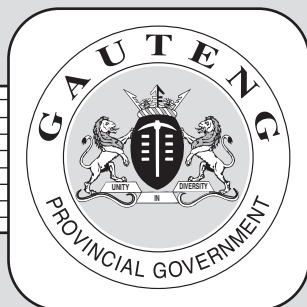


***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

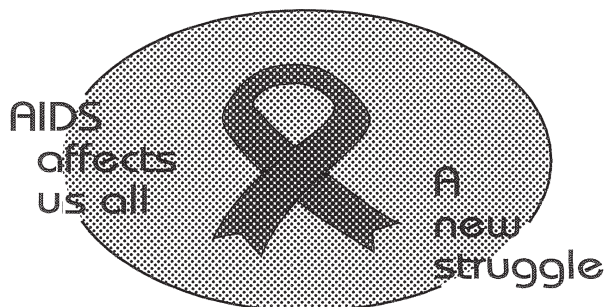
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**Vol: 28**

**PRETORIA**  
28 DECEMBER 2022  
28 DESEMBER 2022

**No: 503**

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



**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

**Prevention is the cure**

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## GAUTENG PROVINCIAL GAZETTE

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

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

**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 91 OF 2022****PROCLAMATION NOTICE - EMFULENI LOCAL MUNICIPALITY**  
**VEREENIGING AMENDMENT SCHEME N1261**  
**ERF 133, BEDWORTH PARK TOWNSHIP**

Notice is hereby given in terms of the provisions of section 39(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 Vereeniging Town Planning Scheme, 1992, by the re-zoning of the following property:

Erf 133, Bedworth Park Township from "Residential 1" to "Residential 4" with an annexure, and subject to certain conditions.

Map 3, annexure and the Scheme Clauses of the amendment scheme are filed with the Executive Director: Economic Planning (Land Use Management), 1<sup>st</sup> floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times.

This amendment scheme is known as Vereeniging Amendment Scheme N1261.

**Mr APRIL NTULI, ACTING MUNICIPAL MANAGER**

Emfuleni Local Municipality, P. O. Box 3, Vanderbijlpark, 1900  
28 December 2022

Notice Number VER03/20202

**PROKLAMASIE KENNISGEWING 91 VAN 2022****PROKLAMASIE KENNISGEWING - EMFULENI PLAASLIKE MUNISIPALITEIT**  
**VEREENIGING WYSIGINGSKEMA N1261**  
**ERF 133, BEDWORTH PARK DORP**

Kennis geskied hiermee ingevolge die bepalings van Artikel 39(4) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018, dat Emfuleni Plaaslike Munisipaliteit goedkeuring verleen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, deur die hersonering van die ondergemelde eiendom:

Erf 133, Bedworth Park Dorp vanaf "Residensieël 1" na "Residensieël 4" met 'n bylae, en onderhewig aan sekere voorwaardes.

Kaart 3, bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ekonomiese Beplanning (Grondgebruikbestuur), 1ste vloer, Ou Trustbank Gebou, h/v Pres Kruger en Erik Louwstrate, Vanderbijlpark, en is gedurende normale kantoorure vir inspeksie beskikbaar.

Hierdie wysiging staan bekend as Vereeniging Wysigingskema N1261.

**Mnr APRIL NTULI, WAARNEMENDE MUNISIPALE BESTUURDER**

Emfuleni Plaaslike Munisipaliteit, Posbus 3, Vanderbijlpark, 1900  
28 Desember 2022

Kennisgewing nommer VER03/2022

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 1053 OF 2022****CITY OF EKURHULENI****SECTION 50 OF CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.****ERF 482 BEDFORDVIEW EXTENSION 104 TOWNSHIP.**

It is hereby notified in terms of Section 50(1) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 that the City of Ekurhuleni has approved that Conditions 8 b (ii) and 11 in Deed of Transfer 042502/2018 be removed.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni, and at the offices of the Area Manager: Edenvale CCC, Edenvale Civic Centre.

This Scheme shall come into operation 56 days from the date of publication of this notice.

