

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

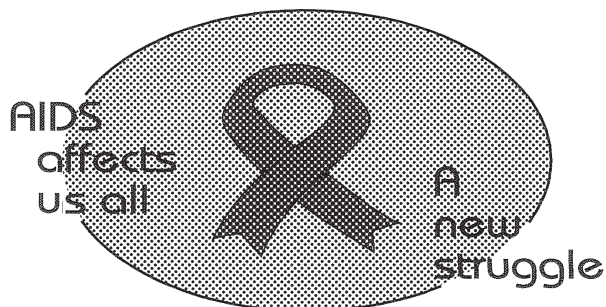
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**Vol: 28**

**PRETORIA**  
21 DECEMBER 2022  
21 DESEMBER 2022

**No: 498**

**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

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## 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**
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- **29 November**, Wednesday for the issue of Wednesday **13 December 2023**
- **06 December**, Wednesday for the issue of Wednesday **20 December 2023**
- **13 December**, Wednesday for the issue of Wednesday **27 December 2023**

**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1603 OF 2022****NOTICE OF APPROVAL****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****CITY OF EKURHULENI AMENDMENT SCHEME E0528C****ERF 2615 BEDFORDVIEW EXT 446**

The City of Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Centre) hereby, in terms of the provisions of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management by-Law, 2019, read with the provisions of the Spatial Planning and Land Use Management Act, 2013 declares that it has approved the rezoning relating to Erf 2615 Bedfordview Ext 446 from "Business 3" to "Business 3" including self storage.

All relevant information is filed with the Area Manager: Edenvale Customer Care Area, Cnr. Van Riebeeck Avenue & Hendrik Potgieter Street, EDENVALE, and are open for inspection at all reasonable times.

This amendment is known as City of Ekurhuleni **Amendment Scheme E0528C** and shall come into operation on date of publication of this notice.

(Reference number 15/4/5/1)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

Date of Publication : 21 December 2022

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 1050 OF 2022**

03 November 2022

no.

**WONDERS CHRISTIAN PRESCHOOL AND CARE MEDS PRIVATE CLINIC**

APPLICATION FOR CONSENT USE ON PORTION 10 OF ERF 60 THE ORCHARDS IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (the "LUM By-law) HAS BEEN SUBMITTED IN JANUARY 2022

**PROPERTY DETAILS**

Application Item Number	Property Owners	Property description
35119	Mononela T&T	ERF 60 Portion 10 16 Karee Avenue The Orchards Pretoria 0182

BOTH BUSINESSES ARE DESIGNED TO ENSURE THE WELLNESS OF YOUNG CHILDREN, HELP THEM LEARN AND DEVELOP GOOD MANNERS GUIDED BY CHRISTIAN PRINCIPLES. CLINIC IS DESIGNED TO ASSIST IN PREVENTING AND MANAGING THE DISEASE THE YOUNG CHILDREN IN THE SCHOOL MAY HAVE, PERMIT HAS ALREADY BEEN GRANTED BY THE DEPARTMENT OF HEALTH FOR THE CLINIC

ANY PERSON WHO HAS INTEREST IN THE ABOVE-MENTIONED APPLICATION MAY SUBMIT COMMENT WITHIN 14 DAYS OF THIS PUBLICATION

**CONTACTS****MONONELAT**[info@thiasbusinessenterprise.co.za](mailto:info@thiasbusinessenterprise.co.za)

0624335614

Signature: *Mononelat*

Date: 03/11/2022

**PROVINCIAL NOTICE 1051 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 BORDEAUX SOUTH RESIDENTS ASSOCIATION Reference Number 342. The security access restriction was originally advertised in the Government Gazette/ local newspaper for public comment on 29 June 2022 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 04 years. In terms of the Municipal Systems Act, 32 of 2000. Appeals may be made to the Office of the City Manager within 21 days of notification at:

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

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

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 2317 OF 2022****REF NO: 20/13/1931/2022**

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 **Erf 122 Rossmore**:

- a) The removal of condition a, b, c, d, and e, from Deed of Transfer T45201/1995

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

**LOCAL AUTHORITY NOTICE 2318 OF 2022****AMENDMENT SCHEME 20-01-3904**

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 234 Richmond from "Business 1" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3904. Amendment Scheme 20-01-3904 will come into operation on the 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. 847/2022

**LOCAL AUTHORITY NOTICE 2319 OF 2022****ERF 521 BLAIRGOWRIE**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Condition (i) from Deed of Transfer T23439/2004 in terms of reference number 20/13/0626/2022 which will come into operation on date of publication;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3836. Amendment Scheme 20-01-3836 will come into operation on date of publication.

The application and the Amendment Scheme are 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. 848/2022

**LOCAL AUTHORITY NOTICE 2320 OF 2022****AMENDMENT SCHEME 20-01-3868**

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 10911 Lenasia South Extension 4 from "Residential 3" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3868. Amendment Scheme 20-01-3868 will come into operation on the 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. 844/2022

**LOCAL AUTHORITY NOTICE 2321 OF 2022**  
**ERVEN 106 AND 2559 MAYFAIR**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions A.1., 2., 3., 4. and 5. from Deed of Transfer T337/1994 in respect of Erf 106 Mayfair as well as conditions (a), (b), (c), (d) and (e) from Deed of Transfer T11569/2020 in respect of Erf 2559 Mayfair, in terms of reference number 20/13/2419/2021 which will come into operation on date of publication;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 4" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3419. Amendment Scheme 20-01-3419 will come into operation on date of publication.

The application and the Amendment Scheme are 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. 849/2022

**LOCAL AUTHORITY NOTICE 2322 OF 2022**  
**AMENDMENT SCHEME 20-01-0445**

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 90 Theta Extension 5 from "Commercial 2" to "Commercial 2", including a public garage, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0445.

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 20-01-0445 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 041/22

**LOCAL AUTHORITY NOTICE 2323 OF 2022****AMENDMENT SCHEME 16-19286**

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 2416 Zola from "Undetermined" to "Industrial 1", including a funeral parlour, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 16-19286.

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 16-19286 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 843/2022

**LOCAL AUTHORITY NOTICE 2324 OF 2022****PORTION 2 OF ERF 35 KELVIN**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Condition 1(e), 1(j)(i) – (vi), 1(k) and 1(l) from Deed of Transfer T20/13/3872/2021 in terms of reference number 20/13/3872/2021 which will come into operation on date of publication;
- (2) The amendment of the City of 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 20-02-3641. Amendment Scheme 20-02-3641 will come into operation on date of publication.

The application and the Amendment Scheme are 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. 850/2022

**LOCAL AUTHORITY NOTICE 2325 OF 2022****AMENDMENT SCHEME 20-01-3380**

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 Remainder of Erf 1335 and Erf 1336 Bezuidenhout Valley 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 20-01-3380. Amendment Scheme 20-01-3380 will come into operation on the 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. 035/2022

**LOCAL AUTHORITY NOTICE 2326 OF 2022****REF NO: 20/13/148/2022**

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 **Erf 123 Rossmore:**

- a) The removal of condition a, b, c, d, and e, from Deed of Transfer T45200/1995

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**

**LOCAL AUTHORITY NOTICE 2327 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****CITY OF TSHWANE****PERI-URBAN AREAS AMENDMENT SCHEME 721PU**

It is hereby notified in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Tijger Vallei Extension 106, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

Map 3 and the scheme clauses of this amendment scheme are filed with the Strategic Executive Director: Group Legal Services, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 721PU.

(CPD 9/1/1/1-TVLx106 0981)  
(CPD 9/2/4/2-721PU)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

APRIL 2021  
(Notice 110/2021)

**CITY OF TSHWANE****DECLARATION OF TIJGER VALLEI EXTENSION 106 AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the Kungwini Local Council hereby declares the township of Tijger Vallei Extension 106 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-TVLx106 0981)  
(CPD 9/2/4/2-721PU))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HAZELDEAN RETREAT (PTY) LTD, HARIVA TRUST AND INTERCARE INFINITY PROPERTY TRUST, UNDER THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 256 (A PORTION OF PORTION 152) OF THE FARM ZWARTKOPPIES 364JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Tijger Vallei Extension 106.

**1.2 DESIGN**

The township shall consist of erven, parks and streets as indicated on General Plan Number 1896/2017.

**1.3 ENDOWMENT**

No endowment is payable to the City of Tshwane in terms of Section 98(2) of the Ordinance, 1986 read with Regulation 44(1) of the Town-Planning and Townships Regulations, for open space as the area measuring 594m<sup>2</sup> in extent, has been provided as part of Erf 1007, Tijger Vallei Extension 22.

**1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

**1.5 REMOVAL OF LITTER**

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane, when required to do so by the Municipality.

**1.6 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES**

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

**1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD**

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, if applicable, those by which exemption has been granted from compliance with regulations No 1182 and 1183, promulgated in terms of Section 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be.

**1.8 LAND TO BE TRANSFERRED TO THE NON PROFIT COMPANY (HOMEOWNER'S ASSOCIATION)**

Erven 1015 shall be transferred to the non-profit Company (Homeowner's Association) as the first transfer after proclamation of the township, by and at the expense of the township owner.

A servitude for access, municipal and engineering services shall prior to or simultaneously with the transfer of Erf 1015 be registered over Erf 1015 in favour of the Municipality

The erf may not be transferred by the non-profit Company.

