

***THE PROVINCE OF
GAUTENG***

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 1810 OF 2019

LOCAL AUTHORITY NOTICE 78/2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE AREA)
DECLARATION AS AN APPROVED TOWNSHIP

IN TERMS OF SECTION 103(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE AREA) HEREBY DECLARES **RYNFIELD EXTENSION 112** TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION IS MADE BY ESTHER COETZER ID NUMBER 5809250042081 (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 398 (A PORTION OF PORTION 34) OF THE FARM VLAKFONTEIN 69-IR, PROVINCE GAUTENG, HAS BEEN GRANTED.

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

The name of the township shall be **Rynfield Extension 112**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Number 4924/2013.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Local Authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (b) The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.

- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

(4) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the Local Authority may determine, fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the Local Authority.

(5) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

The township owners shall consult the Local Authority before any existing municipal service(s) need to be replaced or removed.

(6) ENDOWMENT

The township owner shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 15 of 1986, pay to the Local Authority for the provision of land for parks (public open space).

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all storm water running off or being diverted from the roads to be received and disposed of.

(8) ACCESS

Ingress and egress to and from the township shall be to the satisfaction of the Head of Department: Roads, Transport and Civil Works Department.

(9) SOIL CONDITIONS

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the Local Authority when required by the Local Authority to do so.

(11) PRECAUTIONARY MEASURES

The township owner shall at his own expense, make arrangements with the Local Authority in order to ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

(12) REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the Local Authority, when required by the Local Authority to do so.

(13) SPECIAL CONDITIONS

- (a) A Section 21 Company/Body Corporate/Home Owner's Association (Legal Entity) shall be established by and at the cost of the Developer/Owner.
- (b) The Legal Entity shall be in addition to such other responsibilities as may be determined by the developer, also responsible for the maintenance of the intercom and access control relating to the property.
- (c) Every owner or any person who has an interest therein shall become a Member of the Legal Entity and be subject to its constitution until he/she ceases to be an owner to aforesaid. Neither the Erf, nor any subdivided portion thereof, nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of the Legal Entity to become a member of the Legal Entity.
- (d) The owner, or any person, who has an interest therein, shall not be entitled to transfer the Erf/unit or any subdivided portion therein without a Clearance Certificate from the Legal Entity that the Constitution of the Legal Entity have been complied with.
- (e) The Township Owner must accept the conditions regarding the establishment of the Legal Entity in writing. This written acceptance shall include an undertaking that all buyers will be notified of all the conditions stipulated by the Municipality, in writing.
- (f) The roads and storm water infrastructure and landscaping of sidewalks will not be taken over by the Municipality and the construction and cost thereof shall be the responsibility of the Owner where after the maintenance of these services and the pavements shall become the responsibility of the Legal Entity.
- (g) The Legal Entity shall manage and maintain all common property including the refuse collection areas.
- (h) The Legal Entity shall indemnify the Municipality against any and all claims regarding:
- (i) The maintenance and the provision of any roads and storm water services in the development. (The provision of engineering services under paved areas is to be avoided);
 - i) Any damage that may be caused by an emergency vehicle or any vehicle of the Municipality that is involved with the maintenance of services;
 - ii) Any damage and/or incidental damage to the water and sewer infrastructure (shall be for the account of the owner/legal entity); and
 - iii) The Developer/Owner shall be responsible for all road signs and markings in proposed development where after the legal entity shall be responsible for the maintenance thereof.

- (j) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 1986 (Act 95 of 1986) then and in such event the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 1986 shall be read as pro-non-scripto.

B. CONDITIONS OF TITLE

- (1) All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:
- (a) The property is subject to a servitude, 2,00 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2,00 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) The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains or other works being made good by the Local Authority.
- (2) Conditions of title imposed in favour of third parties to be registered on the first registration of the erven concerned.
- (3) No erf in the township shall be transferred, unless the following conditions and/or servitudes have been registered.
- (4) **Erven 4107 – 4112:**

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 home owners association incorporated for the purpose of 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 of 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.

Dr. Imogen Mashazi: City Manager,
City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400

LOCAL AUTHORITY NOTICE 78/2019
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE AREA)
EKURHULENI TOWN PLANNING SCHEME 2014:
AMENDMENT SCHEME B0478

The City of Ekurhuleni, Benoni Customer Care Area hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013 declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of **RYNFIELD EXTENSION 112**.

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 Metropolitan Municipality and at the offices of the Area Manager: Benoni Civic Centre, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known as Ekurhuleni Amendment Scheme B0478 and shall come into operation on the date of the publication of this notice.

Dr. Imogen Mashazi: City Manager,
City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400

Notice No.
CD78/2019
[15/3/2-A24/112]

NOTICE 1811 OF 2019

EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME F0275

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Portion 1 of Erf 5 Boksburg West Township from "Residential 1" to "Residential 3" for a maximum of 10 dwelling units, subject to certain conditions.

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

This amendment scheme is known as Ekurhuleni Amendment Scheme F0275. This Scheme shall come into operation not less than 56 days from date of publication of this notice.

Imogen Mashazi, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston

PROCLAMATION • PROKLAMASIE

PROCLAMATION 157 OF 2019**GENERAL NOTICE 20****DECLARATION AS APPROVED TOWNSHIP: ALEXANDRA EXTENSION 21
(JOHANNESBURG METROPOLITAN MUNICIPALITY)****GAUTENG DEPARTMENT OF HUMAN SETTLEMENTS**

In terms of regulations 23(1) of the Township Establishment and Land Use Regulations, 1986, promulgated by virtue of section 66(1) of the Black Communities Development Act, No. 4 of 1984, the Gauteng Department of Human Settlements hereby declares Alexandra Extension 21 Township to be an approved township subject to the conditions set out in the schedule hereto.