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

Notice No. \_\_\_\_/2022

**PROVINCIAL NOTICE 1054 OF 2022****CITY OF EKURHULENI****SECTION 50 OF CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.****REMAINDER OF ERF 308 BEDFORDVIEW EXTENSION 56 TOWNSHIP.**

It is hereby notified in terms of Section 50(1) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 that the City of Ekurhuleni has approved that Conditions (L) in Deed of Transfer 11430/04 be removed.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni, and at the offices of the Area Manager: Edenvale CCC, Edenvale Civic Centre.

This Scheme shall come into operation 56 days from the date of publication of this notice.

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

Notice No. \_\_\_\_/2022

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 2386 OF 2022****MIDVAAL LOCAL MUNICIPALITY AMENDMENT SCHEME  
CORRECTION OF ERRORS OR OMISSIONS****HOLDING 98 AND 99 VALLEY SETTLEMENTS AGRICULTURAL HOLDINGS NUMBER 3  
AND PORTION 102 (A PORTION OF PORTION 7) OF THE FARM WITKOPPIE 373-IR****LOCAL AUTHORITY NOTICE ..... MIDVAAL LOCAL MUNICIPALITY  
LAND USE SCHEME, 2017**

It is hereby notified in terms of the provisions of Section 40(1) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Laws, that the Midvaal Local Municipality has amended the Midvaal Land use Scheme, 2017, for the correction of error in respect of Holdings 98 and 99 Valley Settlements Agricultural Holdings Number 3 and Portion 102 (a Portion of Portion 7) of the farm Witkoppie 373-IR from "Agricultural", "Undetermined" and "Industrial 3" to "Industrial 1", as per amendment scheme WS242

This amendment to the Midvaal Land Use Scheme, 2017, 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 2387 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 **Holding 375 North Riding Agricultural Holdings:**

The removal of Conditions 2.(a), 2.(c)(i), 2.(d)(iii), 2.(d)(iv) and 2.(d)(v) from Deed of Transfer T44043/1993.

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 0**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No.885/2022**



**LOCAL AUTHORITY NOTICE 2388 OF 2022****AMENDMENT SCHEME 20-07-0287**

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 1409 Halfway Gardens Extension 101 from "Special" to "Residential 4" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-2789.

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 20-02-2789 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 862/2022

**LOCAL AUTHORITY NOTICE 2389 OF 2022****AMENDMENT SCHEME 20-04-3081**

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 2880 North Riding Extension 88 from "Residential 3" to "Public Garage" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-3081.

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 20-04-3081 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 870/2022

**LOCAL AUTHORITY NOTICE 2390 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 **Portion 1 of Erf 679 Northcliff**:

The removal of Conditions (b), (h)(i), (h)(ii), (g) and (n) from Deed of Transfer T9245/2022.

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 0**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.882/2022

**LOCAL AUTHORITY NOTICE 2391 OF 2022****AMENDMENT SCHEME 20-02-2789**

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 1 Duxberry from "Residential 1" to "Educational" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-2789.

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 20-02-2789 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.869/2022

**LOCAL AUTHORITY NOTICE 2392 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 1 Duxberry**:

The removal of Conditions A.(h), A.(i) and A.(j) from Deed of Transfer T25077/2019.

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 0**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.869/2022



**LOCAL AUTHORITY NOTICE 2393 OF 2022****POORTVIEW EXTENSION 33**

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares **Poortview Extension 33** 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 NDLOPHO CONSTRUCTION CC (REGISTRATION NUMBER CK2000/038747/23) (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 374 OF THE FARM ROODEKRANS 183-I.Q. REGISTRATION DIVISION, GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **Poortview Extension 33**.

**(2) DESIGN**

The township consists of erven as indicated on General Plan S. G. No. 5586/2016.

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

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

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

Should the development of the township not been commenced with before 30 November 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.

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

(a) Should the development of the township not been completed before 20 June 2029 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

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

Should the development of the township not have been completed before 28 April 2027, the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

**(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.

(b) No access to or egress from the township shall be permitted via the lines of no access as indicated on the approved layout plan of the township No. 05-8519/P2/X33.