**1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE****1.9.1 All erven shall be made subject to existing conditions and servitudes if any, including the following which affect all the erven in the township:**

1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7908/1925 dated the 25<sup>th</sup> August 1926, marked A.

2. Entitled to the following conditions:

- (i) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division JR, district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T6636/54, dated the 20<sup>th</sup> March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, JR. aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345, 4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water,

as provided above to pass. This shall not apply however, when the river is in flood.

- (ii) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, JR aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion.

The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.

3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27<sup>th</sup> of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
4. Subject to the terms of Notarial Deed 100/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division JR is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
5. The Remaining Extent of the South Western Portion of the farm ZWART-KOPPIES No 364, Registration Division JR district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
  - (i) Entitled to a servitude of right of way 15,74 metres wide over the Remainder of TWEEFFONTEIN 371, JR measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
  - (ii) Subject to a servitude of right of way in favour of the Remainder of TWEEFFONTEIN aforesaid, making use of the existing farm roads;

as will more fully appear with reference to Notarial Deed 551/56-S dated the 15<sup>th</sup> May 1956.

6. The Remaining Extent of the South Western Portion of the farm ZWART-KOPPIES No 364, Registration Division JR, district of Pretoria, measuring 473,3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
  - (i) entitled to a servitude of right of way, 15,74 metres wide over Portion 15 of the farm Zwartkoppies 364, JR measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956;
7. The Remaining Extent of the South Western Portion of the farm ZWART-KOPPIES NO 364, Registration Division JR, district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is:-

Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364, JR district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.

8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division JR., district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is:-
  - (a) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
  - (b) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
9. By virtue of Notarial Deed of Servitude No K 2230/2013 S the within mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 380, Tijger Vallei Extension 10, measuring 9 788 square metres and indicated by the figure ABCDEFGHJKLMNPQRSTA on diagram SG No 2751/2012 and over Erf 472, Tijger Vallei Extension 20, measuring 6 571 square metres and indicated by the figure ABCDEFGHJA on diagram SG No 2753/2012, as will more fully appear from the said notarial deed.
10. By virtue of Notarial Tie Agreement No K 2236/2013 S the within mentioned property is notorially tied together with:
  - i. Erf 589, TijgerVallei Extension 24;
  - ii. Erf 590, TijgerVallei Extension 24;
  - iii. Erf 591, TijgerVallei Extension 24;
  - iv. Erf 572, TijgerVallei Extension 27;
  - v. Erf 573, TijgerVallei Extension 27;
  - vi. Erf 570, TijgerVallei Extension 26;
  - vii. Erf 571, TijgerVallei Extension 26;
  - viii. Erf 996, Tijger Vallei Extension 23
  - ix. Erf 997, Tijger Vallei Extension 23
  - x. Erf 998, Tijger Vallei Extension 23
  - xi. Erf 999, Tijger Vallei Extension 23
  - xii. The Remainder of Portion 152 of the farm Zwartkoppies No 152, JR, or any divided portions thereof, for the purpose of the conveyance of municipal and engineering services, electricity, the reciprocal discharge and receipt of storm water and reciprocal rights of access, as will more fully appear from the said municipal deed.
11. By virtue of Notarial Deed of Servitude No K 6356/2014 S the within mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 557, Tijger Vallei Extension 21 as indicated on General Plan SG No 10910/2006, as will more fully appear from the said notarial deed.

1.9.2 Excluding the following condition which affects Erf 1015 only:

By virtue of Notarial Deed of Servitude No K 6357/2014S the within mentioned property is subject to a servitude of right of way for access purposes to a public road and for the provision and conveyance of municipal engineering services, electricity and the discharge and receipt of stormwater in favour of The Retreat at Hazeldean Owner's Association NPC, Registration Number 2008/006842/08 and in favour of the owners and occupiers of Tijger Vallei Extension 23, Tijger Vallei Extension 24, Tijger Vallei Extension 26, Tijger Vallei Extension 27, or any unit in a sectional title scheme that had been established thereon, or any further divided portions of the Remaining Extent of Portion 152 of the farm Zwartkoppies No 364, JR, or any erf in a township to be established thereon, or any unit in a sectional title scheme to be established thereon, which servitude area is indicated by the figure A, B, C, K1, K2, K3, K3A, K4, K5, K6, K7, K8, K9, K10, K11, K12, K13, K14, D, E, F, G, H, J, K, L, M, N and A on General Plan Number 1896/2017, as will more fully appear from the said notarial deed and diagram SG No 453/2014 annexed thereto.

1.10 TOWNSHIP ACCESS TO A PUBLIC ROAD

Erf 1014 is entitled to a servitude of right of way over the following erven (private roads) being Erf 573, Tijger Vallei Extension 27, Erf 591, Tijger Vallei Extension 24, Erf 557, Tijger Vallei Extension 21, Erf 472, Tijger Vallei Extension 20, Erf 380, Tijger Vallei Extension 10, Erf 732, Tijger Vallei Extension 61, Erf 697, Tijger Vallei Extension 60, Erf 193, Tijger Vallei Extension 18, Erven 141 and 142 Tijger Vallei Extension 17, Erf 104, Tijger Vallei Extension 9, which servitudes shall be registered prior to or simultaneously with the

transfer or registration of the first erf or unit within this township.

#### 1.11 STORMWATER

The reciprocal receipt and discharge of stormwater on and from the township shall be along the roads and roadways constructed in the township.

## 2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE READ WITH SECTION 82 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE (15 OF 1986).

### 2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of Section 82 of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

### 2.2 RESTRICTIONS ON THE ALIENATION OF LAND

No transfer or registration transaction of any Erf, Portion or Unit shall be done without the consent of the local authority, which consent shall certify that all conditions of establishment, endowments have been paid, engineering contributions or any other obligations in terms of any agreement or imposed on the township owner including those contained under condition 3.3 herein have been complied with.

In terms of Section 82(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no Erf or Erven in the township may be transferred, until the City of Tshwane has certified that the township owner has complied with his obligations as contained in Section 82 and the conditions of establishment have been complied with.

In terms of Section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as a condition of approval of township establishment, the registration of a Certificate of Registered Title, the opening of a Sectional Title Scheme or registration or transfer of a sectional title unit, resulting from the approval of this township may not be performed unless the Local Authority certifies that all the requirements and conditions for the registration thereof, have been complied with read with Section 53 of the Spatial Planning and Land Use Management Act, 16 of 2013 where applicable.

### 2.3 THE DEVELOPER'S OBLIGATIONS

#### 2.3.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

#### 2.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

### 2.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the Council has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and stormwater services) have been completed. The developer must submit proof to the Municipality that:

- (a) the non-profit company has been furnished with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the roads and stormwater services and the electricity services, which guarantee must be for an amount that is equal to 10% of the contract cost of the civil roads and stormwater services and the contract cost of the electrical services, prior to the commence date of the contract,.
- (b) the Municipality has been furnished with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and / or materials with regard to the sewer and waterservices, which guarantee must be for an amount that is equal to 10% of the contract cost of these services, prior to the commence date of the contract.

- 2.4 The servitudes indicated under paragraph 2.8 shall be registered prior to or simultaneously with the transfer or registration of the first Erf or units within this township.

## 3. CONDITIONS OF TITLE

- 3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

### 3.1.1 ALL ERVEN WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN PARAGRAPH 2.8

- (a) The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.
- (b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from thereof.
- (c) The City of Tshwane shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works

### 3.2 REGISTRATION OF NEW SERVITUDES AND ENTITLEMENTS

- 3.2.1 The whole of Erf 1015 is subject to a servitude for engineering services and right of way in favour of Erf 1014 as indicated on General Plan Number 1896/2017.
- 3.2.2 The whole of Erf 1014 is entitled to a servitude for engineering services and right of way over Erf 1015 as indicated on General Plan Number 1896/2017.
- 3.2.3 The whole of Erf 1015 is subject to a servitude for municipal purposes and right of way in favour of the Local Authority as indicated on General Plan Number 1896/2017.

### 3.3 REGISTRATION OF SERVITUDES AND CONDITIONS IN FAVOUR OF THIRD PARTIES

3.3.1 Erf 1014 is subject to a servitude for electrical purposes in favour of the Retreat at Hazeldean Owners Association NPC, Registration Number 2008/006842/08, as indicated on General Plan Number 1896/2017.

3.3.2 Erf 1014 in the Township and/or sectional title units and/or real rights of extension and/or exclusive use areas, as defined in the Sectional Titles Act No 15 of 1986 (hereinafter referred to as "property") shall be made subject to the following conditions imposed in favour of the Retreat at Hazeldean Owners Association NPC, Registration Number 2008/006842/08 (hereinafter referred to as "the Association"):

3.3.2.1 Any owner of an erf and/or sectional title unit and/or real right of extension and/or exclusive use area in the township, shall automatically become and shall remain a member of the Association and be subject to its Memorandum of Incorporation and Rules until he/she ceases to be an owner as aforesaid.

