

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

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CONTENTS

	<i>Gazette No.</i>	<i>Page No.</i>
GENERAL NOTICES • ALGEMENE KENNISGEWINGS		
1812 Rationalization of Government Affairs Act, 1998: Notice of intent for the security access restriction of street/ road/avenue for security reasons: Randpark Residents Association	403	14
PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS		
1226 Lesedi Local Municipality Spatial Planning and Land Use Management By-law, 2015: Holding 75, Sonstraal Agricultural Holdings, Heidelberg	403	15
1227 Gauteng Gambling Act, 1995: Application for consent to hold an interest contemplated in section 38 of the Act: Nunoline (Pty) Ltd.....	403	16
1228 Gauteng Gambling Act, 1995: Various applications	403	17
1229 City of Johannesburg Municipal Planning By-Law, 2016: Erf 429, Kensington B	403	18
1230 City of Johannesburg Municipal Planning By-Law, 2016: Erf 13529, Diepkloof.....	403	18
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS		
2266 Lesedi Local Municipality Spatial Planning and Land Use Management By-law, 2015: Notice for the rezoning of Erf 1671, Heidelberg Extension 9	403	19
2266 Lesedi Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Deur-Wet, 2015: Kennisgewing vir die hersonering van Erf 1671, Heidelberg-uitbreiding 9	403	20
2289 Town-planning and Townships Ordinance (15/1986): Erf 1000, Birch Acres Extension 3	403	21
2291 Town-planning and Townships Ordinance (15/1986): Elma Park Extension 19.....	403	22
2292 Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Elma Park Extension 20 Township	403	25
2293 Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Erven 67 to 71, 74, 75 and 1032, Rhodesfield Township	403	27
2294 City of Tshwane Land Use Management By-law, 2016: Remainder of Portion 495 of the Farm Hartebeesthoek 303JR.....	403	28
2295 City of Tshwane Land Use Management By-Law, 2016: Erf 480, Proclamation Hill	403	28
2296 City of Tshwane Land Use Management By-law, 2016: Erf 1087, Valhalla	403	29
2297 City of Tshwane Land Use Management By-law, 2016: Portion 1 of Erf 516, Murrayfield Extension 1	403	29
2298 City of Tshwane Land Use Management By-law, 2016: Erf 566, Lynnwood.....	403	30
2299 Gauteng Removal of Restrictions Act, 1996 (Act No 3 of 1996): Erf 847, Waterkloof Ridge	403	30
2300 Mogale City Spatial Planning and Land Use Management By-law, 2018: Portion 414, of the farm Hekpoort 504 JQ	403	31
2301 City of Tshwane Land Use Management By-law, 2016: Erf 352, Faerie Glen Extension 1.....	403	31
2302 City of Tshwane Land Use Management By-Law, 2016: Erf 1172, Celtisdal Extension 42	403	32
2303 City of Tshwane Land Use Management By-Law, 2016: Rezoning of Erf 73, Erasmusrand	403	32
2304 City of Tshwane Land Use Management By-law, 2016: Portion 6 of Erf 17, Waterkloof Ridge	403	33
2305 City of Tshwane Land Use Management By-Law, 2016: Rezoning of Erf 76, Hazelwood.....	403	33
2306 City of Tshwane Land Use Management By-Law, 2016: Erf 75, Hazelwood	403	34
2307 City of Tshwane Land Use Management By-Law, 2016: Rezoning of Portion 442 of the Farm Doornkloof 391 JR	403	34
2308 City of Johannesburg Municipal Planning By-law, 2016: Erand Gardens Extension 144.....	403	35
2309 City of Johannesburg Municipal Planning By-law, 2016: Riverside View Extension 66	403	38
2310 Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Allandale Extension 49.....	403	42
2311 Gauteng Removal of Restrictions Act (3/1996): Erf 15, Farrar Park Township	403	47
2312 City of Tshwane Land Use Management By-Law, 2016: Rectification Notice: Tshwane Amendment Scheme 4441T	403	48
2313 Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Portion 1 of Erf 2, Boksburg West Township	403	48
2314 Mogale City Spatial Planning and Land Use Management By-Law, 2018: Erf 163, Chamdor Extension 1	403	49
2315 Mogale Spatial Planning and Land Use Management By-Law, 2018: Krugersdorp Amendment Scheme 1834 403.....	403	49

