, Wednesday for the issue of Wednesday 18 January 2023
- 11 January, Wednesday for the issue of Wednesday 25 January 2023
- 18 January, Wednesday for the issue of Wednesday 01 February 2023
- 25 January, Wednesday for the issue of Wednesday 08 February 2023
- 01 February, Wednesday for the issue of Wednesday 15 February 2023
- 08 February, Wednesday for the issue of Wednesday 22 February 2023
- 15 February, Wednesday for the issue of Wednesday 01 March 2023
- 22 February, Wednesday for the issue of Wednesday 08 March 2023
- 01 March, Wednesday for the issue of Wednesday 15 March 2023
- 08 March, Wednesday for the issue of Wednesday 22 March 2023
- 15 March, Wednesday for the issue of Wednesday 29 March 2023
- 22 March, Wednesday for the issue of Wednesday 05 April 2023
- 29 March, Wednesday for the issue of Wednesday 12 April 2023
- 05 April, Wednesday for the issue of Wednesday 19 April 2023
- 12 April, Wednesday for the issue of Wednesday 26 April 2023
- 19 April, Wednesday for the issue of Wednesday 03 May 2023
- 26 April, Wednesday for the issue of Wednesday 10 May 2023
- 03 May, Wednesday for the issue of Wednesday 17 May 2023
- 10 May, Wednesday for the issue of Wednesday 24 May 2023
- 17 May, Wednesday for the issue of Wednesday 31 May 2023
- 24 May, Wednesday for the issue of Wednesday 07 June 2023
- 31 May, Wednesday for the issue of Wednesday 14 June 2023
- 07 June, Wednesday for the issue of Wednesday 21 June 2023
- 14 June, Wednesday for the issue of Wednesday 28 June 2023
- 21 June, Wednesday for the issue of Wednesday 05 July 2023
- 28 June, Wednesday for the issue of Wednesday 12 July 2023
- 05 July, Wednesday for the issue of Wednesday 19 July 2023
- 12 July, Wednesday for the issue of Wednesday 26 July 2023
- 19 July, Wednesday for the issue of Wednesday 02 August 2023
- 26 July, Wednesday for the issue of Wednesday 09 August 2023
- 02 August, Wednesday for the issue of Wednesday 16 August 2023
- 08 August, Tuesday for the issue of Wednesday 23 August 2023
- 16 August, Wednesday for the issue of Wednesday 30 August 2023
- 23 August, Wednesday for the issue of Wednesday 06 September 2023
- 30 August, Wednesday for the issue of Wednesday 13 September 2023
- 06 September, Wednesday for the issue of Wednesday 20 September 2023
- 13 August, Wednesday for the issue of Wednesday 27 September 2023
- 20 September, Wednesday for the issue of Wednesday 04 October 2023
- 27 September, Wednesday for the issue of Wednesday 11 October 2023
- 04 October, Wednesday for the issue of Wednesday 18 October 2023
- 11 October, Wednesday for the issue of Wednesday 25 October 2023
- 18 October, Wednesday for the issue of Wednesday 01 November 2023
- 25 October, Wednesday for the issue of Wednesday 08 November 2023
- 01 November, Wednesday for the issue of Wednesday 15 November 2023
- 08 November, Wednesday for the issue of Wednesday 22 November 2023
- 15 November, Wednesday for the issue of Wednesday 29 November 2023
- 22 November, Wednesday for the issue of Wednesday 06 December 2023
- 29 November, Wednesday for the issue of Wednesday 13 December 2023
- 06 December, Wednesday for the issue of Wednesday 20 December 2023
- 13 December, Wednesday for the issue of Wednesday 27 December 2023

**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1598 OF 2022****NOTICE OF INTENTION TO APPLY FOR THE EXPROPRIATION OF SERVITUDES OF POWER TRANSMISSION OVER PORTIONS 24, 79, 80, 66, 67, 68, 120 AND THE REMAINING EXTENT OF THE FARM NIETGEDACHT 535.**

NOTICE IN TERMS OF REGULATION 2(3)(a) OF GN R147 IN GG 30754 – ELECTRICITY REGULATIONS FOR EXPROPRIATION ON BEHALF OF A LICENSEE.

- 1. TAKE NOTICE** that Eskom Holdings SOC Limited (“Eskom”) intends to apply to the Minister of Public Works and Infrastructure for the expropriation of servitudes of power transmission over the following properties:

No.	Farm	Portion	Extent (in h/a)	Servitude (in h/a)	Owner
1	Nietgedacht 535 JQ	24	21.6082	2.55	BHG Ferndale (Pty) Ltd
2	Nietgedacht 535 JQ	79	42.8266	6.4084	Superbia Four (Pty) Ltd
3	Nietgedacht 535 JQ	80	22.1935	4.4970	Superbia Four (Pty) Ltd
4	Nietgedacht 535 JQ	66	8.5653.	2.1	Superbia Four (Pty) Ltd
5	Nietgedacht 535 JQ	67	8.5653	5.8340	Superbia Four (Pty) Ltd
6	Nietgedacht 535 JQ	68	8.4267	2.7	Superbia Four (Pty) Ltd
7	Nietgedacht 535 JQ	120	9.5414	3.9730	Superbia Four (Pty) Ltd
8.	Nietgedacht 535 JQ	R/E	21.4133	4.4970	Superbia Four (Pty) Ltd

- 2. TAKE FURTHER NOTICE** that Eskom intends to apply for the expropriation of a perpetual 90-meter-wide servitude of electric power transmission over the abovementioned properties, along the route(s) as agreed upon, subject to any existing servitude or other real rights, to convey electricity across the property utilising 400kV overhead power line(s) or underground cables each consisting of

conductors mounted on poles, or structures together with such support structures or mechanism, as may be necessary or convenient.

3. **TAKE FURTHER NOTICE** that Eskom requires the servitude indicated above to construct two 400kV powerlines to connect a new substation, called Demeter, which is to be constructed South-West of Dainfern, with the Apollo-Pluto transmission line to increase its power distribution capacity in the Johannesburg area.
4. **TAKE FURTHER NOTICE** that any person having an interest in the proposed expropriation is entitled to inspect the entire application and obtain further particulars in respect thereof at **Haasbroek & Boezaart Inc.** 4<sup>th</sup> Floor, HB Forum, 13 Stamvrug Street, Val-de-Grace, Pretoria, during business hours by making an appointment at (012) 481 3555 or by e-mail to [vdMerweJ@hblaw.co.za](mailto:vdMerweJ@hblaw.co.za).
5. **TAKE FURTHER NOTICE** that any person who has an interest in the proposed expropriation is entitled to file an objection, supported by relevant submission within **21 (TWENTY-ONE)** days after the date upon which this notice is published. Any objections and submissions can be sent via e-mail at [vdMerweJ@hblaw.co.za](mailto:vdMerweJ@hblaw.co.za) or delivered by hand to **Haasbroek & Boezaart Inc.**, 4<sup>th</sup> Floor, HB Forum, 13 Stamvrug Street, Val-de-Grace.
6. **TAKE FURTHER NOTICE** that any person who may be adversely affected by the proposed expropriation is entitled, under the provisions of section 6 of the Promotion of Administrative Justice Act 3 of 2000, to review the Minister of Public Works and Infrastructure's decision to approve the proposed expropriation within **180 (ONE HUNDRED AND EIGHTY)** days after the decision has been taken under section 27 of the Electricity Regulation Act 4 of 2006.



**ALGEMENE KENNISGEWING 1598 VAN 2022**

**KENNISGEWING VAN VOORNEME OM AANSOEK TE DOEN VIR DIE ONTEIENING VAN KRAGGELEIDINGSERWITUTE OOR GEDEELTES 24, 79, 80, 66, 67, 68, 120 EN DIE RESTERENDE GEDEELTE VAN DIE PLAAS NIETGEDACHT 535.**

KENNISGEWING IN TERME VAN REGULASIE 2(3)(a) VAN GN R147 IN GG 30754 – *ELECTRICITY REGULATIONS FOR EXPROPRIATION ON BEHALF OF A LICENSEE.*

- 1. NEEM KENNIS** dat *Eskom Holdings* MSB Beperk (“Eskom”) van voorneme is om aansoek by die Minister van Openbare Werke en Infrastruktuur te doen vir die onteiening van kraggeleidingserwitute oor die volgende eiendomme:

No.	Plaas	Gedeelte	Groot (in h/a)	Serwituut (in h/a)	Eienaar
1	Nietgedacht 535 JQ	24	21.6082	2.55	BHG Ferndale (Pty) Ltd
2	Nietgedacht 535 JQ	79	42.8266	6.4084	Superbia Four (Pty) Ltd
3	Nietgedacht 535 JQ	80	22.1935	4.4970	Superbia Four (Pty) Ltd
4	Nietgedacht 535 JQ	66	8.5653.	2.1	Superbia Four (Pty) Ltd
5	Nietgedacht 535 JQ	67	8.5653	5.8340	Superbia Four (Pty) Ltd
6	Nietgedacht 535 JQ	68	8.4267	2.7	Superbia Four (Pty) Ltd
7	Nietgedacht 535 JQ	120	9.5414	3.9730	Superbia Four (Pty) Ltd
8.	Nietgedacht 535 JQ	R/E	21.4133	4.4970	Superbia Four (Pty) Ltd

- 2. NEEM VERDER KENNIS** dat Eskom van voorneme is om aansoek te doen vir die onteiening van ‘n kraggeleidingserwituut 90 meter breed oor die bovermelde eiendomme in ooreenstemming met die roetes soos ooreengekom of bepaal, onderhewig aan enige bestaande serwitute of ander saaklike regte, om krag oor die eiendomme by wyse van twee 400kW-kraglyne te lei, welke kraglyne bo- of

ondergrondse kables behels wat bestaan uit geleiers wat aan pale geheg is, of aan strukture tesame met ander strukture wat nodig of wenslik geag mag wees om die pale te ondersteun.

3. **NEEM VERDER KENNIS** dat Eskom die kraglyne verg om 'n nuwe substasie, met die naam Demeter, wat Suid-Oos van Dainfern in Johannesburg gebou sal word, aan die Apollo-Pluto transmissielyn te koppel, ten einde die kragtoevoerkapasiteit in the Johannesburg area te vermeerder.
4. **NEEM VERDER KENNIS** dat enige persoon met 'n belang in die beoogde onteining, is daarop geregtig om die volledige aansoek te inspekteer asook om nadere besonderhede te versoek deur met **Haasbroek & Boezaart Ing.** 4de Vloer, HB Forum, Stamvrugstraat 13, Val-de-Grace, Pretoria tydens besigheidsure kontak te maak. Skakel (012) 481 3555 of stuur 'n e-pos na [vdMerweJ@hblaw.co.za](mailto:vdMerweJ@hblaw.co.za) ten einde 'n afspraak te maak.
5. **NEEM VERDER KENNIS** dat enige persoon wat 'n belang in die beoogde onteining het, is daarop geregtig om skriftelik beswaar aan te teken, tesame met geskrewe redes binne **21 (EEN-EN-TWINTIG)** dae vanaf die datum waarop hierdie kennisgewing geplaas is. Enige besware en kommentaar kan elektronies aan [vdMerweJ@hblaw.co.za](mailto:vdMerweJ@hblaw.co.za) gerig word of per hand by **Haasbroek & Boezaart Ing.** 4de Vloer, HB Forum, 13 Stamvrug Straat, Val-de-Grace, Pretoria tydens besigheidsure per hand die besware af te lewer.
6. **NEEM LAASTENS KENNIS** dat enige persoon wat moontlik deur die beoogde onteining benadeel kan word, is daarop geregtig om die Minister van Openbare Werke en Infrastruktuur se besluit om die beoogde onteining, binne **180 (EEN HONDERD EN TAGTIG)** dae vanaf sodanige besluit wat geneem is in terme van



artikel 27 van die Elektrisiteitregulasie Wet 4 van 2006, op hersiening te neem in terme van artikel 6 van die Wet op die Bevordering van Administratiewe Geregtigheid 3 van 2000,.

**GENERAL NOTICE 1599 OF 2022****MERAFONG CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of the provisions of section 38 (4) of the Merafong City Local Municipality Spatial Planning and Land Use Management By-Laws, 2020, that the Merafong City Local Municipality has approved the Amendment of the Merafong Land Use Management Document, 2020, by the rezoning of Erf 1024 Fochville, from "Business 1" to "Business 1" with an Annexure namely Annexure 2 for an additional primary land use right for industrial purposes to deal with scrap metal, this Amendment is known as Fochville Amendment Scheme 2/2022.

The above will come into operation on the date of publication of this notice in the Gauteng Provincial Gazette.

The Amendment Scheme are filed with the Acting Municipal Manager, Merafong City Local Municipality, and are open for inspection at all reasonable times.

**L. MERE**  
**ACTING MUNICIPAL MANAGER**

Municipal Offices  
Halite Street  
P.O. Box 3  
**CARLETONVILLE**  
2500

Not for Publication  
Notice Board  
**Gauteng Provincial Gazette**  
Date: 14 December 2022

**GENERAL NOTICE 1600 OF 2022****NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018**

We, Welwyn Town & Regional Planning No 1 CC, authorized agent of the owner of Erf 1154, Three Rivers Ext. 1, situated at 22 Bashee Street, hereby give notice in terms of Section 38(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that we have applied to the Emfuleni Local Municipality for the removal of restrictive conditions in the title deed of the property as well as the simultaneous amendment of the Vereeniging Town Planning Scheme, 1992, by the rezoning of the property from "Residential 1" to "Business 4" with a Annexure for Medical Consulting rooms.

Particulars of the application will lie open for inspection during normal office hours at the office of the Manager: Land Use Management, First Floor, Old Trustbank Building, corner of President Kruger and Eric Louw Streets, Vanderbijlpark. Any objection, comment or representation in this regard may done, in writing, by registered post, by hand, by facsimile or by e-mail within 28 days from the date of first placement to both the Emfuleni Local Municipality, P.O. Box 3, Vanderbijlpark, 1900, as well as to Welwyn Town and Regional Planners, P.O. Box 6436, Vanderbijlpark, 1900. Tel: (016) 933 9293. Fax: 0864 767933. E-mail: welwyn2@telehost.co.za. Date of first placement: 14 December 2022.