Gauteng Department of Human Settlements: Reference No. HLA 7/3/4/1/391

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986, ISSUED UNDER SECTION 66(1) OF THE BLACK COMMUNITIES DEVELOPMENT ACT, NO. 4 OF 1984 ON PORTION 456 OF THE FARM SYFERFONTEIN NO. 51-IR, PROVINCE OF GAUTENG, BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP

The township applicant shall comply with the provisions of regulations 19 and 21 of the Township Establishment and Land Use Regulations, 1986.

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

The name of the township shall be Alexandra Extension 21.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. A11227/1992.

(3) DEMOLITION OF BUILDINGS AND STRUCTURES

The township applicant shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished, if and when necessary.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

INSTALLATION AND PROVISION OF SERVICES

The township applicant shall install and provide appropriate, affordable and upgradeable internal and external services in or for the township in accordance with the requirements of the Johannesburg Roads Agency, Johannesburg Water and Johannesburg City Power.

4. CONDITIONS OF TITLE

(1) LAND USE CONDITIONS

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Gauteng Department of Human Settlements in terms of the Township Establishment and Land Use Regulations, 1986:

(a) ALL ERVEN

- (i) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in Annexure F to the Township Establishment and Land Use Regulations, 1986, made in terms of section 66(1) of the Black Communities Development Act, No.4 of 1984: Provided that on the date on which a townplanning scheme relating to the erf comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.
- (ii) The use zone of the erf can on application be altered by the local authority on such terms as it may determine and subject to such conditions as it may impose.
- (iii) If required, a soil report, drawn up by a qualified person acceptable to the local authority, indicating the soil conditions of the erf and recommendations as to suitable founding methods and depths shall be submitted to the local authority simultaneously with the submission of building plans prior to the commencement of any building operations on the erf.

(b) ERVEN 4376 TO 4447, 4449 TO 4452 AND 4454 TO 4467

The use zone of the erf shall be "Residential".

(c) ERVEN 4448 AND 4453

The use zone of the erf shall be "Community facility".

3. CONDITIONS OF TITLE

(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(2) CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF HUMAN SETTLEMENTS IN TERMS OF THE PROVISIONS OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986

The erven mentioned hereunder shall be subject to the conditions as indicated:

(a) ALL ERVEN

- (i) The erf is subject to a servitude, 1.50 metres wide along any two boundaries other than a street boundary in favour of the local authority for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 1.50 metres wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no largerooted trees shall be planted within the area of such servitude or within 1.50 metre thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(3) ERVEN SUBJECT TO SPECIAL CONDITION

In addition to the relevant conditions set out above, Erven 4419 to 4424, 4443, 4451, 4463, 4464, and 4467 shall be subject to the following condition:

The erf is subject to a servitude 1.50 metres wide for municipal purposes in favour of the local authority, as indicated on the general plan (**servitude note on General Plan S.G. No. A11227/1992**). (On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.).

Gauteng Department of Human Settlements: Reference No. HLA 7/3/4/1/391

PROCLAMATION 158 OF 2019**DECLARATION AS APPROVED TOWNSHIP: ALEXANDRA EXTENSION 43
(JOHANNESBURG METROPOLITAN MUNICIPALITY)****GAUTENG DEPARTMENT OF HUMAN SETTLEMENTS**

In terms of regulations 23(1) of the Township Establishment and Land Use Regulations, 1986, promulgated by virtue of section 66(1) of the Black Communities Development Act, No. 4 of 1984, the Gauteng Department of Human Settlements hereby declares Alexandra Extension 43 Township to be an approved township subject to the conditions set out in the schedule hereto.

Gauteng Department of Human Settlements: Reference No. HLA 7/3/4/1/489

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986, ISSUED UNDER SECTION 66(1) OF THE BLACK COMMUNITIES DEVELOPMENT ACT, NO. 4 OF 1984 ON PORTION 474 (A PORTION OF PORTION 387) OF THE FARM SYFERFONTEIN NO.51-IR, PROVINCE OF GAUTENG, BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP**(1) MINERAL RIGHTS**

The township applicant shall at its own expense cause all rights to minerals to be severed from the ownership of the land and to be reserved in a separate Certificate of Mineral Rights.

(2) GENERAL

The township applicant shall comply with the provisions of regulations 19 and 21 of the Township Establishment and Land Use Regulations, 1986.

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

The name of the township shall be Alexandra Extension 43.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. A3155/1993.

(3) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

If, by reason of establishment of the township, it should become necessary to remove, reposition, modify or replace any existing power lines of ESKOM, the cost thereof shall be borne by township applicant.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

(1) INSTALLATION AND PROVISION OF SERVICES

The township applicant shall install and provide appropriate, affordable and upgradeable internal and external services in or for the township in accordance with the requirements of the Johannesburg Roads Agency, Johannesburg Water and Johannesburg City Power.

(2) DEMOLITION OF BUILDINGS AND STRUCTURES

The township applicant shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished, if and when necessary.

4. CONDITIONS OF TITLE

(1) LAND USE CONDITIONS

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the Administrator in term of the provisions of the Township Establishment and Land Use Regulations, 1986:

(a) ALL ERVEN

(I) The use of the erf is defined and subject to such conditions as are contained in the Land Use Conditions in Annexure F to the Township Establishment and land use Regulations, 1986, made in terms of section 66(11) of the Black Communities Development Act, 1984 (Act No. 4 of 1984): Provided that on the date on which a townplanning scheme relating to the erf comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.

(II) The use zone of the erf can on application be altered by the local authority on such terms as it may determine and subject to such conditions as it may impose.

(III) If required, a soil report, drawn up by a qualified person acceptable to the local authority indicating the soil conditions of the erf and recommendations as suitable founding methods and depths shall be submitted to the local authority simultaneously with the submission of building plans prior to the commencement of any building operations on the erf.

(b) ERVEN 5691 TO 5739 AND 5741 TO 5798

The use zone of the erf shall be "Residential".

(c) ERF 5690

The use zone of the erf shall be "Business".

(d) ERF 5740

The use zone of the erf shall be "Community facility".