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 1812 OF 2019

CITY OF JOHANNESBURG

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

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

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

SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Randpark; Windsor Glen; Fontainebleau	Randpark Residents Association	52	1st Avenue	Locked Palisade gate & Pedestrian gate (access 05h00 – 19h00)
			2nd Avenue	Locked Palisade gate & Pedestrian gate (access 05h00 – 19h00)
			Annie Road	Locked Palisade gate & Pedestrian gate (access 05h00 – 19h00)
			Arend Avenue	Locked Palisade gate & Pedestrian gate (access 05h00 – 19h00)
			Catherine Street	Automated boom (open during peak times) with 24 hour pedestrian access
			Cherry Drive	Automated boom (open during peak times) with 24 hour pedestrian access
			Columbine Ave.	Locked Palisade gate & Pedestrian gate (access 05h00 – 19h00)
			Cooper Avenue	Locked Palisade gate & Pedestrian gate (access 05h00 – 19h00)
			Ethel Street	Locked Palisade gate & Pedestrian gate (access 05h00 – 19h00)
			Hester Road	Automated boom (Operational 05h00 – 19h00) with 24 hour pedestrian access
			Klub Street	Automated boom (open during peak times) with 24 hour pedestrian access
			Maree Street	Locked Palisade gate & Pedestrian gate (access 05h00 – 19h00)
			Maria Street	Automated boom (Operational 05h00 – 19h00) with 24 hour pedestrian access

Should there be no objections the restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for 2 years.

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

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

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates will be locked between 19h00 and 05h00
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

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

Traffic Engineering Department
JRA (PTY) Ltd.
66 Sauer Street
Johannesburg

or

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

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

City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd

www.jra.org.za

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 1226 OF 2019**NOTICE IN TERMS OF SECTION 61(6) OF THE LESEDI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)**

I, Jacob Mroke, being the owner of Holding 75 Sonstraal Agricultural Holdings, Heidelberg, hereby give notice in terms of the Lesedi Local Municipality Spatial Planning and Land Use Management By-law, 2015 read together with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that I have made an application to the Lesedi Local Municipality for the simultaneous removal of restrictive title conditions and the amendment of the Lesedi Town Planning Scheme, 2003, by rezoning the property described above, from "Agricultural" to "Institutional" for purposes of a place for public worship. The application together with all plans and / or particulars relating to the application may be inspected during normal office hours at the office of the Town Planning Manager: Town Planning Department, Lesedi Local Municipality, c/o HF Verwoerd and Louw Street, Heidelberg for a period of 28 days from 18 December 2019. Objections to or representations in respect of the application must be lodged with or made in writing to the Town Planning Manager: Town Planning Department at the abovementioned address, within a period of 28 days from 18 December 2019.

PROVINCIAL NOTICE 1227 OF 2019**GAUTENG GAMBLING ACT, 1995****APPLICATION FOR CONSENT TO HOLD AN INTEREST
CONTEMPLATED IN SECTION 38 OF THE ACT**

Notice is hereby given that **NUNOLINE (PTY) LTD REGISTRATION No.: 2014/131538/07** of **28 BROADWAY, DURBAN NORTH, DURBAN** intend submitting an application to the Gauteng Gambling Board for consent to hold an interest as contemplated in Section 38 of the Gauteng Gambling Act, 1995, as amended, in **MARSHALLS WORLD OF SPORT GAUTENG (PTY) LTD** situated at **(1) Shop 31, Zandspruit Value Centre, t/a Cosmo City Shopping Centre, Corner South African Drive and Central African Republic Avenue, Cosmo City Ext 6 (JOH071)** and **(2) Corner Ruimte and Seedcracker Street, Celtisdal, Centurion (ALB009)**. The application will be open to public inspection at the offices of the Board from **6th January 2020**.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 which makes provision for the lodging of written representations in respect of the application.

Written representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from **6th January 2020**.

Such representations shall contain at least the following information:

- (a) the name of the applicant to which representations relate;
- (b) the ground or grounds on which representations are made;
- (c) the name, address, telephone and fax number of the person submitting the representations
- (d) whether the person submitting the representations requests the board to determine that such person's identity may not be divulged and the grounds for such request; and
- (e) whether or not they wish to make oral representations at the hearing of the application.