3.3.2.2 No property within the Township, nor any subdivision thereof, nor any interest therein shall be transferred to any person who has not bound him/herself to the satisfaction of the Association to become a member thereof and has been made aware of the following condition imposed by and in favour of the Local Authority:

"Municipal services in respect of the Retreat at Hazeldean sectional title schemes, of which the within mentioned unit forms a part, has been installed and provided by the Local Authority to Erf 380 Tijger Vallei Extension 10, Erf 472 Tijger Vallei Extension 20 and Erf 557 Tijger Vallei Extension 21, from where all said services to the said sectional title schemes have been taken over, installed and maintained by the developer of the Retreat at Hazeldean sectional schemes, HAZELDEAN RETREAT (PROPRIETARY) LIMITED No 2003/027268/07, the HARIVA TRUST NO IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No IT3603/2007, or its successors in title, and by the RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC NO 2008/006842/08, or its successors in title. All said municipal services to the within mentioned sectional title scheme, of which the within mentioned unit forms a part, shall be installed and secured to the satisfaction of the Local Authority, prior to the transfer of the first unit in the within mentioned sectional title scheme from the developer., where after the owner, and its successor in title, by purchasing the property knows, acknowledges and understands that the Local Authority shall only be responsible for the services up to the boundary of Erf 380 Tijger Vallei Ext 10, Erf 472 Tijger Vallei Extension 20 and Erf 557 Tijger Vallei Extension 21 and that all services from that point shall jointly and severally be and remain the responsibility of HAZELDEAN RETREAT (PROPRIETARY) LIMITED No. 2003/027268/07, the HARIVA TRUST NO. IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No. IT3603/2007, or its successors in title, and by the RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC NO. 2008/006842/08, or its successors in title"

**LOCAL AUTHORITY NOTICE 2328 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 T40276/2022 with reference to the following property: Erf 521, Clubview Extension 2.

The following conditions and/or phrases are hereby removed: Conditions A.(b), A.(c), A.(d), A.(e), A.(f), B.(a), B.(b), B.(c), B.(d) and B.(e).

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

(CPD CLVx2/0109/521 (Item 36040))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

21 DECEMBER 2022  
(Notice 720/2022)

**LOCAL AUTHORITY NOTICE 2329 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 T85392/2012 with reference to the following property: Erf 689, Lyttelton Manor Extension 1.

The following conditions and/or phrases are hereby removed: Conditions (a), (b), (c), (d), (e), (f), (g), (g)(i), (g)(ii), (g)(iii), (h), (i), (j), (k), (l)(i), (l)(ii), (l)(iii), (m)(i), (m)(ii), (m)(iii), (m)(iv), (n), (o), (o)(i) and (o)(ii).

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

(CPD LYTx1/0387/689 (Item 36013))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

21 DECEMBER 2022  
(Notice 721/2022)

**LOCAL AUTHORITY NOTICE 2330 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 T88577/2001 with reference to the following property: Erf 733, Lyttelton Manor Extension 1.

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

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

(CPD LYTx1/0387/733 (Item 35407))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

21 DECEMBER 2022  
(Notice 722/2022)

**LOCAL AUTHORITY NOTICE 2331 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 T36197/2021 with reference to the following property: Erf 953, Lyttelton Manor Extension 1.

The following conditions and/or phrases are hereby removed: Conditions h(i), l(i), l(ii) and l(iii).

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

(CPD LYTx1/0387/983 (Item 35561))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

21 DECEMBER 2022  
(Notice 723/2022)

**LOCAL AUTHORITY NOTICE 2332 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 T23100/1997 with reference to the following property: Portion 1 of Erf 1680, Lyttelton Manor Extension 3.

The following conditions and/or phrases are hereby removed: Condition 2.A.(f).

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

(CPD LYTx3/0387/1680/1 (Item 35906))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

21 DECEMBER 2022  
(Notice 724/2022)

**LOCAL AUTHORITY NOTICE 2333 OF 2022**

**AMENDMENT SCHEME 20-04-2669R**

It is hereby notified in terms of Section 25(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality authorised the repeal of the rights granted in terms of Amendment Scheme number, 20-04-2669R for the rezoning of Portion 4 of Erf 69 Fontainebleau.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 001/2022

**LOCAL AUTHORITY NOTICE 2334 OF 2022****LOCAL AUTHORITY NOTICE 856 OF 2022**

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 Erf 1547 Robertsham Extension 1.

The removal of Condition 4(k) from Deed of Transfer T43078/2014.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 856/2022

**LOCAL AUTHORITY NOTICE 2335 OF 2022****AMENDMENT SCHEME 20-01-3234**

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 2473, the Remaining Extent and Portion 1 of Erf 1802, Erven 1800, 1801, 1809-1811 Mayfair from "Business 1" and "Residential 4" to "Industrial 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3234.

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 20-01-3234 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 038/2022

**LOCAL AUTHORITY NOTICE 2336 OF 2022****AMENDMENT SCHEME 20-03-3377**

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 1675 to 1720 Zandspruit Extension 80 from "Residential 1" to "Residential 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-03-3377.

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 20-03-3377 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

Notice No. 059/2022

**LOCAL AUTHORITY NOTICE 2337 OF 2022****BARBEQUE DOWNS EXTENSION 44**

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Barbeque Downs Extension 44 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 ZOTEC DEVELOPMENTS (PTY) LTD REGISTRATION NUMBER 2003/023822/07 (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 92 (PORTION OF PORTION 85) OF THE FARM BOTHASFONTEIN 408, REGISTRATION DIVISION J.R., GAUTENG PROVINCE HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT.**

- (1) **NAME**  
The name of the township is **Barbeque Downs Extension 44**
- (2) **DESIGN**  
The township consists of erven and streets as indicated on General Plan No. 398/2021.
- (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) **ELECTRICITY**  
The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.
- (5) **GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**  
Should the development of the township not been commenced with before 06 November 2030 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.
- (6) **GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)**
  - (a) Should the development of the township not been completed before 22 January 2026 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).
- (7) **ACCESS**
  - (a) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd and/or the Department of Roads and Transport.

- (b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved General Plan No. 398/2021.
- (8) **ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**  
The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.
- (9) **REFUSE REMOVAL**  
The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.
- (10) **REMOVAL OR REPLACEMENT OF EXISTING SERVICES**  
If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.
- (11) **DEMOLITION OF BUILDINGS AND STRUCTURES**  
The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.
- (12) **RESTRICTION ON THE DEVELOPMENT OF ERVEN**  
Erf 1132 and Erf 1133 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act 95 of 1986.
- (13) **OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OR TRANSFER OF ERVEN**
- (a) The township owner shall, after compliance with clause 2.(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 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 2.(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.
- (c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. 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 such certificate had been issued by ESKOM.
- (14) **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.
- (15) **NOTARIAL TIE OF ERVEN**  
The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarially tie Erven 1132 and 1133, to the local authority for approval.

**3. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

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

**A. Excluding the following which only affects erf: 1132**

- (a) *The erf is subject to a servitude represented by the figure aBCbca vide Diagram S.G No. 10127/2006 in favour of Local Authority.*

**4. CONDITIONS OF TITLE.****A. Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law****(1) ALL ERVEN**

- (a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as C-C1/H-H1

**(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.

- B.** The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Halfway House and Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Barbeque Downs Extension 44. 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 07-5311.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T085/2022**  
**07 December 2022**

**LOCAL AUTHORITY NOTICE 2338 OF 2022**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 4729T**

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 **4729T**, being the rezoning of Erven 1493 and 1494, Wierda Park Extension 1, from "Residential 1", to "Special", Place of Instruction, 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 **4729T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4729T (Item 28598))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

21 DECEMBER 2022  
(Notice 385/2022)

**LOCAL AUTHORITY NOTICE 2339 OF 2022**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5528T**

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 **5528T**, being the rezoning of Erf 5871, Kosmosdal Extension 72, from "Residential 1" with a density of 1 dwelling per erf, to "Residential 1", Table B, Column 3, with a minimum erf size of 600m<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 **5528T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5528T (Item 31427))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

21 DECEMBER 2022  
(Notice 386/2022)

**LOCAL AUTHORITY NOTICE 2340 OF 2022**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5903T**

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 **5903T**, being the rezoning of Portion 5 of Erf 73, The Orchards, from "Residential 1", to "Special", Shop, 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 **5903T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5903T (Item 33066))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

21 DECEMBER 2022  
(Notice 387/2022)

**LOCAL AUTHORITY NOTICE 2341 OF 2022**

**AMENDMENT SCHEMES 20-05-3578**

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 10026 Protea Glen Extension 12 from "Residential 3" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-3578 and will come into operation 21 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 836/2022

**LOCAL AUTHORITY NOTICE 2342 OF 2022**  
**AMENDMENT SCHEMES 20-11-2800**

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 6 and 7 Erf 150 Modderfontein Extension 2 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 20-11-2800 and will come into operation 21 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 859/2022

**LOCAL AUTHORITY NOTICE 2343 OF 2022**  
**AMENDMENT SCHEMES 20-11-2800**

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 6 and 7 Erf 150 Modderfontein Extension 2 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 20-11-2800 and will come into operation 21 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 859/2022

**LOCAL AUTHORITY NOTICE 2344 OF 2022****AMENDMENT SCHEMES 20-02-3793**

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 348 Marlboro Gardens 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 20-02-3793 and will come into operation 21 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 860/2022

**LOCAL AUTHORITY NOTICE 2345 OF 2022****ERF 756 HORISON**  
**REF NO.: 20/13/2996/2022**

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 Erf 756 Horison:

The removal of Conditions b), c), d), e), f), g), h), i), i(ii), j) and k) from Deed of Transfer T15935/2019. This notice will come into operation on 21 December 2022 date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No 861/2022

**LOCAL AUTHORITY NOTICE 2346 OF 2022****AMENDMENT SCHEME 20-01-0780**

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 48 of Erf 357 Lombardy East** from “**Residential 1**” to “**Institutional**”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-01-0780**, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 856/2022