**ALGEMENE KENNISGEWING 1600 VAN 2022****KENNISGEWING INGEVOLGE ARTIKEL 38(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENINGE, 2018**

Ons, Welwyn Town & Regional Planning No 1 CC, gemagtigde agent van die eienaars van Erf 1154, Drie Riviere Uitbr. 1, geleë te Basheestraat 22, gee hiermee kennis in terme van Artikel 38(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuurs Verordeninge, 2018, dat ons aansoek gedoen het by die Emfuleni Plaaslike Munisipaliteit vir die opheffing van beperkende voorwaardes in die titelakte van die eiendom, asook die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, deur die hersonering van die eiendom vanaf "Residensieel 1" na "Besigheid 4" met 'n Bylae vir Mediese spreekkamers.

Besonderhede van hierdie aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Bestuurder: Grondgebruikbestuur, Eerste vloer, Ou Trustbank Gebou, hoek van President Kruger- en Eric Louwstrate, Vanderbijlpark. Enige beswaar, kommentaar of verhoë in hierdie verband kan skriftelik, per geregistreerde pos, per hand, per faks of per e-pos binne 28 dae vanaf die datum van eerste plasing gerig word aan beide die Emfuleni Plaaslike Munisipaliteit, Posbus 3, Vanderbijlpark, 1900, asook Welwyn Stads- en Streekbeplanners, Posbus 6436, Vanderbijlpark, 1900. Tel: (016) 933 9293. Faks: 0864 767933. E-pos: welwyn2@telehost.co.za. Datum van eerste plasing: 14 Desember 2022.

**GENERAL NOTICE 1601 OF 2022****APPLICATION IN TERMS OF SECTION 53 OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR SUBDIVISION OF ANY OTHER LAND: PORTION 105, OF THE FARM ZUURFONTEIN 591 IQ**

I, Matthys Johannes Human of Welwyn Town & Regional Planners, the authorized agent of the owner of Portion 105 of the farm Zuurfontein 591, Registration Division I.Q., Gauteng Province hereby give notice in terms of section 53 of the Emfuleni Municipality Spatial Planning and Land Use Management, By-laws, 2018, that we have applied for the subdivision of the property into five portions of minimum 1ha each. The property is situated at 105 Totius Street, in the area known as Roodia. Particulars of the application may be inspected during normal office hours at the office of the Emfuleni Local Municipality, Manager: Land Use Management, First Floor, corner of President Kruger Street and Eric Louw Street, Old Trustbank Building, Vanderbijlpark. Any person having any objection, comment or representation in this regard may do so in writing by registered post, by hand, by facsimile or by e-mail within 28 days from the date of first placement to the Emfuleni Local Municipality, P.O. Box 3, Vanderbijlpark, 1900. Agent details: Welwyn Town and Regional Planners, P.O. Box 6436, Vanderbijlpark, 1900. Tel: (016) 933 9293. Fax: 0864 767933. E-mail: [welwyn2@telehost.co.za](mailto:welwyn2@telehost.co.za). Date of first placement: 14 December 2022.

**ALGEMENE KENNISGEWING 1601 VAN 2022****AANSOEK INGEVOLGE ARTIKEL 53 VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENINGE, 2018, VIR ONDERVERDELING VAN ENIGE ANDER GROND: GEDEELTE 105 VAN DIE PLAAS ZUURFONTEIN 591 IQ**

Ek, Matthys Johannes Human van Welwyn Stads- en Streekbeplanners, die gemagtigde agent van die eienaar van Gedeelte 105 van die Plaas Zuurfontein 591 IQ, Registrasie Afdeling IQ, Gauteng Provinsie gee hiermee kennis in terme van artikel 53 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordeninge, 2018, dat ons aansoek gedoen het om die onderverdeling van die eiendom in vyf gedeeltes van minstens 1 ha elk. Die eiendom is geleë te Totiusstraat 105, in die area bekend as Roodia. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Emfuleni Plaaslike Munisipaliteit, Bestuurder: Grondgebruikbestuur, Eerste Verdieping, hoek van President Krugerstraat en Eric Louwstraat, Ou Trustbank-gebou, Vanderbijlpark. Enige persoon wat beswaar, kommentaar of verhoë in hierdie verband het, kan dit binne 28 dae na die eerste plasing, skriftelik, per geregistreerde pos, per hand, per faks of per e-pos rig aan die Emfuleni Plaaslike Munisipaliteit, Posbus 3, Vanderbijlpark, 1900. Agent besonderhede: Welwyn Stads- en Streekbeplanners, Posbus 6436, Vanderbijlpark, 1900. Tel: (016) 933 9293. Faks: 0864 767933. E-pos: [welwyn2@telehost.co.za](mailto:welwyn2@telehost.co.za). Datum van eerste plasing: 14 Desember 2022.

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

## PROVINCIAL NOTICE 1045 OF 2022

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

I, A ROLFE, being the applicant on behalf of the owner of Erf 1731, Lyttelton Manor X03, Registration Division J.R., Province Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above-mentioned property. The property is situated at 27 Glover Avenue, Lyttelton Manor X03.

The application is for the removal of the following conditions: condition 2(f) and condition B(d) in Title deed T81617\_99. The intention of the applicant in this matter is to approve building plans at Tshwane Council. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to Centurion: Room E10, Townplanning Office, cnr Basden and Rabie Streets, Centurion; PO Box 14013, Lyttelton, 0140 from 7 Desember 2022 (the first date of the publication of the notice set out in section 16(1)(f) of the By-law referred to above), until 4 January 2023.

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

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

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

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

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

**Dates on which notice will be published:** 7 December and 14 December 2022

**Closing dates for any objections and/or comments:** 4 January 2023

**Item Nr:** 36747

7-14

## PROVINSIALE KENNISGEWING 1045 VAN 2022

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

Ek, A ROLFE, synde die aansoeker namens die eienaar van Erf 1731, Lyttelton Manor X03 Dorpsgebied, Registrasie Afdeling J.R., Provinsie Gauteng gee hiermee kennis in terme van artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die verwydering van seker voorwaardes vervat in die Titelakte in terme of artikel 16(2) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 van die bogenoemde eiendom. Die eiendom is geleë te 27 Glover str, Lyttelton Manor X03.

Die aansoek is vir die verwydering van die volgende voorwaardes in kondisie 2(f) en kondisie B(d) in Titelakte T81617\_99. Die intensies van die applikant in hierdie saak is om bouplanne goed te keur te Tshwane Stadsraad. Enige besware en/of kommentare, insluitende die gronde vir sulke besware en/of kommentare met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat 'n beswaar en/of kommentaar geloots het nie, moet geloots word by, of skriftelik gemaak word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan Centurion: Kamer E10, Stadsbeplanning kantoor, h/v Basden en Rabie-strate, Lyttelton, Centurion; Posbus 14013, Lyttelton, 0140 vanaf 7 Desember 2022 (die eerste publikasie van die kennisgewing soos uiteengesit in artikel 16(1)(f) van die By-wet wat verwys na bogenoemde), tot 4 Januarie 2023.

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

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

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

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

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

**Datums waarop kennisgewing sal verskyn:** 7 Desember en 14 Desember 2022

Sluitingsdatum vir enige besware en/of kommentare: 4 Januarie 2023

**Item Nr: 36747**

7-14

**PROVINCIAL NOTICE 1050 OF 2022**



Vaal River City, the Cradle of Human Rights

**CORRECTION NOTICE**  
**EMFULENI LOCAL MUNICIPALITY**  
**ELECTRICITY SUPPLY BYLAWS**

Notice is hereby given for general information that the Emfuleni Local Municipality Electricity Supply Bylaws published in the Provincial Gazette Vol.25 No. 168 on 29 May 2019 is hereby corrected by deleting the word “**Draft**” in the footnote on the said By-laws.

**MUNICIPAL MANAGER: Mr. LUCKY LESEANE**



**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 2272 OF 2022****CITY OF JOHANNESBURG****NOTICE OF FINAL APPROVAL OF A SECURITY ACCESS RESTRICTION FOR SECURITY REASONS**

Notice is hereby given that the City of Johannesburg, pursuant to the provision of Chapter 7 of the Rationalization of Local Government Affairs Act, 1998, has considered and grants the security access restriction applied for by the Andrew Murray Residents Association No. 410. The Security Access Restriction was originally advertised for public comment on 08-06-2022 in the Provincial Gazette for a period of 30 days and all comments and objections were considered. The Security Access Restriction shall become effective from date of publication for a period of two years. In terms of the Municipal Systems Act 32 of 2000 appeals may be made to the Office of the City Manager within 21 days of notification at:

Office of the City Manager

Metro Centre

Council Chamber Wing

158 Civic Boulevard

Braamfontein

[citymanager@joburg.org.za](mailto:citymanager@joburg.org.za)

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



## LOCAL AUTHORITY NOTICE 2273 OF 2022

## CITY OF JOHANNESBURG

NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF  
Street/Road/Avenue for security reasons pending approval by the City of Johannesburg  
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,  
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,  
HAS CONSIDERED AND APPROVED the following Security Access Restriction and  
Thereby authorised the Johannesburg Roads Agency to give effect to the said approval and  
Further manage the process and resultant administrative processes of the approval.

Notice is given further that this provision interim approval should not be considered and/or construed and/or interpreted and/or deemed to be a final approval

## SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Bryanston Johannesburg	Cadogan Road Closure	101	Cadogan Road at its intersection with Ebury Drive	24hour automated manned boom. Remotes, tags, cards, intercoms or biometric access systems shall not be at this closure as this may give rise to unfair discrimination. Only security guard may have remote to operate boom. A separate pedestrian gate with 24 hour unlimited access.
			Cadogan Road at its intersection with Mount Street	Locked palisade gate capable of being opened in the event of an emergency. Separate pedestrian gate with limited hours of pedestrian access locked between 18:00-06:00 daily, wheelchair friendly and self-closing. Must be 750mm minimum width with 2.1m vertical clearance.

Should there be no objections the restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for four years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected during normal office hours at the JRA (PTY) Ltd offices, at the address below.

The public is duly advised that in terms of the City policy relating to these restrictions:

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates should be left accessible (and not locked in any way) for 24/7
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

Any person who has any comments on the conditions of approval in terms of the aforesaid restriction/s may lodge such comments in writing with the:-

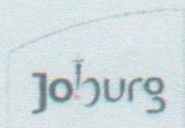
Traffic Engineering Department  
JRA (PTY) Ltd.  
75 Helen Joseph Street  
Johannesburg

or

Traffic Engineering Department  
JRA (PTY) Ltd.  
Braamfontein X70  
Braamfontein 2107

Email: [cmcej@jra.org.za](mailto:cmcej@jra.org.za)  
[Chizami@johburg.org.za](mailto:Chizami@johburg.org.za)

Comments must be received on or before one month after the first day of the appearance of this notice.



a world class African city

City of Johannesburg  
Johannesburg Roads Agency (Pty) Ltd

[www.jra.org.za](http://www.jra.org.za)



**LOCAL AUTHORITY NOTICE 2274 OF 2022****TIRONG EXTENSION 19**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Tirong Extension 19** to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY JFS PROPERTIES NO 12 PROPRIETARY LIMITED Registration Number 2006/021257/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 174 OF THE FARM NO. 193, REGISTRATION DIVISION I.Q., GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **Tirong Extension 19**

**(2) DESIGN**

The township consists of erven and streets as indicated on General Plan S.G. No. 432/2022.

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

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

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

Should the development of the township not be commenced with before 18 November 2024 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not be completed before 17 December 2022 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

**(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)**

Should the development of the township not be completed before 9 December 2024 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

**(7) ACCESS**

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

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(9) REFUSE REMOVAL

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

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(12) ERVEN 841 and 842 FOR MUNICIPAL PURPOSES

Erven 841 and 842 shall, prior to or simultaneously with registration of transfer of the first erf in the township and at the cost of the township owner, be transferred to the City of Johannesburg Metropolitan Municipality for municipal purposes (public open space). All refuse, building rubble and/or other materials shall be removed from the erf/erven prior to the transfer thereof to the City of Johannesburg Metropolitan Municipality.

(13) OPEN SPACE CONTRIBUTION

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

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

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

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

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

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



## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions, servitudes and entitlements:

### A. Including the following condition which does affect the township and shall be made applicable to the individual erven in the township due to its locality:

- (a) "De eigenaren hun rechtverkrijgenden, van Gedeelte "A", "B" en "C" en ht Resterenvde Gedeelte van gezegde plaats groot respektievelik 160,2415 Hectares, 160,2429 Hectares, 160,2429 Hectares and als zodanig 168,9067 Hectares, geregistreerd op die 9de November 1923, respektievelik ten namem JAN HARM ROOS, CHRISTIAAN PAUL ROOS (overladen). JOHANNES CHRISTIAAN ROOS en STEPHANUS LODEWYK ROOS by Akten van Transport Nos. T10582/1923, T10583/1923, T10584/1923 en T10585/1923 zullen niet gerechtigd zijn inbreuk te maken op het bestaande lopende water op die gezegde plaats dochzal gezegd water vrij en onbelemmerd blijven voor het gebruik vvan alle eigenaren voor irrigatle doeleinden."
- (b) "De eigenaren hun rechtverkrijgenden, van gezegde Gedeelte "A", "B" en "C" en Resterende Gedeelte van Gezegde plaats zullenverplicht zijn de voor van de bovenste dam liggende half op gezegde Gedeelte "A" en half op gezegde Gedeelte "C" als aangemerkt op kaart S.G. NO. A 863/23, gehecht aan voormeld Transport van Gedeelte "A" gezamentlik en in Gelijke delen schoon en in behoorlik staat te houden voor de afstand als aangemerkt in gezegde kaart S.G. NO. A863/1923 met de letters M.L.K.J en ingeval het nodig blijkt, te eniger tijd, om de dammen voor of aquaduct over de Spruit te verbeteren of te repareren, zullen de gezegde eigenaren, hunrechtverkrijgenden van gezegde Gedeelten "A", "B", "C" en het Resterende Gedeelte verplicht zijn, naar verhouding van die grootte van hun grond, de kosten van zodanige reparaties of verbeteringen te betalen."
- (c) "De eigenaren, hun rechtverkrijgenden, van Gedeelte "A" en "B" voormeld van gezegde plaats, zullen gerechtigd zijn tot water van de dammen zoals aangemerkte op gezegde kaart S.G. A863/23 en S.G. No.A 865/23, gehecht aan het Transport van gezegde Gedeelte "C" en van de Spruit, voor 2½ (Twee en een halve) dag en de eigenaren hun rechtverkrijgenden, van Gedeelte "C" en het Resterende Gedeelte voormeld, voor 1½ (anderhalve) dag. Deze tijdperken te gaan inrotatie en zullende elke tijdperk geberekend worden te beginnen van het ogenblikdat het water op de lande komt."