(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 and all stormwater running off or being diverted from the road 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 TRANSFER OF AN ERF/ERVEN

Erven 263 and 269 shall, prior to or simultaneously with registration of the first transfer of an erf/unit in the township and at the costs of the township owner, be transferred only to Poortview Extension 33 Home Owners Association NPC (RF) Registration Number: 2022/409540/08 ("the Association") which shall have full responsibility for the functioning and proper maintenance of the said erven and the engineering services within the said erven. All refuse, building rubble and/or other materials shall be removed from the erven prior to the transfer thereof to the mentioned Association.

(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 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 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.

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

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

## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

### 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.

(b) The NHBRC coding for foundations is classified as C-C1/S-S1 and Soil Zone II.

(2) ALL ERVEN

(a) Each erf is subject to a servitude, 2 (two) metres 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 (two) metres 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 2 (two) metres 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) ERF 269

(a) The whole of the erf, is subject to a servitude for right of way and municipal purposes in favour of the local authority, as indicated on the General Plan.

(b) The erf is subject to a servitude for road widening purposes, 2 (two) metres wide in favour of the local authority as indicated on the General Plan.

(c) The erf shall not be alienated or transferred into the name of any purchaser other than the Poortview Extension 33 Home Owners Association NPC (RF) Registration Number: 2022/409540/08, the Association established in respect of the development without the written consent of the local authority first having been obtained.

(4) ERF 263

(a) The erf shall not be alienated or transferred into the name of any purchaser other than the Poortview Extension 33 Home Owners Association NPC (RF) Registration Number: 2022/409540/08, the Association established in respect of the development without the written consent of the local authority first having been obtained.

(b) the Poortview Extension 33 Home Owners Association NPC (RF) Registration Number: 2022/409540/08 shall maintain the stormwater attenuation system on the erf, to the satisfaction of the local authority.

(c) The erf is subject to a servitude for road widening purposes, 2 (two) metres wide in favour of the local authority, as indicated on the General Plan.

(5) ERF 266

The erf is subject to a stormwater servitude, 3 (three) metres wide in favour of the local authority, as indicated on the General Plan.

(6) ERF 268

The erf is subject to a servitude for road widening purposes, 2 (two) metres wide 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 nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

**(1) ALL ERVEN (EXCEPT ERVEN 263 AND 269)**

Each and every owner of the erf or owner of any sub-divided portion of the erf or owner of any unit thereon, shall on transfer become and remain a member of the Poortview Extension 33 Home Owners Association NPC (RF) Registration Number: 2022/409540/08, ("the Association") and shall be subject to its Memorandum of Incorporation until he/she ceases to be an owner and such owner shall not be entitled to transfer the erf or any sub divided portion thereof or any interest therein or any unit thereon, without a clearance certificate from such Association certifying that the provisions of the Memorandum of Incorporation have been complied with and the purchaser has bound himself/herself to the satisfaction of the Association to become and remain a member of the Association.

**(2) ERF 263**

The Poortview Extension 33 Home Owners Association NPC (RF) Registration Number: 2022/409540/08 shall maintain the stormwater attenuation system on the erf, to the satisfaction of 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 Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of **Poortview Extension 33**. 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 05-8519.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
**Notice No. T083/2022**

**LOCAL AUTHORITY NOTICE 2394 OF 2022**  
**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
**DRAFT AMENDED COUNCIL STANDING ORDERS BY-LAW**

**NOTICE IS HEREWITH GIVEN** in terms of the provisions of section 7 of the Rationalisation of Local Government Affairs Act, 1998 (Act 10 of 1998), read with sections 11 and 12 of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000), that the City of Ekurhuleni Metropolitan Municipality at a meeting held on 24 November 2022 under item A-RC (16-2022), expressed its intention to amend the Council's Standing Orders By-law.