**LOCAL AUTHORITY NOTICE 2347 OF 2022****AMENDMENT SCHEME 20-01-0781**

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 50 of Erf 357 Lombardy East** from “**Residential 3**” to “**Institutional**”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-01-0781**, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 857/2022

**LOCAL AUTHORITY NOTICE 2348 OF 2022****AMENDMENT SCHEME 20-11-3726**

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 64 Founders Hill Extension 16** from “**Private Open Space**” to “**Educational**”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-11-3726**, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 852/2022

**LOCAL AUTHORITY NOTICE 2349 OF 2022****AMENDMENT SCHEME 20-02-3492  
AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS 20/13/2868/2021**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 130 Bryanston**:

- (1) The removal of Conditions (c) – (w) from Deed of Transfer T133470/97;
- (2) The amendment of the Johannesburg Land Use Scheme, 2016, 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 20-02-3492, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 853/2022

**LOCAL AUTHORITY NOTICE 2350 OF 2022****AMENDMENT SCHEME 20-01-0405**

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 161 Melrose North Extension 3** 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 20-01-0405**, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No.851/2022

**LOCAL AUTHORITY NOTICE 2351 OF 2022****AMENDMENT SCHEME 20-01-2763**

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 189 Kew** 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 20-01-2763**, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 864/2022

**LOCAL AUTHORITY NOTICE 2352 OF 2022****AMENDMENT SCHEME 20-01-3810**

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 881 Westdene** 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 20-01-3810**, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 863/2022

**LOCAL AUTHORITY NOTICE 2353 OF 2022****AMENDMENT SCHEME 20-01-3874**

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 1619 Ormonde Extension 44** from **“Industrial”** to **“Industrial”**, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-01-3874**, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 855/2022

**LOCAL AUTHORITY NOTICE 2354 OF 2022****MIDVAAL LOCAL MUNICIPALITY****THE REMAINING EXTENT OF ERF 41 HIGHBURY TOWNSHIP**

It is hereby notified in terms of the provisions of Section 39 (4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that the MIDVAAL LOCAL MUNICIPALITY has **approved** the amendment of the Midvaal Land Use Scheme, 2017, for The Remaining Extent of Erf 41 Highbury Township from "Industrial 1" with a coverage 25% to "Industrial 1" with a coverage of 35%. This amendment is known as MLUS119 and shall come into operation on the date of publication of this notice.

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

**LOCAL AUTHORITY NOTICE 2355 OF 2022****AMENDMENT SCHEME 20-01-3256**

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 100, 101, 102, 103 and 104 Judith's Paarl from "Industrial 1" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3265. Amendment Scheme 20-01-3256 will come into operation on the 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. 846/2022

**LOCAL AUTHORITY NOTICE 2356 OF 2022****AMENDMENT SCHEME 20-01-3254**

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 432 and 433 Hyde Park Extension 97 from "Business 4" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3254. Amendment Scheme 20-01-3254 will come into operation on the 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. 845/2022

**LOCAL AUTHORITY NOTICE 2357 OF 2022****AMENDMENT SCHEME 20-04-3521**

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 475 Fontainebleau 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 20-04-3521.

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 20-04-3521 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 842/2022

**LOCAL AUTHORITY NOTICE 2358 OF 2022****AMENDMENT SCHEME 01-18193**

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 284, Portion 1 of Erf 285 and the Remaining Extent of Erf 286 Parktown North 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 01-18193.

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 01-18193 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 840/2022

**LOCAL AUTHORITY NOTICE 2359 OF 2022****PORTION 3 OF ERF 685 FAIRLAND**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of the following in terms of reference number 20/13/0365/2022 which will come into operation on date of publication :

Conditions 2.A.1, 2.A.4 and 2.A.7.(a), (b), (c)(i), (ii), (iii), (iv) and (v) as contained in Deed of Transfer T49104/2014 in respect of Portion 3 of Erf 685 Fairland;

- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3794. Amendment Scheme 20-01-3794 will come into operation on date of publication.

The application and the Amendment Scheme are 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. 023/2022

**LOCAL AUTHORITY NOTICE 2360 OF 2022**

**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 94 LAKEFIELD EXTENSION 1 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 1(b), 1(f), 1(g), 1(i)(i), 1(i)(ii) and 1(j) from Deed of Transfer T 567/2021.

The application as approved will lie for inspection at the Manager: Town Planning, Benoni Sub Section during normal office hours.

(Reference number 15/4/2/9/1-A16/94)

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
Notice No: 48/2022

**LOCAL AUTHORITY NOTICE 2361 OF 2022**

**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 94 LAKEFIELD EXTENSION 1 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 1(b), 1(f), 1(g), 1(i)(i), 1(i)(ii) and 1(j) from Deed of Transfer T 567/2021.

The application as approved will lie for inspection at the Manager: Town Planning, Benoni Sub Section during normal office hours.

(Reference number 15/4/2/9/1-A16/94)

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

Notice No: 48/2022

**LOCAL AUTHORITY NOTICE 2362 OF 2022****AMENDMENT SCHEME 20-02-3714**

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 2560 Douglasdale Extension 51** from "Residential 2" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3714.

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 20-02-3714 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 887/2022

**LOCAL AUTHORITY NOTICE 2363 OF 2022**

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**ERVEN 1447 AND 1448 DISCOVERY EXTENSION 7**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of the following in terms of reference number 20/13/1377/2021 which will come into operation on date of publication :  
  
Conditions 1.(k), 1.(m), 1.(n), 1.(n)(i), 1.(n)(ii), and 1.(o) as contained in Deed of Transfer T42362/2002 in respect of Erf 1447 Discovery Extension 7;  
  
Conditions 2.(k), 2.(m), 2.(n), 2.(n)(i), 2.(n)(ii) and 2.(o) as contained in Deed of Transfer T42362/2002 in respect of Erf 1448 Discovery Extension 7;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Educational", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-3247. Amendment Scheme 20-05-3247 will come into operation on date of publication.

The application and the Amendment Scheme are 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. 058/2022

**LOCAL AUTHORITY NOTICE 2364 OF 2022****LOCAL AUTHORITY NOTICE NO. 37 OF 2022****CORRECTION NOTICE****KRUGERSDORP AMENDMENT SCHEME: 1799**  
**MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 6 (8) of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996), that the Local Authority Notice 15 of 2022, which appeared on the 03<sup>rd</sup> of August 2022, with regards to Erven 9 and 19 Noordheuwel, contained an incorrect Annexure Number and any reference to Annexure No. 1499 shall be replaced by:

"Annexure No. 1498".

**Municipal Manager**  
**Mogale City Local Municipality**

**LOCAL AUTHORITY NOTICE 2365 OF 2022****ERF 156 RUIMSIG EXTENSION 46**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of the following in terms of reference number 20/13/1988/2022 which will come into operation on date of publication :

Conditions B.(a) and B.(b) as contained in Deed of Transfer T16829/2021 in respect of Erf 156 Ruimsig Extension 46;

- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 2" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-4078. Amendment Scheme 20-05-4078 will come into operation on date of publication.

The application and the Amendment Scheme are 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. 056/2022

**LOCAL AUTHORITY NOTICE 2366 OF 2022****BLUE HILLS EXTENSION 85**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Blue Hills extension 85 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 HOUSING CORPORATION SOUTH AFRICA PROPRIETARY LIMITED REGISTRATION NUMBER 2018/543310/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER 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 130 (A PORTION OF PORTION 43) OF THE FARM BLUE HILLS 397 JR, GAUTENG PROVINCE HAS BEEN APPROVED.**

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

The name of the township is Blue Hills extension 85

**(2) DESIGN**

The township consists of erven and streets as indicated on General Plan SG No. 1366/2020

**(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) ELECTRICITY**

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

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

Should the development of the township not been commenced with before 29 October 2025 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.

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

(a) Should the development of the township not been completed before 16 July 2026 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).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 15 July 2016.

(7) ACCESS

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

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township No. 03-15398/01.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(9) REFUSE REMOVAL

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

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(12) RESTRICTION ON THE DEVELOPMENT OF ERVEN

Erf 1721 and Erf 1722 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act 95 of 1986.

(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 2.(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 alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered, 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 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 2.(3) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered, 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.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

(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 alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered, 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.

(16) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarially tie Erven 1721 and 1722, to the local authority for approval.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

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

**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.**

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

(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) ERVEN 1720 and 1722

The erven are subject to a stormwater servitude in favour of the local authority as indicated on the general plan.

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

No erf in the township shall be transferred unless the following conditions and/or servitudes have been registered:

(1) ERVEN 1720 and 1721

The erven are subject to a 3m x 6m servitude for electrical mini-substation purposes in favour of ESKOM as indicated on the General Plan.

**B.** The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Peri Urban Town Planning Scheme, 1975, comprising the same land as included in the township of Blue Hills extension 85. 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 03-15398.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T088/2022**  
**21 December 2022**

**LOCAL AUTHORITY NOTICE 2367 OF 2022**

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 **Erf 203 Blackheath**.