(2) CONDITIONS IMPOSED BY THE MEC FOR DEPARTMENT OF HUMAN SETTLEMENTS, GAUTENG PROVINCE, IN TERMS OF THE PROVISIONS OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986

All erven shall be subject to the following conditions:

- (a) The erf is subject to a servitude, 1.50 metres wide along any two boundaries other than a street boundary in favour of the local authority for sewage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 1.50 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.
- (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 1.50 metre 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 sewage 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 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 sewage mains and other works being good by the local authority.

(3) ERVEN SUBJECT TO SPECIAL CONDITION

Erven 5777 and 5778 share a common wall as indicated on the general plan.

Gauteng Department of Human Settlements: Reference No. HLA 7/3/4/1/489

PROCLAMATION 159 OF 2019**DECLARATION AS APPROVED TOWNSHIP: ALEXANDRA EXTENSION 53
(JOHANNESBURG METROPOLITAN MUNICIPALITY)****GAUTENG DEPARTMENT OF HUMAN SETTLEMENTS**

In terms of regulations 23(1) of the Township Establishment and Land Use Regulations, 1986, promulgated by virtue of section 66(1) of the Black Communities Development Act, No. 4 of 1984, the Gauteng Department of Human Settlements hereby declares Alexandra Extension 53 Township to be an approved township subject to the conditions set out in the schedule hereto.

Gauteng Department of Human Settlements: Reference No. HLA 7/3/4/1/498

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986, ISSUED UNDER SECTION 66(1) OF THE BLACK COMMUNITIES DEVELOPMENT ACT, NO. 4 OF 1984 ON PORTION 560 OF THE FARM SYFERFONTEIN NO. 51-IR, PROVINCE OF GAUTENG, BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP

The township applicant shall comply with the provisions of regulations 19 and 21 of the Township Establishment and Land Use Regulations, 1986.

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Alexandra Extension 53.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on the General Plan SG No. 728/2019.

(3) DEMOLITION OF BUILDINGS AND STRUCTURES

The township applicant shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished, if and when necessary.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

INSTALLATION AND PROVISION OF SERVICES

The township applicant shall install and provide appropriate, affordable and upgradeable internal and external services in or for the township in accordance with the requirements of the Johannesburg Roads Agency, Johannesburg Water and Johannesburg City Power.

4. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

5. CONDITIONS OF TITLE

(1) LAND USE CONDITIONS

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the Gauteng Department of Human Settlements in term of the provisions of the Township Establishment and Land Use Regulations, 1986

(a) ALL ERVEN

- (I) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in Annexure F to the Township Establishment and Land Use Regulations, 1986, made in terms of section 66(1) of the Black Communities Development Act, No. 4 of 1984: Provided that on the date on which a town planning scheme relating to the erf comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.
- (II) The use zone of the erf can on application be altered by the local authority on such terms as it may determine and subject to such conditions as it may impose.
- (III) If required, a soil report, drawn up by a qualified person acceptable to the local authority, indicating the soil conditions of the erf and recommendations as to suitable founding methods and depths shall be submitted to the local authority simultaneously with the submission of building plans prior to the commencement of any building operations on the erf.

(b) ERVEN 6162 TO 6185, 6187 TO 6256, 6262 TO 6269 AND 6271 TO 6302

The use zone of the erven shall be "Residential".

(c) ERVEN 6186, 6257 TO 6261 AND 6270

The use zone of the erven shall be "Community Facility".

(2) CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF HUMAN SETTLEMENTS IN TERMS OF THE PROVISIONS OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986

The erven mentioned hereunder shall be subject to the conditions as indicated:

(a) ALL ERVEN

- (I) The erf is subject to a servitude, 1, 50 meters wide along any two boundaries other than a street boundary in favor of the local authority for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 1, 50 meters wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.
- (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 1, 50 meters thereof.
- (III) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(b) ERVEN SUBJECT TO SPECIAL CONDITION

In addition to the relevant condition set out above, the undermentioned erven shall be subject to the conditions as indicated:

(I) Erf 6231

The erf is subject to a servitude, 1, 50 meters wide, for municipal purposes in favor of the local authority, as indicated on the general plan (servitude note on General Plan S.G. No. 728/2019. On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.

Gauteng Department of Human Settlements: Reference No. HLA 7/3/4/1/498

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 1217 OF 2019**Subject: Gazetting of Ekurhuleni Amendment Scheme A0316 (Gauteng Province)
ERF 1854 Brackenhurst Extension 2 Township.**

Notice of application for amendment of Town Planning Scheme in terms of Section 56 of The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

We, ZIKO GPS SURVEYS, being the authorized agent of the owner of Erf 1854 Brackenhurst Extension 2 Township, hereby give notice in terms of Section 56 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA) that we have applied to Ekurhuleni Metropolitan Municipality (Alberton Customer Care Centre) for the amendment of the Town Planning Scheme known as the Ekurhuleni Town Planning Scheme, 2014, by rezoning of the property described above situated at 71 Hennie Alberts Street, Brackenhurst Extension 2, from "Business 3" to "Business 2" in order to allow for (i) temporary storage of building materials in-transit, (ii) storage of cold room for personal use, (iii) parking of one light truck.

Particulars of the application will lie for inspection during normal office hours and in terms of Section 45 of SPLUMA, (Act 16 Of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection or interest in the application and also provide clear contact details to the office of the Area Manager, City Planning Department, level 11, Civic Centre, Alberton, for a period of 28 days from 04 December 2019 (the date of first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to The Area Manager, City Planning Department at the above address or P.O. Box 4, Alberton, 1450, within a period of 28 days from 04 December 2019.

Address of authorised agent: ZIKO GPS SURVEYS, 8 Baines Circle, Albertsdal 1448. Tel: (011) 868-1251, E-mail: zikogpsurveys@telkomsa.net.