- i. Any person who desires to comment on the proposed draft amended Council Standing Orders By-law may lodge such comments in writing by not later than **27 January 2023** to The City Manager (*attention: Modise Koetle, Office of the Secretary to Council, 2<sup>nd</sup> Floor O R Tambo Government Precinct, Germiston Civic Centre, corner Queen and Cross Streets, Germiston.*), or *Private Bag X1069, Germiston, 1400.*
- ii. The purpose of the Standing Orders By-law is to provide for meeting procedures, order at Council meetings, conduct of Council business, debates questions, roles of political office bearers and to provide for matters incidental thereto.
- iii. Enquiries relating to the proposed draft amended Council Standing Orders By-law may be directed to:  
**Modise Koetle, Tel 011 999 1191, E-mail: [Modise.koetle@ekurhuleni.gov.za](mailto:Modise.koetle@ekurhuleni.gov.za)**
- iv. A copy of the resolution by the Ekurhuleni Metropolitan Council and full particulars of the proposed amended Standing Orders By-law may be inspected during ordinary office hours at the following municipal offices or by obtaining an electronic copy from the official website address for the City: [www.ekurhuleni.gov.za](http://www.ekurhuleni.gov.za):
  - (a) **Office of the Secretary to Council, 2<sup>nd</sup> Floor O R Tambo Government Precinct, Germiston Civic Centre, corner Queen and Cross Streets, Germiston.**
  - (b) The following Libraries:  
 Bedfordview Library, Birchleigh Library, Birchleigh North Library, Bonaero Park Library, Edenvale Library, Kempton Park Library, Olifantsfontein Library, Phomolong Library, Primrose Library, Tembisa Library, Tembisa West Library, Winnie Mandela Library, Alberton Library, Boksburg Library, Bracken Library, Dinwiddie Library, Edenpark Library, Elsburg Library, Germiston Library, Isaac Mokoena Library, Katlehong Library, Leondale Library, Palm Ridge Library, Reiger Park Library, Spruitview Library, Thokhoza Library, Vosloorus Library, Zonkizizwe Library, Actonville Library, Alra Park Library, Bakerton Library, Benoni Library, Brakpan Library, Daveyton Library, Duduza Library, Dunnotter Library, Geluksdal Library, H P Mokoka Library, Jerry Moloi Library, Kwa-Thema Library, Nigel Library, Springs Library, Tsakane Library, Wattville Library; and
  - (c) At the following offices of Customer Care Area Managers in the Ekurhuleni Metropolitan Municipality:  
**Alberton** - Alwyn Taljaard Street, Alberton, , **Benoni** - Elston Drive, Benoni, **Boksburg** - Cnr Trichardt & Market Street, Boksburg, **Brakpan** - 2<sup>nd</sup> Floor, Room D 234, Cnr Escombe & Elliot Avenue, Brakpan, **Daveyton** - Cnr Eiselen & Mocke Street, Daveyton, **Duduza** - 3001/12 Nala Street, Duduza, **Edenvale** - Cnr Van Riebeeck & Hendrik Potgieter Street, Edenvale, **Etwatwa** - 3724 23rd Street Etwatwa, **Germiston** - 15 Queen Street, Germiston, **Katlehong** - 2098 Masakhane Street, Admin Blok, Katlehong, **Katlehong (2)**- Cnr Sontonga & K146 Rd, Siluma View Ext 1, Katlehong , **Kempton Park** - Cnr Pretoria & C.R. Swart Road, Kempton Park, **Kwa-Thema** - 24503 Nkosi Street, Kwa-Thema,, **Nigel** - 145 Hendrik Verwoerd Street, Nigel, **Springs** - Cnr Plantation & South Main Reef Road, Springs, re: **Tembisa** - Cnr George Nyanga & Andrew Maphetha Street, Tembisa, **Tembisa 2**, Cnr Solomon and Mahlangu Drive, Winnie Mandela, **Thokoza** - 3521 Moepshe Street, Thokoza, **Tsakane** - 10890 Nzima Street, Tsakana and **Vosloorus** - Ostend Street, Vosloorus.

**Dr. I Mashazi, City Manager, Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, Head Office Building, corner Cross and Rose Streets, Private Bag X1069, Germiston, 1400**

28 December 2022

Notice No 31/2022

**LOCAL AUTHORITY NOTICE 2395 OF 2022**  
**AMENDMENT SCHEME 20-02-2797**

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 2 of Erf 161 Atholl Extension 6 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 20-02-2797.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-02-2797 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No.871/2022**

**LOCAL AUTHORITY NOTICE 2396 OF 2022**

City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 289 Bryanston**:

- a) The removal of condition (i) - (ii) and (a) to (t) from Deed of Transfer T6981/2020

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 2397 OF 2022**  
**AMENDMENT SCHEME 20-01-0219**