## 3. CONDITIONS OF TITLE.

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

- (1) ALL ERVEN
  - (a) The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance with recommendations contained in the engineering- geological report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Local Authority that such measures are unnecessary to that the same purposes can be achieved by other more effective means. The NHBRC coding for foundations is classified as C/S1/H and soil zone II.
- (2) ALL ERVEN
  - (a) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

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

(3) ALL ERVEN

(a) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 855 KVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54 of the By-Law of the City of Johannesburg, in addition to the provisions of the City of Johannesburg Town Planning Scheme, 2018, declares that it has approved an amendment scheme being an amendment of the City of Johannesburg Town Planning Scheme, 2018, comprising the same land as included in the township of **Tirong Extension 19**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 20-04-0290.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T077/2022**

**LOCAL AUTHORITY NOTICE 2275 OF 2022****AMENDMENT SCHEME 20/01/2711  
AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS 20/13/1991/2020**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 28 Victory Park Extension 5**:

- (1) The removal of Conditions (b), (d), (g), (h) and (i) Obsolete Conditions (a), (c), (e), (f), (i)(i), (i)(ii), and (j) as well as the definition of applicant and "dwelling house" can be removed." from Deed of Transfer T30099/2020;
- (2) The amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2211, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

Notice No. 713/2022

**LOCAL AUTHORITY NOTICE 2276 OF 2022****LOCAL AUTHORITY NOTICE****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****SECTION 48(6) & 50(5) OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 ERF 166 & 170 & 171 RACEVIEW TOWNSHIP**

It is hereby notified in terms of the provisions of section 48(6) & 50(5) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved the rezoning of Erf 170 Raceview Township from "Public Garage" subject to certain conditions to "Public Garage" subject to certain conditions and rezoning of Erf 171 Raceview Township from "Business 3" subject to certain conditions to "Public Garage" subject to certain conditions and the rezoning of Erf 166 Raceview Township from "Residential 1" to "Public Garage" subject to certain conditions as well as the removal of restrictive title conditions A(1) – A(12) from Deed of Transfer T36571/2019 in respect of Erf 166 Raceview Township. The application as approved is open to inspection during normal office hours at the Manager: Town Planning, Alberton Customer Care Centre, Alberton Civic Centre, Alberton.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

Notice date: 14 December 2022 Notice Number:

**LOCAL AUTHORITY NOTICE 2277 OF 2022****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CORRECTION NOTICE: POMONA EXTENSION 249**

Notice is hereby given in terms of Section 80 of the Town Planning and Townships Ordinance, 15 of 1986, read with Section 95 of the said ordinance that an error occurred in respect of Pomona Extension 249 Township established under Local Authority Notice 1002 published in the Gauteng Provincial Gazette No 230 dated 15 June 2022 and is hereby amended as follows:

**The following is the relevant amended conditions:**

**A. CONDITIONS OF ESTABLISHMENT****(12) FORMULATION AND DUTIES OF THE PROPERTY/HOME OWNER'S ASSOCIATION**

- (i) The township owner shall properly and legally constitute a Home Owner's Association [a company established in terms of Section 1(1) of Schedule 1 of the Companies Act, Act 71 of 2008], prior to or simultaneously with the sale of the first erf in the township. The Home Owner's Association will govern Pomona Extensions 249 and 250.
- (ii) The memorandum of association of the Non-Profit Company, or a universitas personarum, shall provide that:
  - (a) each and every owner of an erf in the township shall become a member of the Pomona Extension 249 Property Owner's Association upon transfer to him of that erf;
  - (b) the Pomona Extension 249 Property Owner's Association shall have full responsibility for the functioning and proper maintenance of the portion for roadway purposes and the engineering services contained thereon. The local authority shall not be liable for the defectiveness of the surfacing of the roadway and/or any essential services;
  - (c) the Pomona Extension 249 Property Owner's Association must be incorporated with the legal power to levy from each and every member of the Pomona Extension 249 Property Owner's Association the costs incurred in fulfilling its function and to have legal recourse to recover such fees in the event of a default in payment by any member; and
  - (d) the construction and maintenance of the roadway portion shall be the responsibility of the township owner until transfer of that portion to the Pomona Extension 249 Property Owner's Association.

**B. CONDITIONS OF TITLE**

All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

**(1) ERVEN 3911 AND 3912**

- (i) The erven are subject to a servitude in favour of the Local Authority for the placement of an electrical mini-substation as indicated on the General Plan.

**(2) ERF 3964**

- (i) The entire erf is subject to a Right-of-way servitude in favour of the all owners and occupiers in the township as indicated on the General Plan, and
- (ii) The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the General Plan.



(3) ERVEN 3903 – 3963

- (i) The erf is entitled to a Right-of-way servitude over Erf 3964 in favour of all owners and occupiers in the township as indicted on the General Plan.

**The following conditions should be added:**

C. CONDITIONS IN FAVOUR OF THIRD PARTIES

All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) ERVEN 3903 – 3922, 3927 – 3931, 3937 – 3941, 3952 – 3957 AND 3964

- (i) The erf is subject to a servitude, 2m wide, in favour of the Pomona Extension 249 Property Owner's Association for water services and other municipal purposes as indicated on the General Plan.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The Pomona Extension 249 Property Owner's Association shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(2) Erf 3910

- (i) The erf is subject to a 2 metre stormwater servitude in favour of the Pomona Extension 249 Property Owner's Association as indicated on the General Plan, and
- (ii) The erf is subject to a Right-of-way servitude, 2 metre wide, in favour of the Pomona Extension 249 Property Owner's Association.

(3) ERF 3911

- (i) The erf is subject to a 1 metre stormwater servitude in favour of the Pomona Extension 249 Property Owner's Association as indicted on the General Plan, and
- (ii) The erf is subject to a Right-of-way servitude, 1 metre wide, in favour of the Pomona Extension 249 Property Owner's Association.

**LOCAL AUTHORITY NOTICE 2278 OF 2022****CITY OF JOHANNESBURG****NOTICE OF FINAL APPROVAL OF A SECURITY ACCESS RESTRICTION FOR SECURITY REASONS**

Notice is hereby given that the City of Johannesburg, pursuant to the provision of Chapter 7 of the Rationalization of Local Government Affairs Act, 1998, has considered and grants the security access restriction applied for by the Andrew Murray Residents Association No. 410. The Security Access Restriction was originally advertised for public comment on 08-06-2022 in the Provincial Gazette for a period of 30 days and all comments and objections were considered. The Security Access Restriction shall become effective from date of publication for a period of two years. In terms of the Municipal Systems Act 32 of 2000 appeals may be made to the Office of the City Manager within 21 days of notification at:

Office of the City Manager

Metro Centre

Council Chamber Wing

158 Civic Boulevard

Braamfontein

[citymanager@joburg.org.za](mailto:citymanager@joburg.org.za)

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

**LOCAL AUTHORITY NOTICE 2279 OF 2022**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**WARD COMMITTEE BY-LAW, 2022**

The City Manager of the City of Tshwane Metropolitan Municipality hereby publishes in terms of Section 73 of the Local Government: Municipal Structures Act, 1998 (Act 117 of 1998), read with section 7 of the Gauteng Rationalisation of Local Government Affairs Act, 1998 (Act 10 of 1998), Section 13 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), and Section 162 of The Constitution of the Republic of South Africa, 1996 the City of Tshwane Ward Committees By-law, 2022, as contemplated in the hereunder and approved by the said Council on 11 October 2022.

The said By-law will come into operation with effect from **14 DECEMBER 2022**.

**MR JOHANN METTLER**  
**CITY MANAGER**

14 DECEMBER 2022  
(Notice 144 of 2022)

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**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**WARD COMMITTEE BY-LAW, 2022**

**To provide for the establishment of ward committees in all wards of the City of Tshwane Metropolitan Municipality in terms of Section 73 to 78 of the Local Government: Municipal Structures Act, 1998 (Act 117 of 1998) and to provide for matters incidental and connected thereto.**

**PREAMBLE**

**WHEREAS** in terms of Section 152(1)(e) of Chapter 7 of the Constitution of the Republic of South Africa, 1996 one of the objects of local government is to encourage the involvement of communities and community organisations in the matters of local government;

**WHEREAS** Chapter 4 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) stipulates the community participation opportunities the community can expect from municipalities;

**WHEREAS** the City of Tshwane Metropolitan Municipality is a Category A municipality with a mayoral executive system combined with a ward participatory system as contemplated in Section 8(g) of the Municipal Structures Act, 1998;

**WHEREAS** ward committees enhance participatory democracy in local government;

**WHEREAS** the City of Tshwane Metropolitan Municipality must establish ward committees in terms of Section 72(1) of the Municipal Structures Act, 1998 read with Section 73 of the Municipal Structures Act, 1998;

**WHEREAS** Section 73(3) of the Municipal Structures Act, 1998 requires municipalities that have ward committees to make rules regulating the matters set out in Section 73(3) of the Municipal Structures Act, 1998;

**WHEREAS** the City of Tshwane Municipal Council resolved on 30 March 2017 to enact a by-law for ward committees;

**BE IT THEREFORE ENACTED** by the City of Tshwane Municipal Council as follows:

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## 1. Definitions

Unless the context indicates otherwise, in this By-law a word or a phrase to which a meaning has been assigned in the Municipal Structures Act, 1998 and the regulations made in terms thereof, and the Municipal Systems Act, 2000 and the regulations made in terms thereof, bears the meaning so assigned. Therefore, the following terms will have the following meanings:

**“Business, industrial or commercial interest”** means –

- (a) a business or commercial interest held by an individual in a ward which can be substantiated by the completion of Annexure 2;
- (b) ownership of a business or property by an individual in a ward which can be substantiated by the completion of Annexure 2; or
- (c) a business, commercial or professional interest held by an individual in a ward which can be substantiated by the completion of Annexure 2.

**“By-law”** means this Ward Committee By-law and includes schedules and annexures thereto and **“the By-law”** has the same meaning.

**“Chairperson”** means the ward councillor who chairs the ward committee meetings and includes a chairperson appointed by the Speaker in terms of the powers conferred upon him/her in terms of this By-law, and includes a chairperson elected by the quorum of members present.

**“Communication”** means any form of written, oral, electronic or digital communication.

**“Constitution”** means the Constitution of the Republic of South Africa, 1996.

**“Council”** means the municipal Council of the City of Tshwane Metropolitan Municipality, established in terms of Section 157(2) of the Constitution and the Municipal Structures Act, 1998, read with *Government Notice 1866* published in *Provincial Gazette Extraordinary 128 of 30 June 2010*, as amended.

**“Election”** means a ward committee election held in terms of this By-law.

**“Election officer”** means a person appointed by the Independent Electoral Management Body to undertake the responsibilities of an election officer in terms of this By-law.

**“Electoral Committee”** means the committee established by Council in terms of Section 79 of the Municipal Structures Act, 1998 to exercise oversight over the drafting, amendment and implementation of this By-law, including oversight over the processes and procedures for the preparations for elections, the conduct of public meetings and election days, the ward committee secretariat, and the adjudication of disputes, appeals and dispute resolution agreements.

**“Executive Mayor”** means the Executive Mayor or acting Executive Mayor of Tshwane.

**“Financial year”** means the period commencing on 1 July in any given year and ending at the close of business on 30 June of the following year.

**“Group Financial Services”** means the finance department of the Municipality.

**“Independent Electoral Management Body”** means the body appointed by the Municipality in terms of this By-law to manage the ward committee election process.

**“Individual”** means any member of the community who holds an interest in the well-being of a ward and meets the requirements of Section 5(1)(a) to (d) of this By-law.

**“Large ward”** means a ward with seven (7) or more voting districts as determined by the Municipal Demarcation Board referred to in the Municipal Structures Act, 1998.

**“Municipal Electoral Act, 2000”** means the Local Government: Municipal Electoral Act, 2000 (Act 27 of 2000) and its regulations and directives, as amended from time to time.

**“Municipality”** means the City of Tshwane Metropolitan Municipality which has exclusive executive and legislative authority within the City of Tshwane jurisdictional area, as described in Section 155(1) of the Constitution, established by *Government Notice 6766* published in *Provincial Gazette Extraordinary 141 dated 1 October 2000*, as amended, read with *Government Notice 1866 of 2010* published in *Provincial Gazette Extraordinary 128 of 30 June 2010* in terms of the Municipal Structures Act, 1998, and for the purposes of this By-law, and includes –



- (a) the executive and administrative component of the Municipality;
- (b) the Independent Electoral Management Body, an official or other person who exercises a delegated authority or power, or carries out a function in terms of this By-law, or any power delegated to such official or person in terms of the Corporate System of Delegations of the Municipality provided for in Section 59 of the Municipal Systems Act, 2000 to the extent that such delegated power is not in conflict with any of the provisions of this By-law; or
- (c) a service provider, and where appropriate it includes the Independent Electoral Management Body staff and functionaries that fulfil a responsibility under this By-law, assigned to it by the Municipality or any other contractual assignment or law and any amendments thereto after the date of commencement, and **“City”** has a corresponding meaning.

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

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

**“Nominator”** or **“nominating person”** means the person registered as a voter in the ward who proposes an individual eligible for election as a member of a ward committee for that ward.

**“Nominee or candidate”** means an individual nominated to contest an election in a ward.

**“Office of the Speaker”** means any person or persons authorised by the Speaker of Council to perform duties relevant to this By-law, read with the Municipal Structures Act, 1998.

**“PR councillor”** means a proportionally elected municipal councillor elected in terms of Section 22(1)(a) of the Municipal Structures Act, 1998 to proportionally represent a political party in Council.