04-11

PROVINSIALE KENNISGEWING 1217 VAN 2019

EKURHULENI-WYSIGINGSKEMA A0316 (Gauteng Province)

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORP, 1986 (ORDONNANSIE 15 VAN 1986)

Ons, ZIKO GPS SURVEYS, synde die gemagtigde agent van die geregistreerde eienaar van Erf 1854 Brackenhurst Uitbreiding 2 Dorpsgebied, gee hiermee ingevolge artikel 56 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), saamgelees met dievoorskrifte van die Wet Op Ruimtelike Beplanning en Grondgebruikbestuur, 16 van 2013, (SPLUMA), kennis dat ons, by die Ekurhuleni Metropolitaanse Munisipaliteit (AlbertonDiensleweringsentrum) aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as die Ekurhuleni Dorpsbeplanningskema, 2014, deur die hersonering van die eiendom hierbo beskryf, geleë te 71 Hennie Alberts Straat, Brackenhurst Uitbreiding 2 Dorpsgebied, van "Besigheid 3" tot "Besigheid 2" om voorsiening te maak vir

- (i) Tydelike berging van boumateriaal onderweg
- (ii) Berging van koelkamer vir persoonlike gebruik
- (iii) Verpakking van een ligte vragmotor

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure en in gevolg Artikel 45 van Wet Op Ruimtelike Beplanning en Grondgebruikbestuur, 2013, (Wet 16 van 2013), moet enige belanghebbende persoon, wat sy/haar status asbelanghebbende persoon moet kan bewys, sy/haar volledige beswaar/belang in die aansoek tesame met volledige kontakbesonderhede voorsien aan, die Area Bestuurder: Stadsbeplanningsdepartement, Vlak 11, Alberton Kliënte Sentrum, Alberton, vir 'n tydperk van 28 dae vanaf 04 Desember 2019 (die datum van die eerste publikasie van hierdie kennisgewing)

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 04 Desember 2019, skriftelik by of tot die Area Bestuurder: Stadsbeplanningsdepartement by bovermelde adres by Posbus 4, Alberton, 1450, ingedien of gerig word.

Adres van gemagtigde agent: ZIKO GPS SURVEYS, 8 Baines Sirkel, Albertsdal 1448. Tel: 011-868-1251. E-pos: zikogpsurveys@telkomsa.net

04-11

PROVINCIAL NOTICE 1218 OF 2019

NOTICE OF AMENDMENT OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

Notice is hereby given to whom it may concern, that I **Ms. Tlou Mapetla, Director at MTT Council Consultants** has applied to the City of Tshwane Metropolitan Municipality for the rezoning application on erf 747 Lady Selborne x1 in terms of Section 16(1) of the City of Tshwane land use Management by-law, 2016. Any objection, with the grounds therefore shall be lodged with or made in writing to: The Strategic Executive Director: City Planning and Development * **LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria, 0001, PO BOX 1342 Pretoria 0001 CityP_Registration@tshwane.gov.za**, within 28 days of the publication of the advertisement in the Provincial Gazette, viz **04 December 2019**. Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the publication of the advertisement in the Provincial Gazette and public newspapers. Closing Date of Objections: **31 December 2019**.

Applicant Street Address: 428 Emily Hobhouse Street

Pretoria North 0182

Telephone Numbers: 0814563358

CPD/9/2/4/2-5413T (Item Number 30975)

04-11

PROVINSIALE KENNISGEWING 1218 VAN 2019

KENNISGEWING VAN WYSIGING VAN DIE TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)

Mev. Tlou Mapetla, Direkteur van MTT Council Consultants, het hiermee kennis gegee aan wie dit van belang mag wees, het 'n aansoek gedoen by die Stad Tshwane Metropolitaanse Munisipaliteit om die hersoneringsaansoek op erf 747 Ladyselbourne ingevolge Artikel 16 (1) van die Stad van Tshwane-verordening op grondgebruik, 2016. Enige besware, met die redes daarvoor, moet skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling * **LG004, Isivuno House, Lilian Ngoyistraat 143, Pretoria, 0001, Posbus 1342 Pretoria 0001 CityP_Registration@tshwane.gov.za**, binne 28 dae na die publikasie van die advertensie in die Provinsiale Koerant, naamlik 04 Desember 2019. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure besigtig word om bogenoemde kantoor, vir 'n periode van 28 dae na die publikasie van die advertensie in die Provinsiale Koerant en in die openbare koerante. Sluitingsdatum vir besware: 31 Desember 2019.

Aansoeker Straatadres: Emily Hobhouse Straat 428

Pretoria-Noord 0182

Telefoonnommers: 0814563358CPD / 9/2/4 / 2-5413T (Artikelnummer 30975)

04-11

PROVINCIAL NOTICE 1224 OF 2019

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) AND (ii) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013)
EKURHULENI AMENDMENT SCHEME E0440

We, IZEMBE CONSULTING PTY LTD, being the authorised agent of the owner of Erf 2847 Chloorkop, Extension 52 hereby give notice in terms of Section 56(1)(b)(i) and (ii) of the Town Planning and Townships Ordinance, 1986 read with the Spatial Planning and Land Use Management Act (Act 16 of 2013), that we have applied to the City of Ekurhuleni, Edenvale Customer Care Centre for the amendment of the town-planning scheme known as Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the property described above, situated at 2847 Maduna Street, Tembisa, Kempton Park, 1632 from "Social Services" to "Community Facility". Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, Civic Centre, Van Reibeek Avenue, Edenvale, for the period of 28 days from 11 December 2019. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P.O. Box 25, Edenvale, 1610, within a period of 28 days from 11 December 2019. Address of agent: c/o **Izembe Consulting**, 3370 Addax Close Street, Dawn Park, Boksburg, 1459, (PH) 065 911 1527

PROVINSIALE KENNISGEWING 1224 VAN 2019

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) EN (ii) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) GELEES SAAM MET DIE RUIMTELIKE BEPLANNING EN GROND GEBRUIKSBESTUURWET (WET 16 VAN 2013)
EKURHULENI WYSIGINGSKEMA E0440