The removal of Conditions 1., 2., 4. to 8., 10. to 13 from Deed of Transfer T2418/2013.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.839/2022

**LOCAL AUTHORITY NOTICE 2368 OF 2022****REPEAL OF AMENDMENT SCHEME 20-04-2670R**

Notice is herewith given in terms of section 25.(4) of the City of Johannesburg Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has granted the request to repeal Amendment Scheme 20-04-2670R pertaining to Remaining Extent of Erf 69 Fontainebleau.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 838/2022

**LOCAL AUTHORITY NOTICE 2369 OF 2022****LOCAL AUTHORITY NOTICE 13 OF 2022****RAND WEST CITY LOCAL MUNICIPALITY****DECLARATION OF WHEATLANDS EXTENSION 1 AS AN APPROVED TOWNSHIP**

In terms of Section 43(15) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-Law, 2017, the Rand West City Local Municipality hereby declares the township Wheatlands Extension 1 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 ARIOBEX PROPERTIES PROPRIETARY LIMITED, REGISTRATION NUMBER 2011/101804/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 21 OF THE FARM WHEATLANDS 260 I.Q., GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **Wheatlands Extension 1**.

**(2) DESIGN**

The township consists of erven and roads as indicated on General Plan S.G No. 2305/2021.

**(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES**

- (a) The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority;
- (b) The township owner shall enter into a written service level agreement with the Rand West City Local Municipality, covering all engineering services.

**(4) ELECTRICITY**

The local authority is the bulk supplier of electricity to the township. The township owner shall make the necessary arrangements with the Council for provision of electricity.

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

Should the development of the township not been commenced with before 10 January 2027, 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.

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

- (a) Should the development of the township not been completed before 6 December 2026, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration;
- (b) Access to and egress from the township, shall be to the satisfaction of the local authority and the Gauteng Department of Public Transport, Roads and Works (Gautrans);
- (c) Ingress to or egress from Road D2309 shall be restricted, along the lines of no access as depicted on Layout Plan T1568 EXT 1 / 9 and Layout Plan No. 22777 / 1 as indicated in the comments from Gautrans dated 6 December 2016;
- (d) The final approved plan showing the layout of the township shall be supplied to the Department of Roads and Transport within 10 years of the date of acceptance of these conditions by the applicant, otherwise the application shall be re-submitted to the Department of Roads and Transport for reconsideration of these conditions and revision as deemed necessary;
- (e) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township No. 14 / 5 / 1 and as indicated on Layout Plan No. T1568 / EXT 1 / 9 – March 2021. The erection of such physical barrier and the maintenance thereof shall be done to the satisfaction of the said Department;
- (f) No buildings or structures may be erected within the building restriction of 16 metres from the reserve boundary of road D2309.

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 02 August 2024 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(8) ACCESS

Access to or egress from the township shall be provided to the satisfaction of the local authority and / or the Department of Roads and Transport.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

- (a) The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the roads, shall be received and disposed of, to the satisfaction of council;
- (b) The developer is responsible for acceptance, handling and disposal of stormwater. The whole natural catchment above and below the proposed development / change in the land use must be given consideration, in accordance with the comments received from GAUTRANS dated 6 December 2016.

(10) REFUSE REMOVAL:

The township owner shall at his own expense cause all litter within the township area to be removed, after construction of services, or when such service becomes available, provide sufficient refuse collection points in the township and shall make arrangement to the satisfaction of the local authority for the removal of all refuse.

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary reposition any existing circuits of ESKOM or TELKOM, the cost thereof shall be borne by the township owner.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES:

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

(13) ERVEN FOR MUNICIPAL PURPOSES:

Erf 486 – 499, shall prior to or simultaneously with the registration of transfer of the first erf in the township and at the cost of the township owner, be transferred to the RWCLM for municipal purposes (Public Open Space).

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**3. CONDITIONS OF TITLE**

Conditions of Title imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(1) ALL ERVEN

- (a) The erven are subject to a servitude, 2 meters wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 meters 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 buildings or other structures shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 (two) meters 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 course of the construction, maintenance or removal of such sewerage mains and other work as it in its discretion may deem necessary and shall further be entitled to reasonably access to the said land for the aforesaid purposes 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) Erven 114, 115, 242, 243, 284, 285, 334 and 335

The erven are subject to a mini sub-station for electrical purposes, as indicated on General Plan S.G No. 2305/2021

- (3) Erf 491 (Park)

The erf is subject to an electrical servitude 10m wide, as indicated on General Plan S.G No. 2305/2021.

- (4) Erven 255, 256, 257, 258, 260 and streets

The erven and the street are subject to an electric servitude 2m wide, as indicated on General Plan S.G No. 2305/2021.

**G. MAKHUBO**

**Executive Manager: Economic Development, Human Settlement and Planning  
Rand West City Local Municipality**

**21 December 2022**

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**LOCAL AUTHORITY NOTICE 14 OF 2022**

**RAND WEST CITY LOCAL MUNICIPALITY**

**RANDFONTEIN AMENDMENT SCHEME, 1073**

It is hereby notified in terms of the provisions of the Rand West Spatial Planning and Land Use Management By-Law, 2017 that the Rand West City Local Municipality has approved an amendment scheme with regards to the land in the township Wheatlands Extension 1, being amendment of the Randfontein Town Planning Scheme, 1988.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Executive Manager: **Economic Development, Human Settlement and Planning** of Rand West City Local Municipality and are open for inspection during normal office hours.

The amendment scheme is known as Randfontein Amendment Scheme No. 1073

**G. MAKHUBO**

**Executive Manager: Economic Development, Human Settlement and Planning  
Rand West City Local Municipality**

**21 December 2022**

**LOCAL AUTHORITY NOTICE 2370 OF 2022****LOCAL AUTHORITY NOTICE 15 OF 2022****RAND WEST CITY LOCAL MUNICIPALITY****DECLARATION OF WHEATLANDS EXTENSION 2 AS AN APPROVED TOWNSHIP**

In terms of Section 43(15) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-Law, 2017, the Rand West City Local Municipality hereby declares the township Wheatlands Extension 2 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 ARIOBEX PROPERTIES PROPRIETARY LIMITED, REGISTRATION NUMBER 2011/101804/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 22 OF THE FARM WHEATLANDS 260 I.Q., GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **Wheatlands Extension 2**.

**(2) DESIGN**

The township consists of erven and roads as indicated on General Plan S.G No. 2306/2021.

**(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES**

- (a) The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority;
- (b) The township owner shall enter into a written service level agreement with the Rand West City Local Municipality, covering all engineering services.

**(4) ELECTRICITY**

The local authority is the bulk supplier of electricity to the township. The township owner shall make the necessary arrangements with the Council for provision of electricity.

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

Should the development of the township not been commenced with before 10 January 2027, 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.

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

- (a) Should the development of the township not been completed before 6 December 2026, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.
- (b) Access to and egress from the township, shall be to the satisfaction of the local authority and the Gauteng Department of Public Transport, Roads and Works (Gautrans);
- (c) Ingress to or egress from Road D2309 shall be restricted, along the lines of no access as depicted on Layout Plan T1568 EXT 2 / 10 and Layout Plan No. 22777 / 1 as indicated in the comments from Gautrans dated 6 December 2016;
- (d) The final approved plan showing the layout of the township shall be supplied to the Department of Roads and Transport within 10 years of the date of acceptance of these conditions by the applicant, otherwise the application shall be re-submitted to the Department of Roads and Transport for reconsideration of these conditions and revision as deemed necessary;
- (e) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township No. 14 / 5 / 1 and as indicated on Layout Plan No. T1568 / EXT 2 / 10 – March 2021. The erection of such physical barrier and the maintenance thereof shall be done to the satisfaction of the said Department;
- (f) No buildings or structures may be erected within the building restriction of 16 metres from the reserve boundary of road D2309.

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 02 August 2024 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(8) ACCESS

Access to or egress from the township shall be provided to the satisfaction of the local authority and / or the Department of Roads and Transport.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

- (a) The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the roads, shall be received and disposed of, to the satisfaction of council;
- (b) The developer is responsible for acceptance, handling and disposal of stormwater. The whole natural catchment above and below the proposed development / change in the land use must be given consideration, in accordance with the comments received from GAUTRANS dated 6 December 2016.

(10) REFUSE REMOVAL:

The township owner shall at his own expense cause all litter within the township area to be removed, after construction of services, or when such service becomes available, provide sufficient refuse collection points in the township and shall make arrangement to the satisfaction of the local authority for the removal of all refuse.

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary reposition any existing circuits of ESKOM or TELKOM, the cost thereof shall be borne by the township owner.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES:

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

(13) ERVEN FOR MUNICIPAL PURPOSES:

Erven 965 – 972, shall prior to or simultaneously with the registration of transfer of the first erf in the township and at the cost of the township owner, be transferred to the RWCLM for municipal purposes (Public Open Space).

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**Excluding the following servitude which only affects Erf 972 (Park) and a Street:**

“Subject to the right to convey electricity over the property together with ancillary rights in favour of ESKOM and subject to the conditions, as will more fully appear from Notarial Deed K6725/1992S registered on the 9<sup>th</sup> of December 1992, the route of which servitude is determined in Notarial Deed K1830/1998S and indicated by line ab on Diagram S.G No. A 7625/1994.”

**3. CONDITIONS OF TITLE**

- A. Conditions of Title imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(1) ALL ERVEN

- (a) The erven are subject to a servitude, 2 meters wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 meters 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 buildings or other structures shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 (two) meters 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 course of the construction, maintenance or removal of such sewerage mains and other work as it in its discretion may deem necessary and shall further be entitled to reasonably access to the said land for the aforesaid purposes 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) Erven 615, 616, 722, 723, 846, 869, 939, 960 and 964

The erven are subject to a mini sub-station servitude as indicated on General Plan S.G No. 2306/2021.