**“Privileged or confidential information”** means any written, verbal, electronic or digital communication which contains information ruled by Council or a ward committee to be classified, privileged or confidential, marked as such and additionally marked for the attention of and intended for the addressee.

**“Rules and Ethics Committee”** means the Section 79 Standing Committee appointed by Council in terms of Section 79 of the Municipal Structures Act, 1998 to carry out all the functions assigned to it by the new Governance Model approved by Council on 9 June 2011.

**“Seconders”** means a voter in the ward in which the nominee aspires to be elected who seconds the nomination of such nominee.

**“Speaker”** means the Chairperson of Council elected to that position by Council in terms of Section 36 of the Municipal Structures Act, 1998, and includes the acting Speaker and a person designated to assume the powers of the Speaker responsible for ensuring compliance with this By-law.

**“Special ward committee election”** means a ward committee election to be held as provided for in Section 3(6) and 12(1) of this By-law.

**“Voter”** means an individual who resides within the area of jurisdiction of the City of Tshwane and is registered on the Municipality’s segment of the voters’ roll managed in accordance with the Municipal Electoral Act, 2000.

**“Voters’ roll”** means the Municipality’s segment of the common voters’ roll compiled and managed in terms of the Electoral Act, 1998 (Act 73 of 1998).

**“Voting district”** means a voting district established in terms of Section 60 of the Municipal Electoral Act, 2000.

**“Voting station”** means a voting station established in terms of Section 19 of the Municipal Electoral Act, 2000.

**“Voting station manager”** means the person appointed by the Independent Electoral Management Body, or in the absence thereof the person appointed by the Speaker, to undertake the duties of managing the election process in terms of this By-law, read with Council policy where applicable.

**“Ward”** means a geographic area delimited in terms of Item 2 of Schedule 1 of the Municipal Structures Act, 1998.

**“Ward committee”** means a ward committee established in terms of Section 73 of the Municipal Structures Act, 1998.

**“Ward committee meeting”** means a meeting duly constituted by elected ward committee members in terms of this By-law.

**“Ward committee member”** means a person elected in terms of the provisions of this By-law as a member of a ward committee and, where applicable, shall include a member co-opted by the ward councillor in consultation with the ward committee members to serve on the ward committee.

**“Ward councillor”** means a municipal councillor elected in terms of Section 22 of the Municipal Structures Act, 1998 to represent the residents of a ward.

## **2. Establishment of ward committees**

In terms of Section 73 of the Municipal Structures Act, 1998, Council hereby establishes ward committees to promote participatory democracy, transparency and accountability.

## **3. Composition of ward committees**

- (1) Subject to the provisions of Section 73 of the Municipal Structures Act, 1998, a ward committee shall comprise –
  - (a) the ward councillor representing the ward in Council who shall be the chairperson; and
  - (b) no more than ten (10) members or, where applicable, no less than six (6) members.
- (2) In the event of the Executive Mayor, Speaker or Chief Whip of Council being a ward councillor, the Speaker may appoint another councillor to act as chairperson of the ward committee as and when the need to do so arises.
- (3) If ten (10) seats are not filled, the Speaker may, after consulting with the respective ward councillor, co-opt persons who meet the requirements of Section 5(1) of this By-law and who are eligible for election as ward committee members to fill the vacant seats, provided that despite the ward committee having had secured the minimum of six (6) members as provided for in Section 3(1)(b) above, such discretion shall not exclude the Speaker from filling or not filling the remaining vacant seats in order for the ward committee to comprise a minimum of six (6) or a maximum of ten (10) members, except for the position of chairperson.
- (4) Individuals who have been co-opted as members of a ward committee in terms of Section 3(3) above must sign the declaration in Annexure 2 to this By-law.
- (5) The co-opted members of a ward committee have the same competencies and obligations as elected members of a ward committee.
- (6) If less than six (6) members are elected to a ward committee, the Speaker must call for a special election to fill at least the difference between the six (6) seats and the seats filled by the duly elected ward committee members, which special election must be held as determined by the Independent Electoral Management Body, provided that those members duly elected shall retain their seats.

## **4. Representative nature of ward committees**

- (1) Council shall consider geographical representation in general in proportion to the number of voting districts in a ward.
- (2) Where only ten (10) persons have been nominated, a public affirmation meeting may, at the discretion of the Speaker, be called to affirm their nominations to the ward committee. Under such circumstances no elections will be conducted, and the nominated candidates will be regarded as elected.



- (4) The following *ex officio* members may be appointed to a ward committee in an oversight and advisory role, but they shall have no voting rights:
  - (a) One (1) PR councillor assigned by the Speaker to a ward committee to assist in and complement the work of the ward councillor and ward committee, and who may participate in discussions and offer advice.
  - (b) The Executive Mayor, Speaker and Chief Whip of Council.
- (5) Members of the public may attend ward committee meetings as observers only.
- (6) The chairperson may invite any person or persons, including a municipal official or officials, to give to a ward committee expert advice on matters pertaining to or affecting the ward committee.
- (7) The *ex officio* members of a ward committee referred to in Section 4(3)(a) and (b), the members of the public referred to in Section 4(4) and the persons referred to in Section 4(5) shall have no voting rights on the ward committee.

#### **5. Requirements for ward committee membership**

- (1) Unless disqualified in terms of Section 158(1)(a), (c), (d) or (e) of the Constitution, a South African citizen entitled to vote in a municipal election is eligible to stand for election as a member of a ward committee for Council, provided that such a person –
  - (a) is registered as a voter on the voters' roll; and
  - (b) complies with the criteria for election set out in the declaration in Annexure 2 to this By-law; or
  - (c) demonstrates vested real interest in the affairs of the ward in which he/she lives to be elected as a ward committee member; or
  - (d) proves to the satisfaction of the Speaker that he/she has a legitimate and demonstrable interest in the ward in which he/she aspires to be elected as a ward committee member.
- (2) A person may be a member of only one (1) ward committee at any given time.
- (3) Political parties may not be represented on a ward committee.
- (4) Municipal officials may not be members of a ward committee.
- (5) A person who has a commercial interest in providing goods or services to Council may not be or remain a member of a ward committee.
- (6) A person who has a debt outstanding to the Municipality for more than three (3) months is disqualified from being or remaining a member of a ward committee, whichever is applicable, unless such person has entered into an arrangement with Group Financial Services to settle the debt and adheres thereto, or a dispute has been lodged in terms of Section 102 of the Municipal Systems Act, 2000 and such dispute is pending.
- (7) Members must personally attend ward committee meetings and, subject to Section 8 of this By-law, no person may attend in his/her stead.
- (8) No member may take up a seat in a ward committee unless he/she has completed and signed the declaration in Annexure 2 to this By-law.
- (9) No person may become a member of a ward committee if he/she failed to comply with the applicable law, including but not limited to tax statutes or court orders.

#### **6. Functions of ward committees**

- (1) The objective of a ward committee is to enhance participatory democracy in local government.
- (2) A ward committee –
  - (a) functions as an advisory body who may make recommendations, but neither it nor its members have any executive powers;

- (b) is independent and must at all times carry out its functions, powers, duties and activities in an impartial manner and without fear, favour and prejudice; and
  - (c) may not pursue or advance political party activities or interests.
- (3) A ward committee may make recommendations on any matter affecting the ward to the ward councillor, or through the ward councillor to the relevant departments, regional councillor forums, the Executive Mayor or Council where appropriate.
  - (4) A ward committee has such duties and powers as may be delegated to it by Council in terms of Section 59 of the Municipal Systems Act, 2000.
  - (5) No member of a ward committee shall have any powers or any delegated authority unless the member is specifically authorised by Council to conduct an activity pertaining to the needs of a ward.
  - (6) Without derogating from the purpose of a ward committee, the obligations, duties and competencies of a ward committee shall include, but are not limited to, the following:
    - (a) Serving as an official focused participatory structure in the Municipality
    - (b) Creating formal unbiased communication channels, as well as cooperative partnerships, between the community and the Municipality
    - (c) Advising and making recommendations to the ward councillor on matters of policy and by-laws affecting a ward
    - (d) Assisting the ward councillor in identifying the developmental needs, opportunities and challenges concerning those who reside in the ward or elsewhere within the jurisdictional area of the Municipality that have an impact on the ward
    - (e) Disseminating information in the ward concerning municipal affairs, such as the budget, Integrated Development Plan, city planning, service delivery and municipal property issues
    - (f) Receiving representations and complaints from the community in the ward concerning municipal service delivery challenges and submitting the same to Council for consideration
    - (g) Providing feedback to the community on matters referred to in Paragraph (f) above
    - (h) Ensuring constructive and harmonious interaction between the Municipality and the ward by coordinating ward meetings and community development forums
    - (i) Serving as a mobilising agent for constructive community interaction, such as the facilitation of municipal services payment campaigns

#### **7. Term of ward committees**

- (1) The term of office of a ward committee coincides with the term of Council.
- (2) Ward committee members may not serve for more than two terms if they meet all the requirements of this By-law as provided for in Section 5.

#### **8. Absence of and vacating office by ward councillors**

- (1) Whenever a ward councillor, for whatever reason, is absent from a meeting that is quorate, the ward committee may, upon expiry of twenty (20) minutes from the scheduled commencement time, from among the members present elect a member to act as chairperson for that meeting in the stead of the ward councillor, and such acting chairperson shall have the powers and responsibilities of a chairperson of a ward committee.
- (2) The Speaker has the discretion to appoint another councillor to act as chairperson only in respect of a vacancy in the office of a ward councillor.

**9. Termination of ward committee membership**

- (1) A ward committee member ceases to hold the position if he/she –
  - (a) sends a written resignation to the Office of the Speaker;
  - (b) relocates to another ward and no longer complies with the requirements of Section 5(1)(a) to (c) of this By-Law or any other requirements in this By-law for membership of the particular ward committee;
  - (c) is removed from the ward committee by the Speaker after an investigation in terms of either the code of conduct and disciplinary procedures for ward committee members in Schedule 1 to this By-law or the Code of Conduct for Councillors in Schedule 2 to this By-law, and is found guilty in terms of these, provided that a less severe penalty than removal from the ward committee, such as a written warning, may be imposed in which case the member may retain his/her seat;
  - (d) is absent for two (2) consecutive meetings without a valid excuse;
  - (e) is absent from ward committee meetings four (4) times during any financial year;
  - (f) is found to have acted in a manner that undermines the integrity or authority of Council, the ward councillor or the ward committee;
  - (g) acts in a manner that undermines the decisions or recommendations of the ward committee ;
  - (h) acts in a manner that compromises the integrity or good image of the ward committee or the Municipality;
  - (i) is found to be involved in corrupt or otherwise fraudulent activities, regardless of whether such are connected to his/her membership of the ward committee or not;
  - (j) is found to be involved in party canvassing or a similar activity during or before ward committee meetings;
  - (k) displays conduct that is, in the opinion of the ward committee, contrary to the good image of the ward committee;
  - (l) is elected as a councillor in the Municipality;
  - (m) is appointed as an official of the Municipality; or
  - (n) enters into a contract with the Municipality for the supply of goods or services.
- (2) The Code of Conduct for Councillors in Schedule 2 to this By-law applies to the ward councillor as well as any councillor appointed by the Speaker to act as a chairperson of a ward committee.
- (3) The code of conduct and disciplinary procedures for ward committee members in Schedule 1 to this By-law applies to the other members of a ward committee.

**10. Filling vacancies**

- (1) A vacancy on a ward committee must be reported to the Office of the Speaker in writing by the chairperson or the person acting as such.
- (2) Whenever the Office of the Speaker becomes aware of a vacancy on a ward committee, the Speaker must, after consulting the relevant ward committee chairperson, initiate such steps as the Speaker deems expedient and feasible to fill the seat in accordance with Section 3(3) of this By-law.

**11. Procedure to convene ward committee meetings**

- (1) The secretariat in the Office of the Speaker must notify ward committee members of the date of the meeting and provide them with the agenda for the meeting no less than seven (7) working days before the scheduled meeting.
- (2) The notification in Section 11(1) above shall, subject to Section 12(3) below, be in a manner and form determined by the Office of the Speaker, provided that a ward committee member may indicate his/her preferred manner and form of communication, in which case the Office of the Speaker may to the extent possible, feasible and not too cumbersome, agree to such preference.
- (3) The quorum for a duly constituted ward committee meeting is fifty (50) percent plus one (1) of the elected members.
- (4) Ward committee meetings must be conducted in terms of the provisions substantially conforming to the information required in Schedule 4 to this By-law and the agenda approved by the Office of the Speaker, as amended from time to time.

**12. Frequency of ward committee meetings**

- (1) A ward committee must meet at least four (4) times in the financial year of Council and not more than ten (10) times, provided that the ward councillor may, with the approval of the Office of the Speaker, request a special ward committee meeting to consider such urgent matters as may be deemed necessary.
- (2) The ward committee meetings must be held at quarterly intervals in Council's financial year.
- (3) At its inaugural meeting and at the beginning of every financial year, the ward committee must draft a schedule of meetings, considering the Council calendar.
- (4) At its first meeting, or as soon thereafter as is reasonably practicable, the ward committee must agree on the method and most convenient form of communication between its members as well as with the Office of the Speaker and officials for the duration of its term.

**13. Cancellation of ward committee meetings**

- (1) A ward committee meeting may be cancelled for good cause by the chairperson or a person acting in that capacity after consulting with the Office of the Speaker and obtaining the Speaker's approval to cancel the meeting.
- (2) The cancellation of a ward committee meeting shall be communicated to each member to his/her elected email address or such other email address nominated by him/her by the secretariat in the Office of the Speaker not less than twenty-four (24) hours before the meeting is scheduled to commence, or at the discretion of the Speaker such shorter period as may be justified, having regard of the circumstances giving rise to the cancellation.
- (3) The cancellation must be communicated in a manner agreed with the Speaker by the chairperson to the Office of the Speaker not less than thirty-six (36) hours before the commencement of the scheduled meeting.

**14. Notice of change in meeting time and venue**

A notice of any change in the time for the commencement of a meeting or the venue of a meeting of the ward committee must be sent to every member by the secretariat in the Office of the Speaker at least twenty-four (24) hours before the time scheduled for the meeting, and the notice must include the new time and venue for the meeting.