Ons, IZEMBE CONSULTING PTY LTD, synde die gemagtigde agent van die eienaar van Erf 2847 Chloorkop Uitbreiding 52 gee hiermee kennis in terme van Artikel 56 (1) (b) (i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (Wet 16 van 2013), dat ons aansoek gedoen het by die Stad Ekurhuleni, Edenvale Klanteversorgingsentrum vir die wysiging van die stadsbeplanningskema, bekend as Ekurhuleni Stadsbeplanningskema, 2014 deur die hersonering van die eiendom hierbo beskryf, geleë te Madunastraat 2847, Tembisa, Kempton Park, 1632 vanaf "Maatskaplike Dienste" na "Gemeenskapsfasiliteit". Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Departement Stedelike Beplanning, Burgersentrum, Van Reibeeklaan, Edenvale, vir 'n tydperk van 28 dae vanaf 11 Desember 2019. Besware teen of vertoe ten opsigte van die aansoek moet skriftelik by die Area Bestuurder by bovermelde adres of by P.O. ingedien of gerig word. Box 25, Edenvale, 1610, binne 'n tydperk van 28 dae vanaf 11 Desember 2019. Ades van agent: c/o **Izembe Consulting** 3370 Addax Close Street, Dawn Park, Boksburg, 1459, (PH) 065 911 1527

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 2262 OF 2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares BREDELL EXTENSION 37 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MOLENAAR INVESTMENTS PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 621 (A PORTION OF PORTION 5) OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION IR PROVINCE OF GAUTENG HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Bredell Extension 37.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan SG No. 2317/2015.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitude's, if any.
 - (i) **EXCLUDING THE FOLLOWING SERVITUDES WHICH DO NOT AFFECT THE TOWNSHIP DUE TO ITS LOCATION:**
 - A. Portion A of Portion A of the farm Rietfontein 31 registration Division IR Kempton Park, of which the within mentioned property forms a part, is subject to the following servitude, namely:
Zinde dit eingendom beswaard met een servituut ten faveure van gedeelten getransporteerd op Hendrik Jacobus Duvenage en Johannes Petrus Jacobus Fourie bij Acten van Transport Nos 312/1887 en 313/1887, groot 328,2117 hektaar en 250,6869 Hektaar bestaande uit het recht om het water af te leiden uit de fontein gelengen nabij de scheidenslijn van het gedeelte van gemelde Hendrik Jacobus Duvenage en op het hierbij getransporteerd eigendom.
- (4) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) **ACCESS**
 - (i) Access to the township will be limited to the access point of the proposed turning facilities at the end of First Road (north-eastern corner of the township).
 - (ii) Access will not be allowed from R21 Expressway and the required line of no access.
- (6) **ENGINEERING SERVICES**
 - (i) The applicant shall be responsible for the installation and provision of internal engineering services.
 - (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except internal street lights).
- (7) **DEMOLITION OF BUILDINGS AND STRUCTURES**
The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.
- (8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in with that of the existing road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(9) REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

(10) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause the Erven 167 and 168 in the township to be consolidated.

B. CONDITIONS OF TITLE

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

(1) ALL ERVEN

- i) The 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 and 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 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 2m thereof.
- iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

Dr. Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400
Notice: CP065.2019 [15/3/7/B8 X 37]

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014: AMENDMENT SCHEME K0236**

The City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of BREDELL EXTENSION 37 Township.

Amendment Scheme Annexure will be open for inspection during normal office hours at the office of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, City Planning, City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment scheme is known as Ekurhuleni Amendment Scheme K0236, and shall come into operation on the date of publication of this notice.

Dr. Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400
Notice: CP065.2019 [15/3/7/B8 X 37]

LOCAL AUTHORITY NOTICE 2263 OF 2019

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI AMENDMENT SCHEME: K0145**

The City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) hereby gives notice 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 application for the rezoning of Erven 1844 and 1845 Witfontein Extension 57 from "Business 2" to "Industrial 1" for Industries, Commercial Purposes, Motor Dealers, Light Industries, Value Retail and ancillary offices only has been approved subject to certain conditions.

Amendment Scheme Annexure will be open for inspection during normal office hours at the office of the Head of Department, Department of Economic Development: Gauteng Provincial Government, 8th Floor Corner House, 63 Fox Street, Johannesburg, 2000, as well as the Manager City Planning, the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment scheme is known as Ekurhuleni Amendment Scheme K0145, and shall come into operation on date of publication of this notice. This notice replaces a portion of Local Authority Notice 476 as placed in the Gauteng Provincial Gazette No 114 dated 30 March 2016 pertaining to Erven 1844 and 1845 Witfontein Extension 57.

Dr Imogen Mashazi: City Manager: City of Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400 [15/2/7/K0145]

LOCAL AUTHORITY NOTICE 2264 OF 2019**AMENDMENT SCHEME 01-17152**

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 Town Planning Scheme, 1979, by the rezoning of Erf 873 Rosettenville from "Residential 4" to "Institutional" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-17152.

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 01-17152 will come into operation on date of publication hereof

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 355/2019

LOCAL AUTHORITY NOTICE 2265 OF 2019**RIVERSIDE VIEW EXTENSION 91**

- A. In terms of section 28.(15) of the City of Johannesburg Metropolitan Municipal Planning By-Law, 2016 the City of Johannesburg Metropolitan Municipality declares **Riverside View Extension 91** 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 THE INDEPENDENT INSTITUTE OF EDUCATION PROPRIETARY LIMITED 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 THE PORTION 598 OF THE FARM DIEPSLOOT 388-JR, GAUTENG PROVINCE, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT.

- (1) **NAME**
The name of the township is **Riverside View Extension 91**
- (2) **DESIGN**
The township consists of erven and a thoroughfare as indicated on General Plan No. 599/2019
- (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 17 August 2017 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) **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 layout plan of the township No. 7569/L1
- (7) **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.

- (8) **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.
- (9) **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.
- (10) **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.
- (11) **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.
- (12) **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.
- (13) **CONSOLIDATION OF ERVEN**
The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 5246 and 5247, 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.