(3) Erf 964

The erf is subject to an electrical servitude measuring 231m<sup>2</sup>, as indicated on General Plan S.G No. 2306/2021.

(4) Erven 963, 964 and a Street

The erven and a street are subject to an electrical servitude 2m wide, as indicated on General Plan S.G No. 2306/2021.

**G. MAKHUBO**

**Executive Manager: Economic Development, Human Settlement and Planning  
Rand West City Local Municipality**

**21 December 2022**

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**LOCAL AUTHORITY NOTICE 16 OF 2022**

**RAND WEST CITY LOCAL MUNICIPALITY**

**RANDFONTEIN AMENDMENT SCHEME 1074**

It is hereby notified in terms of the provisions of the Rand West Spatial Planning and Land Use Management By-Law, 2017 that the Rand West City Local Municipality has approved an amendment scheme with regards to the land in the township Wheatlands Extension 2, being amendment of the Randfontein Town Planning Scheme, 1988.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Executive Manager: **Economic Development, Human Settlement and Planning** of Rand West City Local Municipality and are open for inspection during normal office hours.

The amendment scheme is known as Randfontein Amendment Scheme No. 1074

**G. MAKHUBO**

**Executive Manager: Economic Development, Human Settlement and Planning  
Rand West City Local Municipality**

**21 December 2022**

**LOCAL AUTHORITY NOTICE 2371 OF 2022****Goudrand Extension 13**

- A. In terms of Section 28.(15) of the City of Johannesburg Municipal Planning By-Law, 2016 the City of Johannesburg Metropolitan Municipality declares **Goudrand Extension 13** 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 DINO PROPERTIES PROPRIETARY LIMITED (REGISTRATION NUMBER 2004/024837/07) (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 496 (A PORTION OF PORTION 1) OF THE FARM ROODEPOORT 237 I.Q., PROVINCE OF GAUTENG HAS BEEN APPROVED.**

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

The name of the township is **Goudrand Extension 13**.

**(2) DESIGN**

The township consists of erven and the streets as indicated on General Plan S.G. No. 2948/2018.

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

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

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

Should the development of the township not been commenced with within a period of 2/5 years from date of authorisation/exemption, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

- (a) Should the development of the township not been completed within 10 years from date of their approval, 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 fulfilment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

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

Should the development of the township not been completed within a period of five years from the date of their letter, the application to establish the township, shall be resubmitted to the Department of Minerals and Energy for reconsideration.

**(7) ACCESS**

- (a) No access to or egress from the township shall be permitted along the line of no access as indicated on the approved layout plan of the township No. 05-13170/8/XX.

- (b) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Road Agency (Pty) Ltd.

**(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 roads and all stormwater running off or being diverted from the 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

Should it, by reason of the establishment of the township, be necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, the cost thereof 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 FOR MUNICIPAL PURPOSES

Erven 2260 to 2268 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).

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

(a) The township owner shall at its own costs and to the satisfaction of the local authority, remove all refuse, building rubble and/or other materials from Erven 2260 to 2268, prior to the transfer of the erven in the name of the local authority.

(b) 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.

(14) 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.

(15) As the property concerned is situated in an area where dust pollution as a result of nearby surface mining operations occurs, the owner thereof must be notified in writing of possible inconvenience which may be experienced as a result of such dust pollution and that the State or its employees accepts no responsibility for any such inconvenience which may be experienced.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**A. Excluding the following which only affects Erven 2262, 2263 and Torbernite Street:**

1. *By virtue of Notarial Deed of Route Description No K4831/2012S the route of the servitude granted in terms of Notarial Deed of Servitude K1797/2011S has been determined along the route described by the line A B C D E on S.G. No 5962/2009 the extent and width of the servitude being 31,00 (thirty one) metres wide will more fully appear from reference to the said notarial deed.*

**B. Excluding the following which only affects Erven 2257, 2260, 2261, 2262 and 2263 as well as Torbernite, Datolite and Peridote Streets:**

*By virtue of Notarial Deed of Servitude No. K5166/2017S, the withinmentioned property is subject to an electric powerline servitude as indicated by the figure ah, aj, G, ak, al, am, h, j, an, ap, aq, ah Diagram S.G. No 1656/2017 in favour of Eskom Holdings SOC Limited with ancillary rights, as will more fully appear from the said Notarial Deed.*

**3. CONDITIONS OF TITLE****A. Conditions of Title imposed by the local authority in terms of the provisions of the City of Johannesburg Municipal Planning By-Law, 2016:****(1) ALL ERVEN**

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as C/S-S2/R/P.

**(2) ALL ERVEN (EXCEPT ERVEN 2260 to 2268)**

(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 or during the process of 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.

**B. Conditions of Title imposed by the local authority on behalf of the Department of Mineral Resources in terms of Section 68(1) of the Mineral Act, 1991 (Act 50 of 1991) as amended:****(1) ALL ERVEN**

(a) As each erf forms part of land which is undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the registered owner of each erf accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54.(1) of the City of Johannesburg Municipal Planning By-Law, 2016 declares that it has approved an amendment scheme being an amendment of the City of Johannesburg Land Use Scheme, 2018, comprising the same land as included in the township of **Goudrand Extension 13**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 05-13170/8.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T074/2022**

**LOCAL AUTHORITY NOTICE 2372 OF 2022****Goudrand Extension 12**

- A. In terms of Section 28.(15) of the City of Johannesburg Municipal Planning By-Law, 2016 the City of Johannesburg Metropolitan Municipality declares **Goudrand Extension 12** 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 DINO PROPERTIES PROPRIETARY LIMITED (REGISTRATION NUMBER 2004/024837/07) (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 495 (A PORTION OF PORTION 1) OF THE FARM ROODEPOORT 237 I.Q. HAS BEEN APPROVED.**

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

The name of the township is **Goudrand Extension 12**.

**(2) DESIGN**

The township consists of erven and the streets as indicated on General Plan S.G. No. 539/2018.

**(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES**

The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

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

Should the development of the township not been commenced with before 20 February 2020, within the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not been completed before 14 August 2028, 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 fulfilment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

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

Should the development of the township not been completed before 17 October 2022, the application to establish the township, shall be resubmitted to the Department of Minerals and Energy for reconsideration.

**(7) ACCESS**

(a) No access to or egress from the township shall be permitted along the line of no access as indicated on the approved layout plan of the township No. 05-13170/7/A.

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

**(9) 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 roads and all stormwater running off or being diverted from the roads, shall be received and disposed of.

**(10) 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.

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

Should it, by reason of the establishment of the township, be necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, the cost thereof shall be borne by the township owner.

(12) 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.

(13) ERVEN FOR MUNICIPAL PURPOSES

Erf 2018 and Erven 2084 to 2089 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.

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

(a) The township owner shall at its own costs and to the satisfaction of the local authority, remove all refuse, building rubble and/or other materials from Erven 2084 to 2089, prior to the transfer of the erven in the name of the local authority.

(b) 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.

(c) 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 construction/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.

(16) As the property concerned is situated in an area where dust pollution as a result of nearby surface mining operations occurs, the owner thereof must be notified in writing of possible inconvenience which may be experienced as a result of such dust pollution and that the State or its employees accepts no responsibility for any such inconvenience which may be experienced.

## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitude which only affects Erf 2086:

*By virtue of Notarial Deed of Route Description No K4831/2012S the route of the servitude granted in terms of Notarial Deed of Servitude K1797/2011S has been determined along the route described by the line A B C D E on S.G. No 5962/2009 the extent and width of the servitude being 31,00 (thirty one) metres wide will more fully appear from reference to the said notarial deed.*

## 3. CONDITIONS OF TITLE

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

(1) ALL ERVEN

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as C/S-S2/R/P.

(2) ALL ERVEN (EXCEPT ERVEN 2081 AND 2084 TO 2089)

(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 or during the process of 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.

**B. Conditions of Title imposed by the Department of Mineral Resources in terms of Section 68 (1) of the Mineral Act, 1991 (Act 50 of 1991) as amended:**

(1) ALL ERVEN

(a) As each erf forms part of land which is undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the registered owner of each erf accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54.(1) of the City of Johannesburg Municipal Planning By-Law, 2016 declares that it has approved an amendment scheme being an amendment of the City of Johannesburg Land Use Scheme, 2018, comprising the same land as included in the township of **Goudrand Extension 12**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 05-13170/7.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T087/2022**

**LOCAL AUTHORITY NOTICE 2373 OF 2022****PROCLAMATION NOTICE - EMFULENI LOCAL MUNICIPALITY****PORTION 21 OF THE FARM QUAGGASFONTEIN ALIAS LAPDOORNS 548-IQ**

It is hereby notified in terms of Clause 63(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-laws, 2018, that the Emfuleni Local Municipality has approved the amendment of the Peri-Urban Town Planning Scheme, 1975 by the rezoning of Portion 21 of the Farm Quaggasfontein alias Lapdoorns 548-IQ from "Undetermined" to "Institutional", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme xxx

The Amendment Scheme is filed with the Department of Land Use Management, corner of President Kruger and Eric Louw Street, Vanderbijlpark and is open for inspection at all reasonable times. Amendment Scheme xx will come into operation on the date of publication hereof.