**15. Postponement of ward committee meetings**

- (1) If a quorum is not present within twenty (20) minutes of the time scheduled for the commencement of the meeting as reflected in the notice of the ward committee meeting, the chairperson shall postpone the meeting.
- (2) If a meeting is postponed in terms of Section 15(1) above, the chairperson of the meeting must notify the Office of the Speaker and all members of the ward committee in writing of the postponement within twenty-four (24) hours of such postponement.

**16. Record of attendance**

Each member who attends a ward committee meeting must sign the attendance register in the form of Schedule 3 to this By-law.

**17. Decision-making in ward committees**

- (1) The ward committee must strive to reach decisions through consensus, failing which the matter must be put to a vote by a show of hands.
- (2) If there is an equality of votes on a matter, the chairperson has a casting vote.

**18. Payment of out-of-pocket expenses**

- (1) Out-of-pocket expenses referred to in Section 73(5)(c) of the Municipal Structures Act, 1998 shall be paid within one (1) month after meetings on submission to the Office of the Speaker of the duly signed attendance register provided for in Schedule 3 to this By-law.
- (2) No remuneration is payable to members referred to in Section 73(2)(b) of the Municipal Structures Act, 1998.
- (3) Out-of-pocket expenses will be payable to members who arrived at a venue scheduled for the meeting, but the meeting did not quorate.

**19. Appointment of the Independent Electoral Management Body**

- (1) The Municipality must appoint the Independent Electoral Management Body who must report to Council through the Electoral Committee appointed in terms of Section 79 of the Municipal Structures Act, 1998.
- (2) The Independent Electoral Management Body must –
  - (a) manage the ward committee election and the election process;
  - (b) oversee the election of members of ward committees in terms of the relevant legislation and policy;
  - (c) facilitate the nomination of candidates from members of the community;
  - (d) develop training manuals for election officials;
  - (e) print and distribute nomination forms for candidates;
  - (f) manage the preparation, printing and secure storage of ballot papers;
  - (g) obtain copies of the voters' roll for each voting district in each ward, either in electronic or physical format;
  - (h) appoint, in consultation with the Office of the Speaker, election officials and staff for each municipal ward;
  - (i) designate and appoint a voting station manager from among the election management staff for each voting station who will oversee the voting station and the election officers assigned to that voting station; and
  - (j) publish the final list of voting station managers, election officials and their designated voting stations no less than ten (10) working days before the date of the election.
- (3) By no later than a date stated in the timeline for an election, the Independent Electoral Management Body shall –
  - (a) compile, for each contested ward, a list of the candidates contesting that ward;
  - (b) certify that the list of candidates complies with the relevant provisions of this By-law for election;

- (c) keep copies of the list of candidates available at the office of the Independent Electoral Management Body;
- (d) assist in resolving operational challenges, objections and disputes; and
- (e) report the election results to Council through the Office of the Speaker within thirty (30) days after the completion of the election process.

**20. Roles and functions of the voting station manager and election officials**

- (1) Each voting station must be presided over by a voting station manager appointed by the Independent Electoral Management Body.
- (2) Election officials are accountable to the voting station manager.
- (3) Election officials and any additional staff must manage and administer Ward Committee elections in the wards assigned to them by the Independent Electoral Management Body.
- (4) The voting station manager must perform the following functions:
  - (a) Declare the voting process open and closed
  - (b) Manage, coordinate and supervise the voting process at the voting station
  - (c) Take all reasonable steps to ensure orderly conduct at the voting station
  - (d) Order any person within the boundary of the voting station to leave the voting station if that person's conduct is not conducive to a free and fair election, or if it interferes with the impartiality of the electoral processes
  - (e) In the case of non-compliance with an order referred to in Section 20(4)(d) above, request a member of the Tshwane Metro Police Department or the South African Police Service to forcefully remove such a person or persons
  - (f) In the case of ongoing disorderly or disruptive conduct, in consultation with the Independent Electoral Management Body, close the voting station until such disorderly or disruptive conduct has ceased, and submit a report to the Office of the Speaker
  - (g) Count, record and announce the votes received for each nominee to the ward community members present at the voting station when practical after closure
  - (h) Submit the election results and report to the Office of the Speaker on the election process that was followed

**21. Nomination of ward committees**

- (1) In terms of the provisions of Section 16 of the Municipal Electoral Act, 2000, a person may be nominated to contest an election in a ward by –
  - (a) a registered stakeholder; or
  - (b) a person who is –
    - (i) ordinarily resident in the municipality in which that ward falls; and
    - (ii) registered as a voter on that municipality's segment of the voters' roll.
- (2) Provided that the other provisions of this By-law are complied with, a person nominated in terms of –
  - (a) Section 21(1)(a) stands in the ward as a ward candidate representing the nominating community member; and
  - (b) Section 21(1)(b) stands in the ward as a ward candidate.

**22. Acceptance, rejection and appeal of nominations**

- (1) Within ten (10) working days and not later than thirty (30) days before the date on which the ward committee election is scheduled to take place, the Speaker shall make known the decision on whether the nomination is accepted or rejected and, if rejected, the Speaker will provide reasons by completing the relevant Part B of Annexure 1.
- (2) Any eligible voter may enquire from the Office of the Speaker whether a particular nomination was approved or rejected.
- (3) The nominee or nominator bears the onus of enquiring about whether the nomination was accepted or rejected by not later than fifteen (15) working days after the submission of the nomination form to the Office of the Speaker.
- (4) The Speaker's decision may be appealed with the Independent Electoral Management Body whose decision shall be final.
- (5) An appeal against a rejection of a nomination must be lodged in writing with the Independent Electoral Management Body's office within three (3) working days after being notified in writing of the Speaker's decision to accept or reject a particular nomination, failing such notification the right of appeal will lapse.
- (6) The written appeal must fully set out the legal and factual grounds of appeal.
- (7) The Independent Electoral Management Body must consider the appeal and notify the person or persons concerned within three (3) working days of receipt of the appeal.
- (8) In an event where the Speaker has accepted a nomination, such acceptance may be appealed. A member of the public may lodge an appeal against the acceptance of nomination made by the Speaker to the Independent Electoral Management Body. The procedure followed in Section 22(1) to (7) applies, with the necessary modification required by context.

**23. Election processes for ward committees**

- (1) In view of the great diversity of interests and the large geographic extent of certain wards, the Speaker may on application approve up to three (3) separate elections in large wards so as to fulfil the requirements of Section 73(3)(a)(i) and (ii) of the Municipal Structures Act, 1998, namely the equitable representation of women and the representation of a diversity of interests.
- (2) A voter must present a South African smart identity card or identity document to the election officer at the voting station, who will certify that the person is on the voters' roll for that voting district in large wards where more than one election is to take place or on the general voters' roll for small wards where only one election is to take place.
- (3) A ballot paper will be issued to the voter and upon completion of the voting process it must be deposited by the voter in the ballot box provided.
- (4) The nominees, community members and those not permitted to vote will be allowed to observe the voting process, and any objections to the election process will be addressed by the voting station manager, provided that the voting station manager may, in his/her sole discretion and on grounds he/she may deem appropriate, limit the number of observers.
- (5) If the voter makes a mistake, such voter may request the voting station manager to supply a replacement ballot paper and hand over the spoilt ballot paper to the voting station manager, who shall cancel the ballot paper in the presence of the voter by diagonally drawing a line across the ballot paper and writing thereon the word "cancelled".

**24. Management of objections and disputes**

- (1) The date, time, manner, where, to whom and address or portal, as the case may be, for submission of comments, objections or disputes shall be determined by the Independent Election Management Body in consultation with the Speaker, failing which the Speaker shall be entitled to determine the same when the date for ward committee elections is made known.



- (2) The Independent Electoral Management Body must respond within seventy-two (72) hours of receipt of objections and disputes.
- (1) The decision of the Independent Electoral Management Body is final.
- (2) Where an objection or dispute involves a councillor, such objection or dispute, as the case may be, will be referred to the Speaker for investigation and resolution in terms of Schedule 2 of this By-law, read with Council policy and procedures.

## **25. Dissolution of ward committees**

The Speaker may dissolve a ward committee under the following circumstances:

- (1) Failure to fulfil the objectives thereof as set out in this By-law and/or legislation applicable to municipal elections and the election of ward committees
- (2) Failure to uphold the values and principles governing public administration contemplated in Section 195 of the Constitution
- (3) Non-compliance with this By-law to the extent that places the legality of the existence of the ward committee at risk
- (4) A ward committee will be regarded as being dissolved if the composition thereof at any given time fails to comply with the minimum number of members as required in terms of the By-law

## **26. Notice of election of new ward committees**

- (1) Public notice of the election of a new ward committee must be issued by the Office of the Speaker in terms of the provisions of this By-law, which notice should be made public in a manner determined by the Speaker and which can reasonably be expected to come to the attention of the community within the ward where the election will take place.
- (2) The notice referred to in Section 26(1) above should be easily understandable, explain the reason and implication of such ward committee election, and invite eligible voters to vote.
- (3) The public notice referred to in Section 26(1) and (2) above should also indicate in no uncertain terms who will be eligible to vote, as well as provide detail on where, when and how to register as voter and the requirements for registration as voter.

## **27. Administrative arrangements**

- (1) The Office of the Speaker may make administrative arrangements necessary to enable ward committees to perform their functions and exercise their powers effectively in terms of Section 73(4) of the Municipal Structures Act, 1998 and appoint staff charged to oversee the proper administration of ward committee elections and its affairs.
- (2) The administrative arrangements may include but are not limited to the following:
  - (a) Administrative support and written recording of meetings by way of proper minutes
  - (b) Booking of meeting venues as agreed with ward councillors
  - (c) Capacity development
  - (d) Circulation of an attendance register
  - (e) Tracking of reports in a manner that enables easy monitoring of resolutions and recommendations, and subsequent progress thereof
  - (f) Steps to give effect to the functions and powers contemplated in Section 74 of the Municipal Structures Act, 1998 as well as reporting and recommendations to the Section 79 Electoral Committee, regional councillor forums and relevant departments in the Municipality

- (3) Minutes of ward committee meetings must be circulated to the ward councillor and ward committee members.
- (4) The minutes of a ward committee meeting containing a recommendation on any matter affecting its ward shall constitute the recommendation contemplated in Section 74(a) of the Municipal Structures Act, 1998 to the ward councillor or a recommendation through the ward councillor to Council, as the case may be, provided that the ward councillor shall ensure that such recommendation receives the appropriate attention it deserves and provides feedback thereon to the ward committee at its first meeting held after the adoption of such recommendation.
- (5) Council may dispose of the matters mentioned in Section 27(4) above that are referred to it by the Speaker in terms of Council rules and orders.
- (6) No information may be regarded as privileged or confidential information unless the disclosure thereof threatens the due exercise of good governance as provided for in Section 195 of the Constitution or put the life or safety of anyone at risk, and the Speaker shall always be obliged to objectively explain why such information is to be regarded as privileged or confidential.

**28. Dispute-resolution mechanisms for ward committees**

The following dispute-resolution mechanisms must be applied:

- (1) Every effort must be made to deal with disputes between the members of the ward committee internally if the dispute does not involve the ward councillor.
- (2) When the dispute arises, the ward councillor must appoint a person or persons among the ward committee members to try and resolve the dispute through mediation.
- (3) If the attempt at mediation fails, the ward councillor must arbitrate the matter.
- (4) A matter must be referred to the Speaker if: –
  - (a) one of the parties in the dispute is still aggrieved; and
  - (b) if the dispute involves the ward councillor.
- (5) The Speaker must appoint a disciplinary committee to deal with matters of discipline.

**29. Policies and directives by the Speaker**

The Speaker may, after consulting the Independent Electoral Management Body and the relevant ward councillor or councillors, adopt policies to achieve the objectives of the Municipal Structures Act, 1998 in relation to the provisions of Section 72 to 78 of the Municipal Structures Act, 1998, and may furthermore issue directives on any matter provided for in this By-law to ensure practical and expedient compliance with its provisions, provided that such policy, policies and/or directives in respect of elections must be publicised in writing at least one (1) month prior to the date of an election.

**30. Short title**

- (1) This By-law is called the *City of Tshwane Ward Committee By-law, 2022* and comes into effect on the date of publication in the *Gauteng Provincial Gazette*.
- (2) The *City of Tshwane: By-law on Ward Committees, 2017* published under *Local Authority Notice 810* in *Gauteng Provincial Gazette No. 232, Vol. 23 of 20 September 2017* as well as any preceding Ward Committee By-law are hereby repealed and substituted forthwith by this *City of Tshwane Ward Committee By-law, 2022*.

**SCHEDULE 1****CODE OF CONDUCT AND DISCIPLINARY PROCEDURES FOR WARD COMMITTEE MEMBERS**

- 1.1 A member must perform the functions of office honestly, in good faith and in a transparent manner. The member must always act in the best interest of the ward or community that the member represents and in such a way that the credibility and integrity of the ward committee are not compromised.
- 1.2 **Meeting attendance**
- 1.2.1 A member must attend all meetings of the ward committee unless provided for otherwise in the By-law.
- 1.2.2 A member must vacate his/her position if he/she –
- (a) is absent for two (2) consecutive meetings without an acceptable written apology; or
  - (b) is absent in an irregular manner from four (4) meetings in a calendar year, with or without a written apology that is acceptable to the ward committee.
- 1.3 **Personal gain**
- A member may not abuse his/her position as a member of a ward committee, or disclose confidential information obtained as a member for private gain or to improperly benefit another person.
- 1.4 **Rewards, gifts and favours**
- A member may not –
- (a) request, solicit or accept any reward, gift or favour in return for voting or not voting in a particular manner on any matter before the ward committee; or
  - (b) unduly influence the ward committee to exercise a power or perform a function in a particular manner.
- 1.5 **Unauthorised disclosure of information**
- Without derogating from the right of any person to access information in terms of national legislation, including Section 32 of the Constitution, a member may not disclose any privileged or confidential information clearly marked as such by the chairperson of the ward or ward committee to any unauthorised person without the permission of the ward councillor or a committee of Council, and may not disclose any information which would violate a person's right to privacy or which is declared to be privileged, confidential or secret in terms of the law.
- 1.6 **Municipal property**
- A member may not use, take, acquire or benefit from any property or asset which is owned, controlled or managed by the Municipality and to which that member has no right.
- 1.7 **Duty of the chairperson of a ward committee regarding this schedule**
- 1.7.1 The chairperson must ensure that each member is given a copy of the code of conduct when taking office, and that a copy of the code of conduct and disciplinary procedures for ward committee members (hereinafter referred to as "the Code") is accessible to all ward committee members.
- 1.7.2 If the chairperson of a ward committee has reasonable grounds to believe that a provision of the Code has been breached, such alleged breach must be reported in writing to the Office of the Speaker for investigation.
- 1.8 **Breach of the Code**
- 1.8.1 The Office of the Speaker must conduct an investigation into the alleged breach and prepare a written report which must be provided by the Office of the Speaker to the member alleged to have breached the Code.
- 1.8.2 The Office of the Speaker must afford the member who is alleged to have breached the Code seven (7) calendar days from the date of being notified in writing of the alleged breach to respond to the report referred to in Paragraph 1.8.1 above.