NOTES:

(Not to form part of the advertisement and for information purposes only)

- 1 Date as arranged with Board to be inserted.
- 2 **This notice must be placed in the Provincial Gazette as well as a newspaper circulating in the district in which the licensee conducts its business.**

PROVINCIAL NOTICE 1228 OF 2019**ANNEXURE A****GAUTENG GAMBLING ACT, 1995****APPLICATION FOR GAMING MACHINE LICENCE**

Notice is hereby given that:

1. Global Sports Betting (Pty)Ltd **trading as Global Sports Betting** situated at no: 289 Johannes Ramokhoase Street, Pretoria Central, Pretoria;

Intends submitting an application to the Gauteng Gambling Board for **Site Operator License** for Limited Payout Machines at above-mentioned site.

This application will be open to public inspection at the offices of the board from **13 January 2020**.

APPLICATION FOR AN AMENDMENT TO CHANGE ROUTE OPERATOR AS CONTEMPLATED IN SECTION 34 OF THE ACT

Notice is hereby given that:

1. Valucorp 352 CC trading as **Da Vinci's Pub & Grill** of no: 659 Van der Hoff Road, Pretoria Gardens

Intends submitting an application to the Gauteng Gambling Board for amendment to change Route Operator for Limited Payout Machines at the above-mentioned site.

This application will be open to public inspection at the offices of the Board from **13 January 2020**.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 as amended, which makes provision for the lodging of written representations in respect of the application.

Such representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from **13 January 2020**.

Such representations shall contain at least the following information:

- (a) the name of the applicant to which representations relate;
- (b) the ground or grounds on which representations are made;
- (c) the name, address, telephone and fax number of the person submitting the representations
- (d) whether the person submitting the representations requests the board to determine that such person's identity may not be divulged and the grounds for such request; and
- (e) whether or not they wish to make oral representations at the hearing of the application.

PROVINCIAL NOTICE 1229 OF 2019**Notice 1**

City of Johannesburg Municipal Planning By-Law, 2016: Erf 429, Kensington B NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016. We, Tlhalefang Built Environment (Pty) Ltd, being the authorised agents of the owners of Erf 429 Kensington B, hereby give notice of an application made in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the Randburg Town Planning Scheme, 1976 by the rezoning of the property described above, situated at 4 Edward Street, Kensington B from "Special" in terms of amendment scheme 04-5293 to "Business 3", Coverage 60%, No dwelling units on site, building line 5m on street boundary and 3m on other boundaries, subject to certain conditions. The purpose of the applications is to allow for a commercial development. Particulars of the application will lie for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, 8th Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Objections, comments or representations in respect of the relevant application must be submitted in writing to the City of Johannesburg, Executive Director: Development Planning either by hand at the abovementioned address; by registered mail to PO Box 30733, Braamfontein, 2017; by fax to 0113394000 or by email to benp@joburg.org.za within a period of 28 days from 02 January 2019. Address of agent: Tlhalefang Built Environment, 1472A Thabo Street, Emdeni South, PO Kwa-Xuma, Gauteng, 1868, Cel: 0823064298, Email: tbeconsultants@gmail.com

PROVINCIAL NOTICE 1230 OF 2019

City of Johannesburg Municipal Planning By-Law, 2016: Erf 13529, Diepkloof NOTICE OF APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIONS OF TITLE AND AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 AND SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016. We, Tlhalefang Built Environment (Pty) Ltd, being the authorised agents of the owners of Erf 13529 Diepkloof, hereby give notice of an application made in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the Johannesburg Land Use Planning Scheme, 2018 by the rezoning of the property described above, situated at 103 Zwelisha Street, Diepkloof from "Residential" to "Business 1" and the simultaneous removal of restrictions of title deed. Particulars of the application will lie for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, 8th Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Objections, comments or representations in respect of the relevant application must be submitted in writing to the City of Johannesburg, Executive Director: Development Planning either by hand at the abovementioned address; by registered mail to PO Box 30733, Braamfontein, 2017; by fax to 0113394000 or by email to benp@joburg.org.za within a period of 28 days from 02 January 2019. Address of agent: Tlhalefang Built Environment, 1472A Thabo Street, Emdeni South, PO Kwa-Xuma, Gauteng, 1868, Cel: 0823064298, Email: tbeconsultants@gmail.com

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

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 11nde 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 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.