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 2506 Houghton Estate:

- (1) The removal of conditions (a), (c), and (d) from the deed of Transfer No. T29329/2018,
- (2) The amendment of the City of Johannesburg Land Use scheme, 2018, by the rezoning from "Residential 1" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0219. Amendment Scheme 20-01-0219 will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

**LOCAL AUTHORITY NOTICE 2398 OF 2022****ROBERTSHAM ERF 481**

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 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions 12 and 13 from Deed of Transfer T19460/2020;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of 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 20-01-3805.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-3805 will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.883/2022

**LOCAL AUTHORITY NOTICE 2399 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 5900T**

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 **5900T**, being the rezoning of Erf 3628 (consolidated Erven 2919 and 3377), Pretoria, from "Residential 4", to "Special", Residential Buildings, Dwelling-units, Guest House, Parking site, subject to Schedule 10, Student Housing Establishment, 209 habitable bedrooms for a maximum of 545 students, Offices and Shops, 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 **5900T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5900T (Item 33060))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

28 DECEMBER 2022  
(Notice 389/2022)

**LOCAL AUTHORITY NOTICE 2400 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 T0011479/2017 with reference to the following property: Erf 587, Newlands Extension 3 and Portion 1 of Erf 834, Waterkloof Glen Extension 8.

The following conditions and/or phrases are hereby removed: Condition C. 4. B..

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

(CPD NEWx3/0496/587 (Item 36298))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

28 DECEMBER 2022

(Notice 725/2022)

**LOCAL AUTHORITY NOTICE 2401 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 T86213/2021 with reference to the following property: Erf 500, Menlo Park.

The following conditions and/or phrases are hereby removed: Conditions (b), (c), (d), (e), (g) and (i).

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

(CPD MNP/0416/500 (Item 36287))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

28 DECEMBER 2022

(Notice 726/2022)

**LOCAL AUTHORITY NOTICE 2402 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 T74187/2005 with reference to the following property: Erf 393, Eldoraigne.

The following conditions and/or phrases are hereby removed: Conditions 4.(d), 4.(e), 4.(f), 4.(g), 4.(h), 4.(i), 4.(j), 6.(a), 6.(b), 6.(c), 6.(c)(i), 6.(c)(ii), 6.(d) and 6.(e).

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

(CPD ELD/0205/393 (Item 36059))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

28 DECEMBER 2022  
(Notice 727/2022)

**LOCAL AUTHORITY NOTICE 2403 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 T29349/2017 with reference to the following property: Erf 1129, Wierdapark.

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

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

(CPD WDP/0762/1129 (Item 35798))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

28 DECEMBER 2022  
(Notice 728/2022)

**LOCAL AUTHORITY NOTICE 2404 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 T34397/2019 with reference to the following property: Erf 637, Muckleneuk.

The following conditions and/or phrases are hereby removed: Conditions (a) and (b).

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

(CPD MKN/0476/637 (Item 35696))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

28 DECEMBER 2022

(Notice 729/2022)

**LOCAL AUTHORITY NOTICE 2405 OF 2022****AMENDMENT SCHEME 20-01-3070**

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 City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 1 of erf 154 Oaklands 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 20-01-3070. Amendment Scheme 20-01-3070 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 /**

**LOCAL AUTHORITY NOTICE 2406 OF 2022**  
**AMENDMENT SCHEME 20-01-3965**

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 72 Fairland:

- (1) The removal of conditions 1., 2., 3., 3(i), 3(ii), 3(iii), 3(iv), 4., 7., 8., and 9., 9(a), 9(b), 9(b)(i), 9(b)(ii) and 9(c) from the deed of Transfer No. T11978/2022,
- (2) The amendment of the City of Johannesburg Land Use scheme, 2018, by the rezoning 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 20-01-3965. Amendment Scheme 20-01-3965 will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

**LOCAL AUTHORITY NOTICE 2407 OF 2022**  
**AMENDMENT SCHEME 20-01-0135**

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 574 Glenanda:

- (1) The removal of conditions 9.; 10. and 12 from the deed of Transfer No. T02983/2017,
- (2) The amendment of the City of Johannesburg Land Use scheme, 2018, by the rezoning from "Residential 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0135. Amendment Scheme 20-01-0135 will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**



**LOCAL AUTHORITY NOTICE 2408 OF 2022****AMENDMENT SCHEME 01-18764**

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 City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 5502, 5504, 5506 and 5508 Kensington from "Residential 1" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18764. Amendment Scheme 01-18764 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 /**

**LOCAL AUTHORITY NOTICE 2409 OF 2022****BRYANSTON ERF 169**

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 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions (a).to (v) from Deed of Transfer T23193/2001;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of 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 20-02-3735.