- 1.8.3 The Office of the Speaker must consider the investigation report and the written response received from the member alleged to have breached the Code.
- 1.8.4 If the Speaker is not satisfied that there is sufficient evidence that the Code was breached after considering the investigation report and the written response received from the member alleged to have breached the Code, the Speaker must notify the chairperson of the ward committee and the member alleged to have breached the Code in writing.
- 1.8.5 However, if the Speaker is satisfied that there is sufficient evidence to prove that the member alleged to have breached the Code has contravened its provisions, the Speaker must notify the chairperson of the ward committee and the member concerned in writing of the decision, and must convene a disciplinary hearing.
- 1.8.6 The disciplinary hearing referred to in Paragraph 1.8.5 above shall take place at a time and venue determined by the Speaker and on seven (7) calendar days' written notice to the member alleged to have breached the Code.
- 1.8.7 The procedure for the disciplinary hearing shall be at the Speaker's discretion, provided that it is simple, brief and expeditious and in accordance with the principles of natural justice.
- 1.8.9 The member alleged to have breached the Code may be represented at the disciplinary hearing by the legal practitioner of his/her choice, provided that the costs of the legal practitioner shall be borne by the member alleged to have breached the Code.

**1.9 Rules of natural justice**

If the Office of the Speaker, Special Disciplinary Committee or investigating official finds that a member has breached a provision of the Code, it may –

- (a) issue a formal warning to the member;
- (b) reprimand the member;
- (c) suspend the member for a period of three (3) months; or
- (d) request that the member be removed from the ward committee.

**1.10 Appeals**

- 1.10.1 Any member who has been warned or reprimanded in writing in terms of Paragraph 1.9.1, may within seven (7) days of having been notified of the decision, appeal in writing to the Office of the Speaker, setting out the reasons for the appeal.
- 1.10.2 Upon receipt of the appeal, the Office of the Speaker must convene an Electoral Committee meeting to consider and finalise the appeal, and the ruling must be conveyed in writing to the ward committee member(s) and the ward councillor concerned.
- 1.10.3 The disciplinary hearing must be concluded within a period of four (4) weeks from the date of receipt of the alleged transgression.
- 1.10.4 The appeal processes must be concluded within a period of fourteen (14) days from the date of receipt of the appeal.
- 1.10.5 The Office of the Speaker must keep a register of all disciplinary actions taken against members.

**SCHEDULE 2  
CODE OF CONDUCT FOR COUNCILLORS**

The Code of Conduct for Councillors set out in the Municipal Structures Act, 1998, read in conjunction with Council policy and procedures, regulates the disciplinary processes relating to councillors.

The Rules and Ethics Committee of Council is the special committee contemplated in Item 16(1)(b) of the Code of Conduct for Councillors, as resolved by Council.

Upon receipt by the Speaker of an alleged contravention of the Code of Conduct for Councillors, the Speaker will deal with the allegation in accordance with the Code of Conduct for Councillors.

**SCHEDULE 3****WARD COMMITTEE ATTENDANCE REGISTER**

The attendance register shall include an official letterhead and include the following:

1. Ward number
2. Date of meeting
3. Venue
4. Time of commencement
5. Names of attendees
6. Apologies received
7. Signatures of members attending

**SCHEDULE 4****WARD COMMITTEE MEETING AGENDA**

**Ward number:** \_\_\_\_\_

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

**Time:** \_\_\_\_\_

**Venue:** \_\_\_\_\_

1. Opening and welcome
2. Signing of attendance register
3. Recording leave of absence
4. Approval of the minutes of the previous meeting(s)
5. Matters arising from the minutes
6. Matters for consideration
  - a) ...
  - b) ...
  - c) ...
7. Annexure that lists the actions to be taken and the time frame for actions following ward committee deliberations
8. Date of the next meeting

**SCHEDULE 5****ELECTORAL COMMITTEE APPEALS REFERRAL**

Appeals must be submitted in writing to the Office of the Speaker and must include the following:

1. Full name, address and contact details of the appellant
2. Full details of appeal with reference to the Ward Committee By-law

## ANNEXURE 1

## WARD COMMITTEE NOMINATION FORM

## A. Nomination particulars

<b>NOMINEE</b>	
Ward number	
Full name (as per identity document)	
Identity number and certified copy of identity document	
Residential or business address in ward	
Cell phone number	
Email address	
Declaration (to be attached)	
Motivation (statement why the nominee is eligible as a candidate)	
<b>NOMINATOR</b>	
Full name (as per identity document)	
Identity number	
Residential address and ward where registered as a voter in which the nominee aspires to stand for election (declaration not necessary for nominator)	
<b>SECONDER</b>	
Full name (as per identity document)	
Identity number	
Residential address and ward where registered as a voter in which the nominee aspires to stand for election (declaration not necessary for seconder)	
<b>Closing date for nominations</b>	

## Acceptance of nomination

I, \_\_\_\_\_, hereby accept the above nomination.

**NOMINEE:** Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**NOMINATOR:** Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**SECONDER:** Date: \_\_\_\_\_ Signature: \_\_\_\_\_

## B. Declaration by the nominee (Annexure 2 must be attached to this nomination form)

## C. Rejection of nomination

Official use: Reasons for the rejection of the nomination


Signed on the ..... day of ..... 20.....

\_\_\_\_\_  
Speaker of Council

.....

.....

.....

.....

Full names of Speaker or delegated officer



## ANNEXURE 2

## DECLARATION FORM FOR WARD COMMITTEE MEMBER ELECTION NOMINEE

This is not an affidavit and it is therefore not necessary to swear before a Commissioner of Oaths

<b>DECLARATION</b>		
Full name: .....		
Identity number: .....		
Residential address: .....		
Ward number: .....		
Voting district: .....		
<p>I hereby accept that I am ineligible for election as a ward committee member if –</p> <ol style="list-style-type: none"> <li>1. I am an unrehabilitated insolvent;</li> <li>2. I have been declared to be of unsound mind by a court in the Republic of South Africa and that declaration has not been set aside;</li> <li>3. I have been convicted of an offence and sentenced to more than 12 months' imprisonment without the option of a fine;</li> <li>4. I am an employee of the City of Tshwane;</li> <li>5. I am a contractor and/or a supplier of goods and services to the City of Tshwane; and</li> <li>6. I owe debt of more than three (3) months to the City of Tshwane.</li> </ol> <p>I hereby declare that I am not disqualified from standing for the election by any of the following requirements, and that I am aware that a false declaration is in breach of legislation and will lead to disciplinary action.</p> <p>By signing this form –</p> <ul style="list-style-type: none"> <li>• I declare that I am not disqualified by any of the requirements of the Ward Committee By-law to be elected as a member of the ward committee;</li> <li>• I recognise that should it become evident that anything contained in this declaration is false, such declaration constitutes common law fraud for which I can be prosecuted in a court of law;</li> <li>• I furthermore confirm that should I successfully be elected as a member of the ward committee, i irrevocably bind myself to the code of conduct and disciplinary procedures for ward committee members (Schedule 1 of this By-law); and</li> <li>• I consent that the Speaker or anyone in his/her office may access any personal information as defined in the Protection of Personal Information Act, 2013 (Act 4 of 2013) to investigate my eligibility to be nominated as a candidate and stand in ward election as provided for in this By-law.</li> </ul>		
	<b>Mark applicable block with an "X"</b>	
	<b>YES</b>	<b>NO</b>
1. Have you ever been declared insolvent?		
2. If so, have you been rehabilitated?		
3. If so, provide the date of rehabilitation.		
4. Have you been declared to be of unsound mind by a court of the Republic of South Africa?		
5. If so, provide the date of declaration.		
6. Have you been convicted of an offence and sentenced to more than 12 months' imprisonment without the option of a fine?		
7. Are you an employee of the City of Tshwane?		
8. Are you a contractor and/or a supplier of goods and services to the City of Tshwane?		
9. Do you have any debt owed to the City of Tshwane for a period of longer than three (3) months?		
10. If so, has an arrangement been entered into with Group Financial Services to settle the debt?		
11. If so, has the arrangement been adhered to?		
12. If no arrangement has been reached with Group Financial Services, has a dispute been lodged in terms of Section 102 of the Municipal Systems Act, 2000?		
13. If so, is the dispute lodged in terms of Section 102 of the Municipal Systems Act, 2000 pending?		

Signature: .....

Date: .....

Venue: .....

**LOCAL AUTHORITY NOTICE 2280 OF 2022****CITY OF TSHWANE****CORECTION NOTICE****NOTICE IN TERMS OF SECTION 23(2) OF THE CITY OF TSHWANE METROPOLITAN  
MUNICIPALITY LAND USE MANAGEMENT BY-LAW****TSHWANE AMENDMENT SCHEME 454T**

It is hereby notified in terms of the provisions of Section 23(2) of the City of Tshwane Land Use Management By-Law, 2016, that Local Authority Notice 1518 of 2022 in the Gauteng Provincial Gazette No 447 dated 9 November 2022, with regard to The Reeds Extension 53, be rectified as follows:

Substitute the first paragraph:

"It is hereby notified in terms of the provisions of Section 68(1) of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of The Reeds Extension 53, being an amendment of the Pretoria Town-planning Scheme, 1974."

with the following paragraph:

"It is hereby notified in terms of the provisions of Section 68(1) of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of The Reeds Extension 53, being an amendment of the Tshwane Town-planning Scheme, 2008."

(CPD 9/1/1/1-TRDx53)  
(CPD 9/2/4/2-454T (Item 222))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 147/2022)

**LOCAL AUTHORITY NOTICE 2281 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 6825T**

It is hereby notified in terms of the provisions of Section 13 of the City of Tshwane Land Use Management By-Law, 2016, that Local Authority Notice 1803 of 2022 in the Gauteng Provincial Gazette No 397 dated 7 August 2019, that the City of Tshwane has approved and hereby adopted the land development application for the replacement of Tshwane Amendment Scheme **3380T with Tshwane Amendment Scheme 6825T**, being the rezoning of Portion 1 of Erf 136, Lynnwood Ridge, from "Residential 1", to –

Part (ghCDEFg) of Portion 1 of Erf 136 (proposed Remainder of Portion 1), to "Residential 2", Dwelling-units, with a maximum of 1 dwelling unit, subject to certain further conditions; and

Part (ABhgA) of Portion 1 of Erf 136 (proposed Portion 2 of Portion 1), to "Residential 2", Dwelling-units, with a maximum of 1 dwelling unit, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6825T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6825T (Item 36672))  
(CPD 9/2/4/2-3380T (Item 23918))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 377/2022)

**LOCAL AUTHORITY NOTICE 2282 OF 2022**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**TSHWANE AMENDMENT SCHEME 6024T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **6024T**, being the rezoning of Erf 1038, Waterkloof Extension 1, from "Residential 1" with a minimum erf size of 1 500m<sup>2</sup>, to "Residential 1", Table B, Column (3), with a minimum erf size of 800m<sup>2</sup>, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6024T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6024T (Item 33540))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 378/2022)

**LOCAL AUTHORITY NOTICE 2283 OF 2022**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**TSHWANE AMENDMENT SCHEME 5905T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5905T**, being the rezoning of Erf 296, Newlands Extension 2, from "Residential 1", to "Business 4", Office, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5905T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5905T (Item 33073))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 379/2022)

**LOCAL AUTHORITY NOTICE 2284 OF 2022**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5799T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5799T**, being the rezoning of Erf 512, Menlo Park, from "Residential 1" with a minimum erf size of 1 000m<sup>2</sup>, to "Residential 4", Dwelling units, including a guard house, with a density of 120 dwelling units per hectare (maximum of 24 dwelling units) on the gross area of the property (ie prior to any part thereof being cut off for public street or communal open space), subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5799T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5799T (Item 32671))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 380/2022)

**LOCAL AUTHORITY NOTICE 2285 OF 2022**  
**CITY OF TSHWANE**  
**TSHWANE AMENDMENT SCHEME 3164T**

It is hereby notified in terms of the provisions of section 57(1)(a) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that the City of Tshwane has approved the amendment of the Tshwane Town-planning Scheme, 2008, being the rezoning of Erf 1687, Lyttelton Manor Extension 3, from "Special", to "Special", Service Industry, Place of Refreshment, Offices and Place of Instruction, subject to certain further conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Head of the Department: Department of Economic Development, Gauteng Provincial Government and the Executive Director: City Planning and Development, City of Tshwane, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **3164T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-3164T (Item 23117))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 381/2022)

**LOCAL AUTHORITY NOTICE 2286 OF 2022****CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 6(8) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT NO 3 OF 1996)**

It is hereby notified in terms of the provisions of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act No 3 of 1996), that the City of Tshwane has approved the application for the removal and amendment of certain conditions contained in Title Deed T40064/2010, with reference to the following property: Erf 673, Erasmia.

The following conditions and/or phrases are hereby removed: Conditions 6(a), (c)(i), (c)(iii) and (d).