A. Excluding the following which only affects erf: 5247 (Deed of Transfer T47401/2017)

- (a) *An Electrical Power Line Servitude with underground cables, the centre line represented by the letters 'gh' on Diagram S.G. No. A.4520/1994 in favour of Electricity Supply Commission, together with ancillary rights and subject to conditions as will more fully appear on reference to Deed of Servitude K963/1957S.*

- (b) *By Notarial Deed K1506/1969S, the right has been granted to Eskom to convey electricity over the property hereby conveyed, the centre lines of overhead Electric Power Lines with underground cables, indicated by the lines jk, lm, np and nq on diagram SG. No. A4520/1994 together with ancillary rights and subject to conditions, as will more fully appear with reference to the said notarial deed*

3. CONDITIONS OF TITLE.

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

- (1) ALL ERVEN
- (a) The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be 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 Soil Zone III.
- (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) Erf 5247
- (a) Erf 5247 is subject to a servitude for access purposes and municipal services in favour of the Local Authority and in favour of Erf 5246 as indicated on the General Plan.
- (4) Erf 5246
- (a) Erf 5246 is subject to a sewer servitude in favour of the Local Authority as indicated on the General Plan.
- (b) Erf 5246 is entitled to a servitude for access purposes over erf 5247, as indicated on the General Plan.
- B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54.(1) of the City of Johannesburg Metropolitan Municipal Planning By-Law, 2016 declares that it has approved an amendment scheme being an amendment of the the Peri-Urban Town Planning Scheme, 1975, comprising the same land as included in the township of **Riverside View Extension 91**. 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 03-18167.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T048/2019

LOCAL AUTHORITY NOTICE 2266 OF 2019**NOTICE FOR THE REZONING OF ERF 1671 HEIDELBERG EXTENSION 9**

We, ZenBez Urban Lab being the applicant of Erf 1671 Heidelberg Extension 9 hereby give notice in terms of Section 38(1) of the Lesedi Local Municipality Spatial Planning and Land Use Management By-law, 2015 that we have applied to the Lesedi Local Municipality for a change of land use rights also known as rezoning of the property described above from "Residential 1" to "Residential 2" for multiple dwelling units.

This application contains the following proposals:

- a) Change of zoning from "Residential 1" to "Residential 2"
- b) The development of multiple dwelling units

The development parameters as per this application are as follows:

Zoning:	"Residential 2"
Coverage:	70% (with the rest dedicated to parking and landscaping)
Height:	3 storeys
Density:	to the satisfaction of the local authority
F.A.R:	1,8
Parking:	to the satisfaction of the local authority

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the 11th of December 2019, with or made in writing to Executive Manager: Development Planning, C/O HF Verwoerd and Louw Street, Heidelberg or The Municipal Manager, PO Box 201, Heidelberg, 1438.

Full particulars may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / The Citizen and Beeld newspapers.

Closing date for any objections: 7 January 2019

Address of Applicant: 99 Mashinini Street

Ratanda

Heidelberg

1441

Telephone Number: 0832903484

Date of notice: 11 December 2019

PLAASLIKE OWERHEID KENNISGEWING 2266 VAN 2019**KENNISGEWING VIR DIE HERSONERING VAN ERF 1671 HEIDELBERG UITBRUIDING 9**

Ons, ZenBez Urban Lab, die gemagtigde agent van die eienaar, gee hierby kennis in terme van Artikel 38(1) van die Lesedi Plaaslike Munisipaliteit Ruimtelike Beplanning en grondgebruikbestuur Deur-Wet, 2015 (5) dat ons aansoek gedoen het by die Lesedi Plaaslike Munisipaliteit vir 'n verandering van die grondgebruik regte ook bekend as hersonering van die eiendom hierbo beskryf van "Residensiële 1" tot "Residensiële 2" vir veelvuldige wooneenhede

Hierdie aansoek behels die volgende voorstelle:

- a) Verandering van die sonering van "Residensiële 1" tot "Residensiële 2"
- b) Die ontwikkeling van veelvuldige wooneenhede

Die ontwikkelingsparameters soos per hierdie aansoek is soos volg:

Sonering: "Residensiële 2"

Dekking: 70%

Hoogte: 3 verdiepings

Digtheid: tot bevrediging van die plaaslike owerheid

V.O.V: 1.8

Parkering: tot bevrediging van die plaaslike owerheid

Enige beswaar of kommentaar, met die redes daarom en kontakbesonderhede moet binne 'n tydperk van 28 dae vanaf die 11de van Desember 2019 met of skriftelik aan die Uitvoerende Bestuurder: Ontwikkelingsbeplanning, h/v HF Verwoerd en Louw Straat, Heidelberg of die Munisipale Bestuurder, Posbus 201, Heidelberg, 1438.

Volledige besonderhede kan gedurende gewone kantoorure by bogenoemde kantore besigtig word, vir n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant, The Citizen en Beeld koerante.

Sluitingsdatum vir enige besware: 7 Januarie 2019

Adres van Aansoeker: 99 Mashinistraat
Ratanda
Heidelberg
1441

Telefoon No: 0832903484

Datum van kennisgewing: 11 Desember 2019

LOCAL AUTHORITY NOTICE 2267 OF 2019**AMENDMENT SCHEME 02-17891 AND 13/3001/2017**

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 1587 Bryanston:

- (1) The removal of Condition 2.(c) to (t) from Deed of Transfer T32300/1995
- (2) The amendment of the Sandton Town Planning Scheme ,1980, of the Bryanston from "Residential 1 " permitting 4 with a density of one dwelling units per Erf to "Residential 1", permitting 4 dwelling units on site ,subject to certain conditions as indicated in the approved application, which Amendment Scheme 02-17891 will be known as Amendment Scheme .

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 a reasonable times. Amendment Scheme 02-17891 will come into operation on the date of publication hereof.