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 20-02-3735 will come into operation on date of publication.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

Notice No.868/2022

**LOCAL AUTHORITY NOTICE 2410 OF 2022**  
**AMENDMENT SCHEME 20-01-3572**

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 the Remaining Extent of Erf 250 Linden from "Residential 1" to "Residential 4" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3572.

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 20-01-3572 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 865/2022

**LOCAL AUTHORITY NOTICE 2411 OF 2022**  
**AMENDMENT SCHEME 20-01-3601**

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 498 Parkwood 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 20-01-3601. Amendment Scheme 20-01-3601 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 /**

**LOCAL AUTHORITY NOTICE 2412 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 440 Glenhazel Extension 7**:

The removal of Conditions (j) and (k) from Deed of Transfer T13892/2022.

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 0**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.884/2022

**LOCAL AUTHORITY NOTICE 2413 OF 2022****AMENDMENT SCHEME 20-05-4133**

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 Roodepoort Town Planning Scheme, 1987, by the rezoning of Erven 3891, 3894 and 3895 Weltevredenpark extension 31 from "Business 4" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-4133. Amendment Scheme 20-05-4133 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 /**

**LOCAL AUTHORITY NOTICE 2414 OF 2022**  
**AMENDMENT SCHEME 05-18594**

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 Roodepoort Town Planning Scheme, 1987 by the rezoning of Erf 2884 Fleurhof Extension 20 from "Educational" to "Public Open Space" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 05-18594.

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 05-18594 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.866/2022

**LOCAL AUTHORITY NOTICE 2415 OF 2022**  
**AMENDMENT SCHEME 20-02-2797**

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 2 of Erf 161 Atholl Extension 6 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 20-02-2797.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-02-2797 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.871/2022

**LOCAL AUTHORITY NOTICE 2416 OF 2022****NORTHCLIFF ERF 83**

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 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions (f), (h), (i) and (j) from Deed of Transfer T67928/1999;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3980.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-3980 will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.881/2022

**LOCAL AUTHORITY NOTICE 2417 OF 2022****RIDGEWAY EXTENSION 1 ERF 409**

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 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions B.(vi), B.(vii) and B.(ix) from Deed of Transfer T28283/2018;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of 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 20-01-0691.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-0691 will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.867/2022

**LOCAL AUTHORITY NOTICE 2418 OF 2022****CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 4826T****DECLARATION OF AN APPROVED TOWNSHIP AND NOTICE OF ADOPTION OF AN AMENDMENT SCHEME IN TERMS OF SECTION 16(9) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR AN APPROVED TOWNSHIP****DIE HOEWES EXTENSION 338**

It is hereby notified in terms of the provisions of Section 16(9) 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 scheme with regards to the property(ies) in the township of Die Hoewes Extension 338, being an amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014).

The Tshwane Town-planning Scheme, 2008 (Revised 2014), and the adopted scheme map and the adopted annexures 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 **4826T** and shall come into operation on the date of publication of the notice.

(CPD 9/2/4/2-4826T (Item 28942))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

DECEMBER 2022  
(Notice 152 of 2022)

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**CITY OF TSHWANE****DECLARATION OF DIE HOEWES EXTENSION 338 AS APPROVED TOWNSHIP**

It is hereby declared that in terms of the provisions of section 16(9) of the City of Tshwane Land Use Management By-Law, 2016, that Die Hoewes Extension 338 is an approved township, subject to the conditions as set out in the schedules hereto.