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

**AND/AS WELL AS**

that the City of Tshwane has approved the application for the amendment of the Tshwane Town-planning Scheme, 2008, being the rezoning of Erf 673, Erasmia, from "Residential 1" with a minimum erf size of 500m<sup>2</sup>, to "Residential 2", Table B, Column 3, with a density of 25 dwelling units per hectare (maximum of 6 dwelling-units), subject to certain further conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Head of Department: Department of Economic Development, Gauteng Provincial Government and the Group Head: Economic Development and Spatial Planning, City of Tshwane, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **2814T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-2814T (Item 22029))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 382/2022)

**LOCAL AUTHORITY NOTICE 2287 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 6133T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **6133T**, being the rezoning of Erf 356, Brooklyn, from "Residential 1", to "Residential 2", Dwelling Units, with a density of 25 dwelling units per hectare (maximum of 6 dwelling-units on the property, subject to certain further conditions).

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6133T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6133T (Item 34052))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 383/2022)

**LOCAL AUTHORITY NOTICE 2288 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 5584T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5584T**, being the rezoning of Erf 1382, Pretoria North, from "Residential 1", to "Residential 3", Duplex Dwelling and Dwelling Units, with a density of 25 dwelling units per hectare (maximum of 6 dwelling-units), subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5584T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5584T (Item 31678))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 384/2022)

**LOCAL AUTHORITY NOTICE 2289 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T95527/2017 with reference to the following property: Erf 51, Eldoraigane.

The following conditions and/or phrases are hereby removed: Conditions 3.(d), 4.(a), 4.(c) and 4.(d).

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

(CPD ELD/0205/51 (Item 35257))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 712/2022)



**LOCAL AUTHORITY NOTICE 2290 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T59054/2015 with reference to the following property: Erf 71, Eldoraigane.

The following conditions and/or phrases are hereby removed: Conditions A.2, A.3.(d), A.3.(e), A.3.(f), A.3.(i), A.3.(j), A.4 and A.5.(ii).

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

(CPD ELD/0205/71 (Item 31993))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 713/2022)

**LOCAL AUTHORITY NOTICE 2291 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T15210/1993 with reference to the following property: Erf 93, Valhalla.

The following conditions and/or phrases are hereby removed: Conditions A, B, C.(a), C.(b), C.(1), C.(1)(a), C.(1)(b), C.(1)(ii), C.(1)(iii), C.(1)(c), C.(1)(d), C.(1)(e), C.(1)(f), C.(1)(g), C.(1)(h), C.(1)(i)(i), C.(1)(i)(ii), C.(1)(i)(iii), C.(1)(j)(i), C.(1)(j)(ii), C.(1)(j)(iii), C.(1)(k) and (ii).

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

(CPD VAL/0688/93 (Item 35813))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 714/2022)

**LOCAL AUTHORITY NOTICE 2292 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T38650/2013 with reference to the following property: Erf 906, Valhalla.

The following conditions and/or phrases are hereby removed: Conditions C.(e), C.(j)(i), C.(j)(ii), C.(j)(iii), C.(k)(i), C.(k)(ii) and C.(k)(iii).

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

(CPD VAL/0688/906 (Item 35786))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 715/2022)

**LOCAL AUTHORITY NOTICE 2293 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T104195/1999 with reference to the following property: Erf 1864, Valhalla.

The following conditions and/or phrases are hereby removed: Conditions C.(c), C.(f), C.(g), C.(h), C.(i), C.(k), C.(l)(i), C.(l)(ii), C.(l)(iii), C.(m)(i), C.(m)(ii), C.(m)(iii) and C.(n).

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

(CPD VAL/0688/1864 (Item 35772))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 716/2022)

**LOCAL AUTHORITY NOTICE 2294 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T2787/2019 with reference to the following property: Erf 618, Sinoville.

The following conditions and/or phrases are hereby removed: Conditions A(a) up to and including A(h), B(a) up to and including B(e), C(a) up to and including C(c) and Definitions (i) and (ii).

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

(CPD SIN/0640/618 (Item 34698))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 717/2022)

**LOCAL AUTHORITY NOTICE 2295 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T72352/2005 with reference to the following property: Portion 514 of the farm Derdepoort 326JR.

The following conditions and/or phrases are hereby removed: Conditions 1, 2, 3 and including 4.

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

(CPD 326-JR/0156/514 (Item 31896))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 718/2022)

**LOCAL AUTHORITY NOTICE 2296 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T28818/2002 with reference to the following property: Erf 107, Erasmusrand.

The following conditions and/or phrases are hereby removed: Conditions 3.5, 3.6, 4.1, 4.2 (i), 4.2 (ii), 4.3 and 5.

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

(CPD ERS/0224/107 (Item 34586))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 DECEMBER 2022  
(Notice 719/2022)

**LOCAL AUTHORITY NOTICE 2297 OF 2022****LOCAL AUTHORITY NOTICE 33 OF 2022  
MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 46(4) of the Mogale City Spatial Planning and Land Use Management By-Law, 2018, that Mogale City Local Municipality approved the amendment of the Mogale City Land Use Scheme, 2022, by the rezoning of Remainder of Erf 48 Boltonia township from "Institutional" to "Industrial 1", subject to conditions.

Copies of the application as approved are filed with the office of the Municipal Manager of the Mogale City Local Municipality and are open for inspection at all reasonable times.

This amendment scheme is known as the Mogale City Land Use Scheme, 2022, Amendment Scheme 0032 and shall come into operation on the date of publication hereof.

**MUNICIPAL MANAGER**

Date : 14 December 2022

**LOCAL AUTHORITY NOTICE 2298 OF 2022**

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
PROCLAMATION OF APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF THE TOWN PLANNING AND  
TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR AN APPROVED TOWNSHIP  
POMONA EXTENSION 250**

It is hereby declared that in terms of the provisions of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013, that POMONA EXTENSION 250 is an approved township, subject to the conditions as set out in the schedules hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY JT GROUP DEVELOPMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 774 OF THE FARM RIETFontein NO. 31- IR HAS BEEN GRANTED

**A. CONDITIONS OF ESTABLISHMENT**

- (1) **NAME**  
The name of the township shall be Pomona Extension 250.
- (2) **DESIGN**  
The township shall consist of erven and streets as indicated on General Plan S.G. No. 1898/2020.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**  
All erven shall be made subject to existing conditions and servitudes, if any, but excluding:
  - (a) excluding the following entitlement which will not be passed on the erven in the township:
    - A. The original remaining extent of Portion "A" of the Farm RIETFontein No 18, district BENONI, measuring as such 1205,8671 (ONE THOUSAND TWO HUNDRED AND FIVE comma EIGHT SIX SEVEN ONE) hectares, comprised of Portions "C" and "D" now forming Portion of Portion "G" of Portion "A" of the said farm held under Certificate of Amended Title No 4885/1924, Portion "E" measuring 17,1306 (SEVENTEEN comma ONE THREE NOUGHT SIX) hectares, held under Deed of Transfer No. 3159/1919, and the remaining extent measuring as such 236,6626 (TWO HUNDRED AND THIRTY SIX comma SIX SIX TWO SIX) hectares, held under Deed Transfer No. 3708/1917 of which the aforesaid holding is a Portion, is entitled to one-half of the water coming out of the fountain (running from three sources) situated near the Western boundary line of that portion of the property held under the said Certificate of Amended Title No. 4882/1924, as indicated on the diagram annexed to the said Certificate of Amended Title by the figure, a, F, b, G, e, o, p, u, t, O and close to the Kaffir Dam namely the Dam from which a furrow is led to the windmill and the right to lead the water aforesaid by means of pipes or a water furrow on to the said original remaining extent of Portion A measuring as such 1205,8671 (ONE THOUSAND TWO HUNDRED AND FIVE comma EIGHT SIX SEVEN ONE) hectares (now comprised as aforesaid), with the further right of access to the fountain and pipes or furrow for the purposes of up-keep and repair.

- (4) **PRECAUTIONARY MEASURES**  
The township owner shall at his own expense, make arrangements with the local authority in order to ensure that:
- (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen: and
  - (ii) the recommendations as laid down in the geological report/soil of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) **ACCESS**  
Access to the township shall be to the satisfaction of the Department of Roads and Stormwater as well as the Gauteng Department of Roads and Transport.
- (6) **ENGINEERING SERVICES**
- (i) The applicant shall be responsible for the installation and provision of internal engineering services.
  - (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except internal street lights).
  - (iii) The Home Owner's Association will be responsible for the maintenance of the internal roads (including stormwater) and the internal street lights (including electrical power usage).
- (7) **DEMOLITION OF BUILDINGS AND STRUCTURES**  
The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.
- (8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**  
The Township owner shall arrange for the drainage of the township to fit in with that of the existing road and storm water infrastructure in the vicinity and for all storm water running of or diverted from the roads to be received and disposed of.
- (9) **REMOVAL OF LITTER**  
The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.
- (10) **TRANSFER OF ERVEN**  
Erf 4018 shall, at the cost of the township owner, be transferred to the Pomona Extension 249 Property Owner's Association prior to or simultaneously with the first transfer of any Erf.
- (11) **FORMULATION AND DUTIES OF THE PROPERTY/HOME OWNER'S ASSOCIATION**
- (i) The township owner shall properly and legally constitute a Home Owner's Association [a company established in terms of Section 1(1) of Schedule 1 of the Companies Act, Act 71 of 2008], prior to or simultaneously with the sale of the first erf in the township. The Home Owner's Association will govern Pomona Extensions 249 and 250.
  - (ii) The memorandum of association of the Non-Profit Company, or a universitas personarum, shall provide that:
    - (a) each and every owner of an erf in the township shall become a member of the Pomona Extension 249 Property Owner's Association upon transfer to him of that erf;
    - (b) the Pomona Extension 249 Property Owner's Association shall have full responsibility for the functioning and proper maintenance of the portion for roadway purposes and the engineering services contained thereon. The local authority shall not be liable for the defectiveness of the surfacing of the roadway and/or any essential services;
    - (c) the Pomona Extension 249 Property Owner's Association must be incorporated with the legal power to levy from each and every member of the Pomona Extension 249



Property Owner's Association the costs incurred in fulfilling its function and to have legal recourse to recover such fees in the event of a default in payment by any member; and

- (d) the construction and maintenance of the roadway portion shall be the responsibility of the township owner until transfer of that portion to the Home Owner's Association.

(12) ENDOWMENT

The township owner shall, in terms of the provisions of Section 81, as well as Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 1986 pay a lump sum endowment of R120 000,00 to the Local Authority. This money can be used for the purposes of upgrading any parks.

B. CONDITIONS OF TITLE

All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) ERVEN 3972 - 3980, 3989 - 2994 AND 4009-4017

- (i) The erf is subject to a servitude, 2m wide, in favour of the local authority for water services and other municipal purposes as indicated on the General Plan.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(2) ERF 4017

- (i) The erf is subject to a servitude in favour of the Local Authority for municipal purposes.

(3) ERF 4018

- (i) The entire erf is subject to a Right-of-way servitude in favour of the all owners and occupiers in the township as indicated on the General Plan, and
- (ii) The erf is subject to a servitude for municipal services in favour of the Local Authority as indicated on the General Plan.

(4) ERVEN 3965 - 4017

- (i) The erf is entitled to a Right-of-way servitude in favour of the all owners and occupiers in the township as indicated on the General Plan.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CITY OF EKURHULENI AMENDMENT SCHEME K0719C  
POMONA EXTENSION 250

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read with the provisions of the Spatial Planning and Land Use Management Act, 2013 that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment scheme with regard to the properties in the township of POMONA EXTENSION 250, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021.

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

This amendment is known as City of Ekurhuleni Amendment Scheme K0719C and shall come into operation on the date of publication of the notice.

(Reference number CP075.2022)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

14/12/2022

**LOCAL AUTHORITY NOTICE 2299 OF 2022**  
**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 1986, to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares Groeneweide Extension 10 Township to be an approved township subject to the conditions set out in the schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY RENALDO AND BARRY'S COINS PROPRIETARY LIMITED (CK REGISTRATION NO: 2011/124110/07) (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 280 (A PORTION OF PORTION 142) OF THE FARM KLIPPOORTJE 110-IR HAS BEEN GRANTED BY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be GROENEWEIDE EXTENSION 10.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No. 1356/2019.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**1.4 DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

**1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

**1.6 ENDOWMENTS**

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment (to be determined) to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township.

Such endowments are payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

**1.7 ACCESS**

Access to the township shall be obtained via Agulhas Road, to the satisfaction of EMM: Roads and Stormwater Department.

## 2. CONDITIONS OF TITLE

2.1 Erven mentioned hereunder shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town-Planning and Townships Ordinance, 1986 (no 15 of 1986).

### 2.1.1 ERVEN 563 TO 633

- (a) The erf is subject to the building restriction areas & building lines outlined in the relevant Town Planning Scheme which may be amended via the procedures outlined in such Town Planning Scheme.
- (b) No building or other structure shall be erected within the aforesaid building restriction area and no large-rooted trees shall be planted within the said area or within 1m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid building restriction area such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works, being made good by the local authority.

### 2.1.2 ERF 634

The erf is subject to a right of way servitude in favour Erven 563 to 633 for access purposes and servitude for municipal purposes in favour of the local authority.

### 2.1.3 ERVEN 567, 568, 573, 574, 579, 580, 585, 586, 591, 592, 597, 598 AND 635

The erven are subject to a 2,00-metre-wide Sewer and Storm Water Servitude as indicated on the General Plan.

### 2.1.4 ERVEN 563 TO 633 AND 635

The erven are entitled to a Right of Way servitude for general access purposes and access to a public road over Erf 634.

## 2.2 CONDITIONS IN FAVOUR OF THIRD PARTIES

- (a) Every owner of the erf, or any person who has an interest therein shall become and shall remain a Member of the Home Owners Association established for the township and be subject to its constitution until he/she ceases to be an owner of aforesaid.
- (b) Neither the erf nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of the Home Owner's Association established for the township to become a member of such Association.
- (c) The owner of such erf or any person who has an interest therein, shall not be entitled to transfer the erf or any interest therein without the written confirmation from Home Owners Association that the provisions of the Articles of Association of the Home Owners Association have been complied with.
- (d) The term "Home Owners Association" in the preceding conditions of title shall mean the home owners association of SUNSETPALMS HOMEOWNERS ASSOCIATION (PTY) LIMITED with Registration Number 2017/240403/07 (an Association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended, or a duly constituted universitas personarum.)