L.E.M. LESEANE, MUNICIPAL MANAGER

Date : 21 December 2022

**LOCAL AUTHORITY NOTICE 2374 OF 2022****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CITY OF EKURHULENI AMENDMENT SCHEME F0505C  
ERF 1283 BARDENE EXTENSION 12 TOWNSHIP**

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of Erf 1283 Bardene Extension 12 Township, from "Business 2" to "Business 2" including a distribution centre and wholesale trade for liquor only and the relaxation of the parking requirements, subject to certain further conditions.

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

This amendment is known as City of Ekurhuleni Amendment Scheme F0505C and shall come into operation on the date of publication of this notice.

(Reference number 15/4/3/1/04/1283)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
21/12/2022

**LOCAL AUTHORITY NOTICE 2375 OF 2022****ERF 1253 NORTHCLOFF EXTENSION 6**

Notice is hereby given in terms of Section 42.(4) and Section 42.(5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

The removal of Conditions 1.(f), 2.(c)(i), (ii) and 3. from Deed of Transfer T44647/2013 in terms of reference number 20/13/1530/2022.

The Application 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.

This notice will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 070/2022

**LOCAL AUTHORITY NOTICE 2376 OF 2022****AMENDMENT SCHEME 20-01-4109**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Land Use Scheme, 2018 by the rezoning of Erven 143 and 144 Auckland Park from "Residential 4 " to "Residential 4" subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-01-4109.

The Land Use Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Land Use Scheme 20-01-4109 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 873/2022

## LOCAL AUTHORITY NOTICE 2377 OF 2022

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
RE-APPLICATION FOR RESTRICTION OF ACCESS TO PUBLIC PLACES: GREYVILLEA STREET AND LINDEQUE ROAD, MEYERSDAL EXTENSION 2 TOWNSHIP IN ALBERTON**

Notice is hereby given in terms of the provisions of section 44(1)(c)(1) of the Rationalisation of Local Government Affairs Act, 1998 that the City of Ekurhuleni Metropolitan Municipality has passed a resolution containing the following terms and conditions imposed in respect of a re-application by the Meyersdal Residents Security Forum (the Residents Association) for the continued restriction of access to the mentioned roads in Meyersdal Extension 2 Township, for safety and security purposes:

- (a) The approval of the re-application for a period of two years only, where after the applicant may re-apply;
- (b) 24-hour manned boom gate control points at the access on Greyvillea Street and exit on Lindeque Road at the intersection with Hart Avenue;
- (c) The booms at the access point to be left open during peak hours to ensure traffic does not back up into Hart Avenue;
- (d) No roads will be closed within the area;
- (e) The provision of sufficient access to the City of Ekurhuleni Metropolitan Municipality for purposes of rendering of essential services within the area;
- (f) The erecting of, and maintenance to the structures in (b) above, be for the cost of the applicant;
- (g) the Residents Association is to accept full responsibility as far as ingress and egress arrangements to and from the said streets are concerned;
- (h) the Residents Association accepts that the streets within the enclosure still constitute public roads, vesting in the Municipality and that access to the said area for whatever purpose may not be denied to anyone;
- (i) the Residents Association is responsible for the payment of all services used in connection with the enclosure;
- (j) the approval will be subject to the signing of a formal agreement between the Municipality and the Residents Association and the conditions contained in the said agreement;
- (k) the Residents Association accepts that it will have no authority to impose any rules on any resident, and that no resident in the area may be forced to become a member of the said Residents Association or to pay any fees and shall be allowed free and unhindered access to the area.

The ***re-application, sketch plan of the area and other written reports relied on by the Council to pass the resolution as well as the complete set of approved terms and conditions*** will lie for inspection during normal office hours at the office of the City Planning Department of the Alberton Customer Care Area, Level 11, Civic Centre, Alwyn Taljaard Avenue, New Redruth, Alberton.

Comments on the terms of restriction may be lodged with the Area Manager: City Planning, Alberton Customer Care Area, P O Box 4, Alberton, 1450 or delivered at the Civic Centre, Alwyn Taljaard Avenue, New Redruth, Alberton, on or before 24 January 2023.

Description of the area:

The public place affected by the continued restriction is known as Meyersdal Extension 2 and is bounded by Hart Avenue (North), Greyvillea Street (East), PWV16 Road Reserve (South) and Hennie Alberts Street (West), Alberton.

I MASHAZI  
CITY MANAGER  
DATE: 21 December 2022

NOTICE NUMBER : A012/2022

**LOCAL AUTHORITY NOTICE 2378 OF 2022****LOCAL AUTHORITY NOTICE 34 OF 2022  
MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 46(4) and Section 67(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 14 of Erf 812 Krugersdorp Township from "Residential 1" to "Special" for a décor shop and ancillary coffee shop with a maximum of 7 tables, subject to conditions and the removal of restrictive title conditions (a) and (b) from Deed of Transfer No T7303/2016.

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 0033 and shall come into operation on the date of publication hereof.

**MUNICIPAL MANAGER**

Date : 21 December 2022

**LOCAL AUTHORITY NOTICE 2379 OF 2022****NOTICE OF A CONSENT USE APPLICATION FOR A BOARDING HOUSE IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) AND SCHEDULE 23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Maseu Mashabela, the authorized agent of the owner of Erf 495/1 Arcadia Street 999, Arcadia, Pretoria, hereby give notice in terms of clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that I have applied to the City of Tshwane Metropolitan Municipality for the Consent Use, as described above. The property is situated at Erf number 495/1 Arcadia Street 999, Arcadia, Pretoria. The current zoning of the property is Residential 1. The intension in this matter is to convert existing dwelling house & two out-buildings into a boarding-house.

Any objection(s) and /or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or email address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 12 January 2023 until 08 February 2023.

Should any interested and affected party wish to view or obtain a copy of the land development application, (application), a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za), alternatively by requesting such copy through my contact details below:

Email address: [mmaseu@gmail.com](mailto:mmaseu@gmail.com)

Address: 970 Section C, Maphoto Street, Mamelodi West, Pretoria, 0122.

Cell no.: 083 394 9698 / 079 891 5011.

Full particulars and plans (if any) may be inspected during normal office hours between 08h00 and 16h30 at my office as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Pretoria News / Beeld newspaper. The costs of any hard copies of the application will be for the account of the party requesting same.

Closing date for any objections and/or comments: 08 February 2023.

Dates on which notice will be published: 12 January 2023 and 19 January 2023.

Reference: **CPD/0020/00495/1** (Item No. **36791**)

**PLAASLIKE OWERHEID KENNISGEWING 2379 VAN 2022****KENNISGEWING VAN 'N VERGUNNINGSGEBRUIKAANSOEK VIR 'N LOSIESHUIS INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (HERSIENE 2014) SAAMGELEES MET ARTIKEL 16(3) EN SKEDULE 23 VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR DEUR WET, 2016**

Ek, Maseu Mashabela, die gemagtigde agent van die eienaar van Erf 495/1 Arcadiastraat 999, Arcadia, Pretoria, gee hiermee kennis ingevolge klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ek aansoek gedoen het aan die Stad Tshwane Metropolitaanse Munisipaliteit vir die Toestemmingsgebruik, soos hierbo beskryf. Die eiendom is geleë te Erf nommer 495/1 Arcadiastraat 999, Arcadia, Pretoria. Die huidige sonering van die eiendom is Residensiële 1. Die bedoeling in hierdie saak is om bestaande woonhuis en twee buitegeboue in 'n losieshuis te omskep.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede (selnommer en/of e-posadres), waaronder die Munisipaliteit en/of aansoeker nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) en/of kommentaar(s) indien nie, moet ingedien word by, of skriftelik gerig word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of na CityP\_Registration@tshwane.gov.za vanaf 12 Januarie 2023 tot 08 Februarie 2023.

Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek (aansoek) wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za, alternatiewelik deur so 'n afskrif aan te vra deur my kontakbesonderhede hieronder:

E-posadres: mmaseu@gmail.com

Adres: Afdeling C 970, Maphotostraat, Mamelodi-Wes, Pretoria, 0122.

Selnr.: 083 394 9698 / 079 891 5011.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 08h00 en 16h30 by my kantoor soos hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant / Pretoria News / Beeld koerant. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek.

Sluitingsdatum vir enige besware en/of kommentaar: 08 Februarie 2023.

Datums waarop kennisgewing gepubliseer sal word: 12 Januarie 2023 en 19 Januarie 2023.

Verwysing: CPD/0020/00495/1 (Item No. 36791)

**LOCAL AUTHORITY NOTICE 2380 OF 2022****AMENDMENT SCHEME 20-03-3374**

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 2609 Fourways Extension 56 from "Business 2" to "Business 2" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-03-3374.

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 20-03-3374 will come into operation on date of publication hereof.

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

**LOCAL AUTHORITY NOTICE 2381 OF 2022**

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
**CITY OF EKURHULENI AMENDMENT SCHEME B0854C**  
**PORTION 1 OF ERF 16 AND ERF 17 LAKEFIELD TOWNSHIP**

It is hereby notified in terms of the provisions of section 48(2) and 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:

- 1) that Conditions 1(a) to 1(i) from Deed of Transfer no T18326/2014 and Conditions 1(a) to 1(l) as contained in Deed of Transfer T40118/2012 be removed;
- 2) and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of Portion 1 of Erf 16 and Erf 17 Lakefield Township, from "Residential 1" and "Business 3" respectively, to "Business 3", medical consulting rooms, subject to certain further conditions.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Benoni Sub Section, City of Ekurhuleni Municipality, 6<sup>th</sup> Floor, Benoni Customer Care Centre, 76 Elston Avenue, Benoni, during normal office hours.