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

LOCAL AUTHORITY NOTICE 2268 OF 2019**PORTION 1 OF ERF 309 HULINGHAM – REF NO.: 13/4186/2017**

Notice is hereby given in terms of Section 42(4) of the 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 309 Hurlingham:

The removal of Conditions (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14)(i)(ii), (15), (16), (17), (18), (19)(i)(ii)(iii)(iv) and (20)(a)(b)(c)(d) from Deed of Transfer T76674/13. This notice will come into operation on 11 December 2019 date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No 924/2019

LOCAL AUTHORITY NOTICE 2269 OF 2019**AMENDMENT SCHEMES 01-19351**

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 Erf 946 Emmarentia Extension 1 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 01-19351 and will come into operation on 11 December 2019 date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No 904/2019

LOCAL AUTHORITY NOTICE 2270 OF 2019
REMAINDER OF ERF 97 INANDA

Notice is hereby given in terms of Section 42(4) of the of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Remainder of Erf 97 Inanda

The removal of Conditions A(a) from Deed of Transfer T179905/1981; This notice will come into operation on date of publication hereof.

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

LOCAL AUTHORITY NOTICE 2271 OF 2019

CORRECTION NOTICE
AMENDMENT SCHEME 02-19244

It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law, 2016 that Notice 643 of 2019 which appeared on 14 August 2019, with regards to **Remainder of Portion 3 of Erf 23 Sandhurst**, needs to be amended to read as follows:

“Amendment Scheme Number 02-19224 should read Amendment Scheme Number 02-19244.”

Director: Development Planning
Notice No: 643/2019

LOCAL AUTHORITY NOTICE 2272 OF 2019

ERF 29 LINKSFIELD NORTH

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 (c), (d), (e), (f), (g), (h), (i) and (j) from Deed of Transfer T46688/2017 in respect of in respect of Erf 29 Linksfeld North in terms of reference number 13/1829/2017.

The Application 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.

This notice will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 935/2019

LOCAL AUTHORITY NOTICE 2273 OF 2019**ERVEN 902 AND 913 AUCKLAND PARK**

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. to 6. from Deed of Transfer T54833/07 in respect of Erf 902 and Erf 913 Auckland Park in terms of reference number 20/13/1023/2019.

The Application 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.

This notice will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 914/2019

LOCAL AUTHORITY NOTICE 2274 OF 2019**KYALAMI GARDENS EXTENSION 37**

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares **Kyalami Gardens Extension 37** 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 PRECINCT RESIDENTIAL (PROPRIETARY) LIMITED REGISTRATION NUMBER 2014/155218/07 (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 313 OF THE FARM BOTHASFONTEIN 408 JR, GAUTENG PROVINCE HAS BEEN APPROVED.

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

The name of the township is Kyalami Gardens extension 37

(2) DESIGN

The township consists of erven as indicated on General Plan SG No.3327/2018

(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) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 30th January 2013 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(6) 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) Access to or egress from Erven 414 and 415 shall only be permitted via the servitude of right of way to be registered over Remainder of Portion 309 of the Farm Bothasfontein No 408 JR.

(7) 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.

(8) 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.

(9) 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.

(10) 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.

(11) RESTRICTION ON THE DEVELOPMENT OF ERVEN

Erf 414 and Erf 415 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act 95 of 1986.

(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 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 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 Erf 414 and 415 with Erf 412 Kyalami Gardens extension 36, 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.

A. Excluding the following which only affects Erf 415:

(a) Subject to a 7, 00 metre wide servitude for sewer purposes in favour of the City of Johannesburg, the Centre Line of which is indicated by the line ab on Subdivision Diagram S.G. No. 3323/2018, as will more fully appear from Notarial Deed of Servitude K897/1992S.

(b) Subject to a 7, 00 metre wide servitude for sewer purposes in favour of the City of Johannesburg, the Centre Line of which is indicated by the line bdef on Subdivision Diagram S.G. No. 3323/2018, as will more fully appear from Notarial Deed of Servitude K5726/2018S

B. Excluding the following which do not affect the township due to its locality:

The former Remaining Extent of Portion 2 of the farm Bothasfontein No. 408, Registration Division J.R., Province of Gauteng, of which the property indicated by the figure TBCD middle of river ET on Consolidation Diagram S.G. No. 4386/2017 forms a portion, is subject to the conditions:-

A portion measuring approximately 126 square metres has been expropriated by City of Johannesburg, vide Expropriation Notice EX114/1988.

C. Including the following entitlement which must be passed onto all the individual erven in the township:

1. The withinmentioned property is entitled to a servitude in perpetuity to gain access to and use the Remainder of Portion 1 of the farm Waterval for roadway purposes over the Remaining Extent of Portion 1 of the farm Waterval No. 5-I.R., measuring 1319, 09949 hectares, as will more fully appear from Notarial Deed of Servitude K2206/2012S.

2. The withinmentioned property is entitled to a servitude of right of way over the Remainder of Portion 309 of the farm Bothasfontein No. 408-J.R., measuring 4351 (four thousand three hundred and fifty one) square metres as shown on Servitude Diagram S.G. No. 3324/2018, as will more fully appear from Notarial Deed of Servitude K _____."

3. The withinmentioned property is entitled to a servitude of right of way over the Remainder of Portion 309 of the farm Bothasfontein No. 408, measuring 224 (two hundred and twenty four) square metres as shown on Servitude Diagram SG No. 3325/2018, as will more fully appear from Notarial Deed of Servitude K _____"

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

(a) The erven lie in an area where soil conditions can affect 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 – C2 / H – H1 / S1 locally R.

(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) Erf 414

The erf is subject to a 3m wide servitude of right of way for access and storm water purposes in favour of the local authority as indicated on the General Plan."

(4) Erven 414 and 415

(a) The erven are entitled to a servitude of right of way over Erf 412 in Kyalami Gardens Extension 36 for access purposes as indicated on General Plan.

(b) The erven are entitled to a servitude of right of way over the Remainder of Portion 309 of the farm Bothasfontein No. 408-J.R. for access purposes

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 Kyalami Gardens Extension 37. 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 07-8004/3.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T080/2019
11 December 2019

LOCAL AUTHORITY NOTICE 2275 OF 2019**AMENDMENT SCHEME 13-16317R**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) and Section 25(3)(b) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the application to repeal Amendment Scheme 13-16317 pertaining to **Portion 1 of Erf 823 Bryanston**

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 13-16317R will come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 910/2019

LOCAL AUTHORITY NOTICE 2276 OF 2019**AMENDMENT SCHEME 04-19113**

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 89 Northgate Extension 49 "from "Special" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 04-19113.