NOTICE OF APPROVAL  
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CITY OF EKURHULENI AMENDMENT SCHEME F0413C  
GROENEWEIDE EXTENSION 10 TOWNSHIP

The City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read with the provisions of the Spatial Planning and Land Use Management Act, 2013 declares that it has adopted a town planning scheme, being an amendment of the Boksburg Town Planning Scheme, 1991, as replaced by the City of Ekurhuleni Land Use Scheme, 2021; promulgated on the 16th of February 2022, relating to the same land as included in GROENEWEIDE EXTENSION 10 TOWNSHIP.

All relevant information is filed with the Area Manager: Boksburg Customer Care Area, 3<sup>rd</sup> floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as City of Ekurhuleni Amendment Scheme F0413C and shall come into operation on date of publication of this notice.

(Reference number 15/3/3/35/10)  
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
14/12/2022

**LOCAL AUTHORITY NOTICE 2300 OF 2022****AMENDMENT SCHEME 20-01-3568  
ERF 3 DUNKELD WEST**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 3 Dunkeld West**:

- (1) The removal of restrictive conditions 1, 2 and 3 from Deed of Transfer No T10255/2014;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the erf from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3568, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 813/2022

**LOCAL AUTHORITY NOTICE 2301 OF 2022****AMENDMENT SCHEME 20-01-0562  
ERF 4 DUNKELD WEST**

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

- (1) The removal of restrictive conditions (a), (b), (c) and (d) from Deed of Transfer No T26846/2014;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the erf from "Business 4" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0562, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 814/2022



**LOCAL AUTHORITY NOTICE 2302 OF 2022****AMENDMENT SCHEME 20-05-3963**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 243 Poortview Extension 29 from "Residential 1" to "Special", Permitting a Veterinary Clinic with associated outbuildings, ancillary uses and a dwelling unit, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-3963.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-05-3963 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 815/2022

**LOCAL AUTHORITY NOTICE 2303 OF 2022****AMENDMENT SCHEME 20-01-4107**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 82 South Kensington from "Residential 3", subject to certain conditions in terms of Amendment Scheme 01-19349 to "Residential 3", subject to certain amended conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4107.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-4107 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 816/2022

**LOCAL AUTHORITY NOTICE 2304 OF 2022****AMENDMENT SCHEME 16-17336**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 14478 Protea Glen Extension 6 from "Business" to "Public Garage", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 16-17336.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 16-17336 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 817/2022

**LOCAL AUTHORITY NOTICE 2305 OF 2022****AMENDMENT SCHEME 20-02-3692**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 14 of Erf 221 Strathavon Extension 28 from "Special" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3692.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-02-3692 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 818/2022

**LOCAL AUTHORITY NOTICE 2306 OF 2022****AMENDMENT SCHEME 20-01-3747**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 58, 72 and 73 Birnam from "Business 1" and "Residential 1" to "Business 1", including a drive through restaurant, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3747.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-3747 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 820/2022

**LOCAL AUTHORITY NOTICE 2307 OF 2022****AMENDMENT SCHEME 20-01-2543**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, in respect of the rezoning of **Erf 412 Mayfair** from "Residential 4" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2543.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-2543 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 740/2022

**LOCAL AUTHORITY NOTICE 2308 OF 2022****AMENDMENT SCHEMES 20-04-2656**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme 2018, by the rezoning of Portion 1 of Erf 2087 and Remaining Extent of Erf 499 Ferndale from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-2656 and will come into operation 14 December 2022 date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No 834/2022

**LOCAL AUTHORITY NOTICE 2309 OF 2022****PORTION 1 OF ERF 171 BRIXTON**  
**REF NO.: 20/13/0284/2021**

Notice is hereby given in terms of Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Portion 1 of Erf 171 Brixton:

The removal of Conditions 1., 2., 2.1., 2.2., 2.3. and 2.3.1 from Deed of Transfer T6591/2017. This notice will come into operation on 14 December 2022 date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No 835/2022

**LOCAL AUTHORITY NOTICE 2310 OF 2022****AMENDMENT SCHEMES 20-01-4062**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme 2018, by the rezoning of Erf 837 Greenside Extension from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4062 and will come into operation 14 December 2022 date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No 011/2022

**LOCAL AUTHORITY NOTICE 2311 OF 2022****AMENDMENT SCHEME: 20-01-2421 and 20/13/4710//2019**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 6 Craighall Park:

- (1) The amendment of the City of Johannesburg Municipal Planning By-Laws, 2016, the amendment of the City of Johannesburg Land Use Scheme, 2018, by rezoning of Erf 6 Craighall Park from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2421, will come into operation on 14 December 2022 date of publication hereof.

**AND**

- a) In terms of Section 42 of the City of Johannesburg Municipal By-Laws, 2016, registration number 20/13/4710/2019, the removal of conditions 2. (a), 2. (b), 2. (c), 2. (d) and 2. (e) from Deed of Transfer T000069483/2019.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 833/2022

**LOCAL AUTHORITY NOTICE 2312 OF 2022****DECLARATION OF AN APPROVED REMOVAL OF RESTRICTIVE TITLE CONDITIONS  
APPLICATION (ROR-4)****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SECTION 50(5) OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
ERF 1096 APEX EXTENSION 4 TOWNSHIP**

It is hereby notified in terms of the provisions of section 50(5) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved the removal of restrictive title conditions B1, B2 and B3 from Deed of Transfer T37982/2017.

The application as approved will lie for inspection at the Manager: Town Planning, Benoni Sub Section, Cnr. Tom Jones and Elston Avenue 6<sup>th</sup> Floor; Treasury Building, Benoni during normal office hours.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

**LOCAL AUTHORITY NOTICE 2313 OF 2022**  
**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
**CITY OF EKURHULENI LAND USE SCHEME, 2021**  
**CORRECTION OF ERRORS OR OMISSIONS NOTICE C0020C**

It is hereby notified in terms of the provisions of Section 129 of the City of Ekurhuleni Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has corrected the following error or omission in the City of Ekurhuleni Land Use Scheme, 2021 (an approved Scheme as per Local Authority Notice 200 of 2022 dated 16 February 2022), vide item A-CP (02-2021) CPOC, resolution 7.

- 1. The correction of Table B, Use Zone 1 and 2 by the addition of “Bed and Breakfast” under Column 5.**

- 2. The correction of Table G, by the following amendment:**

Residential 1	2	1001m <sup>2</sup> above	50%	1001m <sup>2</sup> above	55%	One dwelling house per erf Second dwelling unit per erf subject to Clause 23.2
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- 3. The correction of the following zonings:**

- 3.1 Erf 127 Sunnyrock Extension 7 Township from “Business 2” to “Industrial 2”
- 3.2 Erf 2 Dunmadeley Township form “Business 3” to “Business 2”
- 3.3 Erf 638 Daggafontein Extension 9 Township from “Agriculture” to “Residential 3”
- 3.4 Erf 639 Daggafontein Extension 9 Township from “Agriculture” to “Roads”
- 3.5 Erf 916 Kempton Park Extension 2 Township from “Residential 1” to “Residential 1”
- 3.6 Erf 2309 Birch Acres Extension 7 Township from “Industrial 1” to “Industrial 1 with the inclusion of a diesel depot for private use only
- 3.7 Erf 609 Edenvale Township from “Residential 1” to “Residential 3”
- 3.8 Erf 955 Alrode South Extension 31 Township from “Agriculture” to “Residential 4”
- 3.9 Erf 956 Alrode South Extension 31 Township from “Agriculture” to “Residential 4”
- 3.10 Erf 957 Alrode South Extension 31 Township from “Agriculture” to “Private Open Space”
- 3.11 Erven 1846 to 1849 Bonaero Park Extension 18 Township from “Agriculture” to “Industrial 2”
- 3.12 Remainder of Erf 36 Oriel Township from “Business 3” to “Residential 1”
- 3.13 ALL STANDS Alliance Extension 12 Township from “Agriculture” to “Business 2” (Erven 3303 to 3306) and “Residential 2” (Erven 3307 to 3441)
- 3.14 ALL STANDS Alliance Extension 14 Township from “Agriculture” to “Residential 2” (Erven 3778 to 4113), “Public open Space” (Erven 4114 and 4115) and “Recreation” (Erf 4116)



- 3.15 ALL STANDS Alliance Extension 15 Township from "Agriculture" to "Residential 2" (Erven 4123 to 4367 and 4369 to 4373), "Community Facility" (Erven 4368 and 4374) and "Public Open space" (4375 to 4378)
- 3.16 ALL STANDS Alliance Extension 17 Township from "Agriculture" to "Residential 2" (Erven 4842 to 4895, 4898 to 4966, 4968 to 5053 and 5055 to 5134), "Community Facility" (Erven 4841, 4896, 4897 and 5054), "Recreation" (Erf 5135) and "Public Open Space" (Erven 4967 and 5136 to 5138)
- 3.17 ALL STANDS Alliance Extension 6 Township from "Agriculture" to "Residential 2" (Erven 5135 to 5354 and 5356 to 5506), "Business 2" – (Erf 5355), and "Public Open Space" (Erf 5507)
- 3.18 ALL STANDS Alliance Extension 7 Township from "Agriculture" to "Residential 2" (Erven 2519 to 2591, 2594 to 2738 and 2740 to 2843), "Business 2" (Erven 2592, 2593 and 2739) and "Public Open Space" (Erven 2844 and 2845)
- 3.19 Erven 3447 to 3455 Alliance EXTENSION 13 Township from "Residential 1" to "Residential 2"
- 3.20 Erf 97 Senderwood Extension 1 Township from Height 2 storeys to Height 3 storeys
- 3.21 Erf 528 Edenvale Township "Residential 1" to "Business 3"
- 3.22 Erf 3420 Northmead Township from "Residential 1" to "Business 3"
- 3.23 Erf 60 Selection Park Township from "Residential 1" to "Business 3"
- 3.24 Portion 3 of Erf 169 Eastleigh Township from "Business 4" to "Industrial 2" for commercial purposes only
- 3.25 Erf 1864 Selection Park Township from "Residential 1" to "Business 3"
- 3.26 Erf 320 Struisbult Extension 1 Township from "Residential 1" to "Residential 3"
- 3.27 Erf 132 Glenvarloch Township from "Residential 1" to "Business 2"
- 3.28 Portion 1 of Erf 54 Eastleigh Township from "Residential 1" to "Business 3"
- 3.29 Portion 2 of erf 40 Eastleigh Township from "Residential 1" to "Residential 1" with an inclusion of guesthouse with 14 guest rooms as a primary right
- 3.30 Portion 9 of Erf 103 Witfield Township from "Residential 1" to "Special"
- 3.31 Portion 36 of 210-IR of the Kwa-Thema Farm from "Business 2" to "Business 2" with an inclusion for Filling Station as a primary right
- 3.21 Portion 1 of Erf 639 Parkdene Extension 2 Township from "Public Garage" to "Public Garage" with an inclusion of Filling Station and Shops as primary right
- 3.33 Erf 2049 Primrose Township from "Business 2" to "Business 2" with an inclusion Motor Workshop as a primary right

- 3.34 Remainder of Erf 52 Hughes Extension Township 4 from "Industrial 1" to "Industrial 1" Filling Station as a primary right
- 3.35 Portion 1 of Erf 52 Hughes Extension 4 Township from "Industrial 1" to "Industrial 1" Filling Station as a primary right
- 3.36 Erf 1942 Primrose Township from "Business 2" to "Business 2" with an inclusion Motor Workshop as primary rights
- 3.37 Erven 270 and 271 Raceview Township from "Residential 1" to "Social Services"
- 3.38 Erven 2211, 2212, 2217 and 2218 Kempton Park Extension 4 Township from "Residential 1" to "Community Facility"
- 3.39 Remainder of portion 705 of holding 83-IR of the Farm Klipfontein from "Agriculture" to "Business 3"
- 3.40 Portion 1 of erf 6 Vorsterkroon Township from "Industrial 1" to "Industrial 1" with an inclusion for Filling Station as a primary right
- 3.41 Erf 1782 Benoni Township from "Special" to "Business 2"
- 3.42 Portion 1 of Erf 5 Edendale Township from "Residential 1" to "Business 3"

This correction shall come into operation from date of publication of this notice.

**Dr Imogen Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, Corner Cross and Roses Streets, Private Bag EXTENSION1069, Germiston, 1400  
Notice EXTENSION-2022  
12 August 2022**

Notice No. 30/2022  
14 December 2022

**LOCAL AUTHORITY NOTICE 2314 OF 2022****LOCAL AUTHORITY NOTICE 32 OF 2022  
MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 46(4) of the Mogale City Spatial Planning and Land Use Management By-Law, 2018, that Mogale City Local Municipality approved the amendment of the Mogale City Land Use Scheme, 2022, by the rezoning of Portion 27 (Portion of Portion 3) of the Farm Rietfontein 522 JQ from "Agricultural" to "Agricultural" with an Annexure for agricultural use and three (3) dwelling units with or without outbuildings, subject to conditions.

Copies of the application as approved are filed with the office of the Municipal Manager of the Mogale City Local Municipality and are open for inspection at all reasonable times.

This amendment scheme is known as the Mogale City Land Use Scheme, 2022, Amendment Scheme 0031 and shall come into operation on the date of publication hereof.

**MUNICIPAL MANAGER**

Date : 14 December 2022

**LOCAL AUTHORITY NOTICE 2315 OF 2022****CORRECTION NOTICE**

The City of Johannesburg Metropolitan Municipality herewith gives notice that Local Authority Notice 1616 of 2019 dated 28 August 2019 in respect of **Erf 1208 Bryanston**, has been amended as follows:

By the replacement of the relevant paragraph to correct the conditions that need to be removed:  
*"The removal of all Conditions (e), (f), (g), (h), (i), (j), (k), (l), (m)(i) and (ii), (p), (q), (r), (s) and (t) from Deed of Transfer T6876/07."*

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. 761/2022/C**

**LOCAL AUTHORITY NOTICE 2316 OF 2022**  
**AMENDMENT SCHEME 20-01-2798**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 1537 Houghton Estate from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2798.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-2798 will come into operation on date of publication hereof.

Hector Bheki Makhubo  
Deputy Director: Legal Administration  
City of Johannesburg Metropolitan Municipality  
Notice No.032/2022

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,  
for the **Gauteng Provincial Administration**, Johannesburg.

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