(CPD 9/2/4/2-4826T (Item 28942))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TWIN CITY REAL ESTATE PROPRIETARY LIMITED, REGISTRATION NUMBER 2020/461891/07), IN TERMS OF SECTION 16(4)(f)(i) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE ESTABLISHMENT OF A TOWNSHIP ON PORTION 51 OF THE FARM HIGHLANDS NO 359JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be Die Hoewes Extension 338.

**1.2 DESIGN**

The township consists of erven as indicated on General Plan SG No 231/2020.

**1.3 PROVISION AND INSTALLATION OF ENGINEERING SERVICES**

The Township Owner shall at his cost provide the township with such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the township and comply with the engineering services agreement entered into between the township owner and the Municipality as required in terms of Section 21(3) of the By-law and in accordance with section 49 of the Spatial Planning and Land Use Management Act, 16 of 2013.



#### 1.4 PRECAUTIONARY MEASURES (APPLICABLE TO DOLOMITIC AREAS)

The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

- 1.4.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and
- 1.4.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.
- 1.4.3 the township owner and its successors in title including the owner of any erven within the township shall comply with the conditions imposed by the Council for Geoscience and shall comply with the geotechnical or dolomite stability or similar report aimed at managing the development in so far as it is located on dolomite.

#### 1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent road Basden Avenue and all stormwater running off or being diverted from the road Basden Avenue and higher lying areas shall be received and disposed of, to the satisfaction of the Municipality.

#### 1.6 ACCESS CONDITIONS

- 1.6.1 Access to or egress from the township shall be provided to the satisfaction of the Municipality.
- 1.6.2 Access to or egress from the township shall only be permitted via Basden Avenue.

### 2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT INDICATED IN 1 ABOVE IN TERMS OF SECTION 16(10) OF THE BY-LAW AND SECTION 53 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013

#### 2.1 REFUSE REMOVAL

- 2.1.1 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 City of Tshwane.
- 2.1.2 The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the Municipality for the removal of all refuse.

#### 2.2 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, and/or TELKOM services, the cost of such removal or replacement shall be borne by the township owner. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the City of Tshwane and/or TELKOM should it be deemed necessary.

#### 2.3 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at her own costs cause all existing buildings/structures situated within the building line reserves, side spaces, or over common boundaries to be demolished to the satisfaction of the Municipality, when requested thereto by the Municipality or where buildings/structures are dilapidated.

## 2.4 CONSOLIDATION OF ERVEN

The township owner shall, at her own costs, after proclamation of the township but prior to the development of any erf/unit in the township, consolidate Erven 918 and 919 to the satisfaction of the Municipality.

The Municipality hereby grants approval for the consolidation of Erven 918 AND 919 in terms of section 16(12)(d) of By-law read with section 15(6) of the By-law, which consolidation approval shall only come into operation on proclamation of the township and subject to the section 16(10) certification in term of the By-law by the City of Tshwane.

The Township Owner shall simultaneously with an application for a section 16(10) certification for the registration of erven in the township apply for a section 16(10) certification for purposes of the consolidation and shall comply with the conditions of the consolidation and the township for issuing of both certifications.

## 2.5 RESTRICTION ON REGISTRATION AND TRANSFER OF ERVEN FROM THE TOWNSHIP

In terms of section 16(10) of the By-law read with section 53 of Spatial Planning and Land Use Management Act, (Act 16 of 2013) no property(ies) or land and/or erf/erven and/or sections and/or units, sectional title schemes/registers or other registration transaction/s, in a land development area, which registration transactions results from a land development application(s), may be submitted by the applicant and/or owner, to the Registrar of Deed for registration, including transfer and the registration of a Certificate of Consolidated Title and/or Certificate of Registered in the name of the owner;

prior to the Municipality certifying to the Registrar of Deeds that:

- 2.5.1 all engineering services have been designed and constructed to the satisfaction of the Municipality, including the provision of guarantees, and maintenance guarantees, for services having been provided to the satisfaction of the Municipality as may be required;
- 2.5.2 all engineering services contributions and open spaces and parks contributions and/or development charges and/or other monies have been paid;
- 2.5.3 all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes;
- 2.5.4 all conditions of the approval of the land development application have been complied with or that arrangements for compliance to the satisfaction of the Municipality have been made, which arrangements shall form part of an agreement read with Chapter 7 of the By-law, to the satisfaction of the Municipality;
- 2.5.5 it is in a position to consider a final building plan; and
- 2.5.6 all the properties have either been transferred in terms of subsection 16(11) hereof or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme.