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 04-19113 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 911/2019

LOCAL AUTHORITY NOTICE 2277 OF 2019**CORRECTION NOTICE**
AMENDMENT SCHEME 13-2525

It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law, 2016 that Notice 1652 of 2005 which appeared on 20 July 2005, with regards to Portion 1 of Erf 3262 Bryanston Extension 7, needs to be amended to read as follows in the English and the Afrikaans notice:

"The Title Deed number is replaced by the number T109106/2003.....,"

Director: Development Planning
Notice No: 964/2019

LOCAL AUTHORITY NOTICE 2278 OF 2019**PORTION 6 OF ERF 8 SANDHURST**

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: "Not more than one dwelling house, which shall mean a house deigned for use as a dwelling for a single family, together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land, except in special circumstances and then only with the consent, in writing of the Administtror (or boy or person designated by him for the purpose) who may prescribe such further conditions as he may deem necessary." from Deed of Transfer T76259/2011 in respect of Portion 6 of Erf 8 Sandhurst in terms of reference number 13/0854/2018 which will come into operation on date of publication;
- (2) The amendment of the Sandton Town Planning Scheme, 1980, 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 02-18464. Amendment Scheme 02-18464 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. 909/2019

LOCAL AUTHORITY NOTICE 2279 OF 2019**AMENDMENT SCHEME 07-17580**

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 Halfway House and Clayville Town Planning Scheme, 1976, by the rezoning of Portion 2 of Holding 258 President Park from "Agricultural" to "Agricultural", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 07-17580. Amendment Scheme 07-17580 will come into operation on date of publication.

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 07-17580 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 913/2019

LOCAL AUTHORITY NOTICE 2280 OF 2019**AMENDMENT SCHEME 20-04-0031**

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 422 Johannesburg North from "Residential 1" to "Business 3" and the rezoning of the Remaining Extent of Erf 422 Johannesburg North from "Special" to "Business 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-0031.

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 20-04-0031 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 912/2019

LOCAL AUTHORITY NOTICE 2281 OF 2019**AMENDMENT SCHEME 20-02-0125**

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 790 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 20-02-0125.

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 20-02-0125 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 936/2019

LOCAL AUTHORITY NOTICE 2282 OF 2019**AMENDMENT SCHEME 04-17487**

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 192 Fontainebleau from "Special" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 04-17487.

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 04-17487 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 937/2019

LOCAL AUTHORITY NOTICE 2283 OF 2019**PORTION 1 OF ERF 736 FOREST TOWN**

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. from Deed of Transfer T26961/2011 in respect of Portion 1 of Erf 736 Forest Town in terms of reference number 13/2119/2018 which will come into operation on date of publication;
- (2) The amendment of the 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 01-18749. Amendment Scheme 01-18749 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. 938/2019

LOCAL AUTHORITY NOTICE 2284 OF 2019**LOCAL AUTHORITY NOTICE 907 OF 2019**

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 45 Chartwell Agricultural Holdings:**

The removal of Conditions 2. (b)(ii); 2. (c)(iv); 2. (c)(v) and the **refuses** the removal of condition 2.(a); 2. (b)(i) from Deed of Transfer T10482/1976.

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. 907/2019

LOCAL AUTHORITY NOTICE 2285 OF 2019**AMENDMENT SCHEME 01-19428**

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 Town Planning Scheme, 1979, by the rezoning of Erf 3770 Johannesburg 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 01-19428 which will come into operation on date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No.933/2019

LOCAL AUTHORITY NOTICE 2286 OF 2019**AMENDMENT SCHEME 04-15572**

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 1036 Ferndale from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 04-15572, which will come into operation on date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No.934/2019

LOCAL AUTHORITY NOTICE 2287 OF 2019
AMENDMENT SCHEME 02-19056

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 Sandton Town Planning Scheme, 1980, by the rezoning of Erf 1480 Bryanston 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 02-19056, which will come into operation on date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No.905/2019

LOCAL AUTHORITY NOTICE 2288 OF 2019
AMENDMENT SCHEME 20-01-0140

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 Remaining Extent of Erf 2051 Houghton Estate 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 20-01-0140, which will come into operation on date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No.908/2019

LOCAL AUTHORITY NOTICE 2289 OF 2019**EKURHULENI METROPOLITAN MUNICIPALITY**

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE KEMPTON PARK TOWN-PLANNING SCHEME, 2014, IN TERMS OF SECTION 56(1) (b) (i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

I, Mandla Christopher Mayinga, being the owner of Erf 1000 Birch Acres Extension 3 hereby give notice in terms of section 56 in terms of Section 56 (1) (b) (i) of the Town-Planning and Township Ordinance, 1986 (Ordinance 15 of 1986) read together with SPLUMA (Act 16 of 2013), that we have applied to the Ekurhuleni Metropolitan Municipality, for the amendment of the Ekurhuleni Town Planning Scheme, (2014), By the rezoning of Erf 1000 Birch Acres Extension 3 from ‘Residential 1’ to “Residential 3” subject to a density of 60 dwelling units per hectare.

Particulars of this application will lie for inspection during normal office hours at the office of the said authorised Local Authority at the Area Manager: City Development, Room B304, Kempton Park Civic Centre, corner C.R Swart Road and Pretoria Road, Kempton Park, for a period of 28(twenty-eight) days from 11 December 2019.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area manager: City development, at the above address or at P O Box 13, Kempton Park, 1620, within a period of 28 (twenty eight) days from 11 December 2019.

Address of applicant: P O Box 55097, Arcadia, 0007. Tel: 083 200 0431. E-mail: mmayinga@gmail.com

Date of first Publication: 11 December 2019.

Date of second publication: 18 December 2019.