This amendment scheme is now known as City of Ekurhuleni Amendment Scheme B0854C and shall come into operation on the date of publication of the notice.

(Notice No CD49/2022) CITY OF EKURHULENI METROPOLITAN MUNICIPALITY 21/12/2022

**LOCAL AUTHORITY NOTICE 2382 OF 2022****LOCAL AUTHORITY NOTICE T 086/22  
PROTEA GLEN EXTENSION 43**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares Protea Glen Extension 43 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 COSMOPOLITAN PROJECTS JOHANNESBURG PROPRIETARY LIMITED REGISTRATION NUMBER 2005/013577/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREIN REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 218 (A PORTION OF PORTION 197) OF THE FARM ZUURBEKOM NO. 297, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG HAS BEEN APPROVED.**

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

The name of the township shall be PROTEA GLEN EXTENSION 43.

**(2) DESIGN**

The township shall consist of erven and roads as indicated on General Plan S.G. No. 1177/2021.

**(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) ELECTRICITY**

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

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

Should the development of the township not been commenced with before 5 May 2013 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.

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

- (a) Should the development of the township not been completed within before 11 June 2024 the application to establish the township, shall be resubmitted to the Department of Public Transport, Roads and Works 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).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township, No. 05/13663/8-02. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 12 June 2014.

(7) DEPARTMENT OF MINERALS AND ENERGY

Should the development of the township not been completed before 3/12/2018 the application to establish the township, shall be resubmitted to the Department of Minerals and Energy for reconsideration.

(8) ACCESS

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

(b) No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan of the township No. 05/13663/8-02 .

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(10) 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.

(11) 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.

(12) 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.

(13) 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 2.(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 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 2.(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.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. 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 such certificate had been issued by ESKOM.

#### (14) 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.

### 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

#### A. Excluding the following which do not affect the Township due to the locality thereof:

1. **The former REMAINING EXTENT of the farm ZUURBEKOM Number 297, Registration Division I.Q., The Province of Gauteng, In Extent 599,1343 (Five Hundred and Nine Nine comma One Three Four Three) Hectares (of which that portion of the property held hereunder forms a portion) is subject to the following conditions:-**

(a) Subject to the right in favour of the ELECTRICITY SUPPLY COMMISSION to convey electricity over the said property with ancillary rights and subject to conditions as will more fully appear from Notarial Deed No. 383/1961S registered on the 11<sup>th</sup> of April 1961.

2. **The former REMAINING EXTENT of the farm ZUURBEKOM Number 297, Registration Division I.Q., The Province of Gauteng, In Extent 4330,8571 (FOUR THRE THREE NIL comma EIGHT FIVE SEVEN ONE) Hectares (of which that portion of the property held hereunder forms a portion) is subject to the following conditions:-**

Is subject to the right in perpetuity to convey electricity in favour of the Victoria Falls and Transvaal Power Company Limited and certain ancillary rights, and subject to conditions, as will more fully appear from Notarial Deed No. 666/1935S dated 30<sup>th</sup> day of September 1935, the route of which has been defined by Notarial Deed of route Description K5740/1910S.

3. Subject to the condition that the transferee, its successors in title, order or assigns, shall not erect accommodation for animals, establish a township (without the written consent of the RAND WATER BOARD) or cause the water to become polluted on a portion measuring 421,6140 hectares of the former Remaining Extent of the said farm measuring as such 2003,9890 hectares (of which that portion of the property held hereunder forms a portion) referred to in Diagram S.G. No. A2668/1939: these rights being granted in favour of the RAND WATER BOARD, as will more fully appear from Notarial Deed No. K1124/1939S dated 27<sup>th</sup> October 1939.

4. **The former REMAINING EXTENT of the farm ZUURBEKOM Number 297, Registration Division I.Q., The Province of Gauteng, In Extent 1334,6071 (One Three Three Four comma Six Nil Seven one) Hectares (of which that portion of the property held hereunder forms a portion) is subject to the following conditions:-**

- (a) Subject to the right in favour of ESKOM to convey electricity over the said property with ancillary rights and subject to conditions as will more fully appear from Notarial Deed No. K490/1981S and the route of which has been defined by Notarial Deed of Route Description K330/1985S.
- (b) Subject to the right in favour of ESKOM to convey electricity over the said property with ancillary rights and subject to conditions as will more fully appear from Notarial Deed No. K1606/1983S and the route of which has been defined by Notarial Deed of Route Description K1192/1988S.

**The former REMAINING EXTENT of the farm ZUURBEKOM Number 297, Registration Division I.Q., The Province of Gauteng, In Extent 1300,4751 (One Three Nil Nil comma Four Seven Five One) Hectares (of which that portion of the property held hereunder forms a portion) is subject to the following conditions:-**

- (c) Subject to the right in favour of ESKOM to convey electricity over the said property with ancillary rights and subject to conditions as will more fully appear from Notarial Deed No. K3459/1985S and the route of which has been defined by Notarial Deed of Route Description K1192/1988S.
- (d) Subject to the right in favour of ESKOM to convey electricity over the said property with ancillary rights and subject to conditions as will more fully appear from Notarial Deed No. K3057/1986S and the route of which has been defined by Notarial Deed of Route Description K4360/1994S.

**The former REMAINING EXTENT of the farm ZUURBEKOM Number 297, Registration Division I.Q., The Province of Gauteng, In Extent 716,1730 (Seven One Six comma One Seven Three Nil) Hectares (of which that portion of the property held hereunder forms a portion) is subject to the following conditions:-**

- (e) Subject to a perpetual servitude of Electric Power Transmission over the property, The Remaining Extent of the Farm Zuurbekom 297, measuring 3,1213 hectares, represented by the figure A B C D A on S.G. No. 1983/2010 AND a perpetual servitude for telecommunication in favour of Eskom Holdings Limited as will more fully appear from Notarial Deed No. K5738/2010.

**B. Including the following which does affect the township and shall be made applicable to the individual erven in the township:**

1. **The former REMAINING EXTENT of the said farm, measuring as such 4528,5532 hectares (of which that portion of the property held hereunder forms a portion) is subject to the following special conditions, servitudes and reservations, namely:-**

- (a) The provisions of certain Notarial Deed of Servitude No. 606/1896 whereunder the perpetual and exclusive right to bore and dig for water on the said Property and to lead same away was granted.

#### **4. CONDITIONS OF TITLE**

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

ALL ERVEN

General Conditions (applicable to all erven)

(a) The erven in the township 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 indicate measures to be taken, in accordance with the 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 or that the same purpose can be achieved by other more effective means. The NHBRC classification for foundations is classified as D3 in Dolomite Stability Zone 1 and D4 in Dolomite Stability Zone 3.

(b)(i) 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.

(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 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.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T 086/2022**

**LOCAL AUTHORITY NOTICE 2383 OF 2022****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
RESTRICTION OF ACCESS TO PUBLIC PLACES: PALOMINO STREET INCLUDING  
PINOTAGE STREET, MEYERSDAL EXTENSION 11 TOWNSHIP IN ALBERTON**

Notice is hereby given in terms of the provisions of section 44(4) of the Rationalisation of Local Government Affairs Act, 1998 that the City of Ekurhuleni Metropolitan Municipality has passed a resolution containing terms and conditions imposed in respect of an application by the Palomino Enclosure NPC (the Residents Association) for the restriction of access to the mentioned roads in Meyersdal Extension 11 Township, for safety and security purposes:

- (a) A 24-hour manned boom gate access control point on Palomino Street at the intersection with Clairette Street;

A copy of said resolution is available for inspection during normal office hours at the of the Area Manager: City Planning (Alberton Customer Care Area), City Planning Department of the Alberton Customer Care Area, Level 11, Civic Centre, Alwyn Taljaard Street, New Redruth, Alberton.

The above mentioned restriction shall come into effect from the date of publication of this notice.

Dr Imogen Mashazi, City Manager  
2<sup>nd</sup> Floor, Head Office Building,  
Cnr Rose & Cross Streets,  
Germiston

NOTICE NUMBER : A002/2022

**LOCAL AUTHORITY NOTICE 2384 OF 2022****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CITY OF EKURHULENI AMENDMENT SCHEME K0481C  
PROPOSED PORTIONS 1 - 13 OF PROPOSED ERF 2515 GLEN ERASMIA EXTENSION 47**

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013), that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021; by the rezoning of:

Proposed Portions 1, 4, 5, 9 and 10 of proposed Erf 2515 Glen Erasmia Extension 47 from "Special" for a private road with the inclusion of an access control building and "Special" for a private open space to "Residential 1".

Proposed Portions 2, 3, 6, 8 and 11 of proposed Erf 2515 Glen Erasmia Extension 47 from "Special" for a private open space to "Residential 1". Proposed Portions 7 and 12 of proposed Erf 2515 Glen Erasmia Extension 47 from "Special" for a private open space to "Roads" for a private road with the inclusion of an access control building. Proposed Portion 13 of proposed Erf 2515 Glen Erasmia Extension 47 from "Special" for a private road with the inclusion of an access control building and "Special" for a private open space to "Private open space", all of the above are subject to certain further conditions.

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

This amendment scheme was previously known as Ekurhuleni Amendment Scheme K0481 and is now known as City of Ekurhuleni Amendment Scheme K0481C and shall come into operation on the date of publication of the notice.

(Notice No: CP073.2022) CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (21/12/2022)





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