LOCAL AUTHORITY NOTICE 2291 OF 2019**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(EDENVALE 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, Edenvale Customer Care Centre hereby declares ELMA PARK EXTENSION 19 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 734 (A PORTION OF PORTION 651) OF THE FARM RIETFONTEIN 63 I.R., GAUTENG PROVINCE BY WENDY ANN DU PLESSIS, CYNTHIA MARY ANNE JONES, KATHERINE ANN WHITEING, LINDA MARY REIDL (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT / TOWNSHIP OWNER) AND BEING THE REGISTERED OWNER OF THE LAND HAS BEEN APPROVED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be ELMA PARK EXTENSION 19.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan SG No. 2831/2018.
- (3) **ACCESS**
Access to the township will be via a right-of-way servitude over Elma Park Extension 15 and 18.
- (4) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township applicant / owner shall arrange for the drainage of the township to fit in with that of the existing network and for all stormwater running of, or being diverted from the road network to be received and disposed of.
- (5) **REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING SERVICES**
If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing services of Eskom, Telkom or Rand Water, the cost thereof shall be borne by the township applicant / owner.
- (6) **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.
- (7) **OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN**
The township owner shall within such period as the Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees / cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

(8) ENDOWMENTS

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment to the local authority which amount shall be used by the local authority for the provision of land for parks and / or open spaces in or for the township. Such endowments are payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

(9) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause erven 283 and 284 in the township to be consolidated.

(10) CONDITIONS TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTERABLE

Installation and provision of services

- (a) The township applicant / owner shall install and provide internal engineering services in the township as provided for the services agreement.
- (b) The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

(11) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (a) The following servitude which affects Erven 283 and 284 in the township:
By virtue of Notarial Deed of Servitude K9488/2019S dated 4th October 2019 the withinmentioned property is subject to a servitude of a right-of-way for access and roadway purposes, as indicated by the figure A B C D A on servitude diagram S.G. No. 2822/2018, 290 (Two Hundred and Ninety) square metres in extent, in favour of Expectra 993 NPC. As will more fully appear on reference to the said Notarial Deed.

B. CONDITIONS OF TITLE:

(1) CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

(a) ALL ERVEN:

- (i) The erf is subject to a servitude, 2 metres wide along any two boundaries 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 2 metres 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 structures will be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
- (iii) The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Local Authority.

(2) CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:

(a) ALL ERVEN:

Subject to the following conditions in favour of and enforceable by the Home Owners Association NPC:

- (i) Each and every owner of the erf, or any subdivided portion thereof, or any sectional title unit on a erf or any person who has an interest therein shall become and shall remain a Member of the Home Owners Association and be subject to its constitution and rules until he / she cease to be an owner of aforesaid. Neither the erf nor any subdivided portion or sectional title unit thereon nor any interest therein shall be transferred to any person who has not bound himself / herself to the satisfaction of such Association to become a Member of the Homes Owners Association.
- (ii) The Home Owners Association shall have the legal power to levy from each and every member of the Home Owners Association the costs incurred in fulfilling its functions, and shall have legal recourse to recover such fees in the event of a default in payment by any member.
- (iii) The term Home Owners Association in the aforesaid conditions of title shall mean EXPECTRA 993 NPC, Registration Number 2003/020679/08.

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

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EDENVALE CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME E0419

The City of Ekurhuleni Metropolitan Municipality, Edenvale 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 ELMA PARK EXTENSION 19 Township.

Amendment Scheme Annexure are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, City of Ekurhuleni Metropolitan Municipality, Edenvale Customer Care Centre, Civic Centre, Cnr Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale.

This amendment is known as Ekurhuleni Amendment Scheme E0419 and shall come into operation on date of publication of this notice.

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

LOCAL AUTHORITY NOTICE 2292 OF 2019**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(EDENVALE 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, Edenvale Customer Care Centre hereby declares ELMA PARK EXTENSION 20 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 735 (A PORTION OF PORTION 651) OF THE FARM RIETFONTEIN 63 I.R., GAUTENG PROVINCE BY WENDY ANN DU PLESSIS, CYNTHIA MARY ANNE JONES, KATHERINE ANN WHITEING, LINDA MARY REIDL (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT / TOWNSHIP OWNER) AND BEING THE REGISTERED OWNER OF THE LAND HAS BEEN APPROVED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be ELMA PARK EXTENSION 20.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan SG No. 2832/2018.
- (3) **ACCESS**
Access to the township will be via a right-of-way servitude over Elma Park Extension 15 and 18.
- (4) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township applicant / owner shall arrange for the drainage of the township to fit in with that of the existing network and for all stormwater running of, or being diverted from the road network to be received and disposed of.
- (5) **REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING SERVICES**
If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing services of Eskom, Telkom or Rand Water, the cost thereof shall be borne by the township applicant / owner.
- (6) **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.
- (7) **OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN**
The township owner shall within such period as the Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees / cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