## 2.6 RESTRICTION ON THE TRANSFER OF AN ERF

Erven 918 and 919 shall not be transferred into the name of any purchaser, without the written consent of the Municipality first having been obtained, which consent shall not be granted unless:

- 2.6.1 A geological footprint investigation has been conducted and the erf is deemed suitable for development and accepted by the Municipality and the Council for Geoscience.
- 2.6.2 A Construction Report must be submitted, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.

- 2.6.3 A Dolomite Risk Management Plan must be submitted, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan to a representative Body Corporate or similar as applicable must be included.
- 2.6.4 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management for the Dolomite Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.
- 2.7 PROVISION OF OPEN SPACES AND PARKS IN TERMS OF SECTION 47 OF THE BY-LAW
- 2.7.1 The township owner shall in terms of section 47(7)(a) of the By-law secure or make provision for open space measuring functional open space = 144 units x 18m<sup>2</sup> = 2 592m<sup>2</sup>.
- 2.7.2 The township owner has agreed to the provision of an open area of 1 887m<sup>2</sup> on the to be consolidated erf to be developed as private open space and kept free of structures and shall be indicated on the Site Development Plan. The area shall be secured by means of servitudes over the property/portion or erf in favour of the Erven in the Township and the Municipality for purposes of the protection of open spaces in lieu of the provision of open spaces and parks contemplated in section 47 of the By-law.
- 2.7.3 The township owner shall in terms of the provisions of Section 47(3) read with Schedule 16 of the By-law pay an amount of money to the Municipality (in lieu) of the shortfall for the provision of land for the open spaces or private open space calculated on the value per square meter of 2 592m<sup>2</sup> – 1 887m<sup>2</sup> = 715m<sup>2</sup> as determined by the Valuation Department of the Municipality.
3. DISPOSAL OF EXISTING CONDITIONS OF TITLE IN TERMS OF SECTION 16(4)(g)
- 3.1 All erven shall be made subject to existing conditions and servitudes, if any.
- 3.2 Excluding the following condition in Deed of Transfer T46287/2022 which does not affect the township due to its locality:
- “The farm shall be subject to Notarial Deed of Servitude No. 80/1932-S, with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria.”
4. CONDITIONS OF TITLE
- 4.1 Conditions of Title imposed in favour of the Municipality in terms of the section 16(4)(g) of the By-law
- 4.1.1 ALL ERVEN
- 4.1.1.1 Each erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any boundary 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 Municipality: Provided that the Municipality may dispense with any such servitude.
- 4.1.1.2 No building or other structure or any part of its foundation 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.
- 4.1.1.3 The Municipality 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 Municipality.

4.1.1.4 The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of buildings and structures must be designed by a competent professional engineer and erected under his supervision. Building plans submitted to the Municipality for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. The owner of the erf shall comply with these measures in accordance with the recommendations contained in the Geo-technical report for the township and conditions imposed by the Council for Geoscience, unless it is proven to the Municipality and the Council for Geoscience, that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

4.1.2 ERVEN 918 AND 919

The erven, to be consolidated, shall be subject to a servitude for private open space purposes in favour of the Municipality, to be utilized solely for the benefit and enjoyment of the Registered Owner or its successors in title which may include the members of a Body Corporate or a Home Owners Association, provided that such servitude may not be cancelled without the written consent of the Municipality provided further that the final location and the extent thereof, will be agreed between Township owner and the Municipality.

4.2 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 nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

4.2.1 ALL ERVEN

4.2.1.1 A Dolomite Risk Management Plan shall be implemented and maintained by the Body Corporate or any other legal entity in its stead, in conjunction with the owner and a Dolomite Risk Manager shall be appointed for that purpose.

4.2.1.2 The Body Corporate or any other legal entity in its stead, in conjunction with the owner of any property forming part of the Township, shall at all times have proper insurance policies for damage caused by dolomite related incidents; including sinkholes, subsidence and landslip in place and be responsible for the payment of all premiums of such insurance policies.



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