(8) ENDOWMENTS

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment to the local authority which amount shall be used by the local authority for the provision of land for parks and / or open spaces in or for the township. Such endowments are payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

(9) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause erven 286 and 287 in the township to be consolidated.

(10) CONDITIONS TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTERABLE

Installation and provision of services:

- (a) The township applicant / owner shall install and provide internal engineering services in the township as provided for the services agreement.
- (b) The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

(11) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (a) The following servitude which affects Erven 286 and 287 in the township:
By virtue of Notarial Deed of Servitude K9488/2019S dated 4th October 2019 the withinmentioned property is subject to a servitude of a right-of-way for access and roadway purposes, as indicated by the figure A B C D A on servitude diagram S.G. No. 2824/2018, 288 (Two Hundred and Eighty Eight) square metres in extent, in favour of Expectra 993 NPC. As will more fully appear from reference to the said Notarial Deed.

B. CONDITIONS OF TITLE:

(1) CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

(a) ALL ERVEN:

- (i) The erf is subject to a servitude, 2 metres wide along any two boundaries 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 2 metres 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 structures will be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
- (iii) The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Local Authority.

(2) CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:

(a) ALL ERVEN:

Subject to the following conditions in favour of and enforceable by the Home Owners Association NPC:

- (i) Each and every owner of the erf, or any subdivided portion thereof, or any sectional title unit on a erf or any person who has an interest therein shall become and shall remain a Member of the Home Owners Association and be subject to its constitution and rules until he / she cease to be an owner of aforesaid. Neither the erf nor any subdivided portion or sectional title unit thereon nor any interest therein shall be transferred to any person who has not bound himself / herself to the satisfaction of such Association to become a Member of the Homes Owners Association.
- (ii) The Home Owners Association shall have the legal power to levy from each and every member of the Home Owners Association the costs incurred in fulfilling its functions, and shall have legal recourse to recover such fees in the event of a default in payment by any member.
- (iii) The term Home Owners Association in the aforesaid conditions of title shall mean EXPECTRA 993 NPC, Registration Number 2003/020679/08.

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

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EDENVALE CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME E0420

The City of Ekurhuleni Metropolitan Municipality, Edenvale 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 ELMA PARK EXTENSION 20 Township.

Amendment Scheme Annexure are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, City of Ekurhuleni Metropolitan Municipality, Edenvale Customer Care Centre, Civic Centre, Cnr Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale.

This amendment is known as Ekurhuleni Amendment Scheme E0420 and shall come into operation on date of publication of this notice.

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

LOCAL AUTHORITY NOTICE 2293 OF 2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI AMENDMENT SCHEME: K0473

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 67 to 71, 74, 75 and 1032 Rhodesfield Township from "Public Garage", "Business 3" and "Parking" to "Public Garage", 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 K0473, and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager: City of Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400 Notice: CP067.2019 [15/2/7/K0473]

LOCAL AUTHORITY NOTICE 2294 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T64433/2006, with reference to the following property: The Remainder of Portion 495 of the farm Hartebeesthoek 303JR.

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

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

(CPD 303-JR/0910/495/R (Item 26393))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 692/2019)

LOCAL AUTHORITY NOTICE 2295 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T97468/2013, with reference to the following property: Erf 480, Proclamation Hill.

The following conditions and/or phrases are hereby removed: Conditions a, b, c, d, e, f, g, h, i, k and l.

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

(CPD PHL/0560/480 (Item 30179))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 695/2019)

LOCAL AUTHORITY NOTICE 2296 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T49221/2013, with reference to the following property: Erf 1087, Valhalla.

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

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

(CPD VAL/0688/1087 (Item 30571))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019

(Notice 696/2019)

LOCAL AUTHORITY NOTICE 2297 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T089648/11, with reference to the following property: Portion 1 of Erf 516, Murrayfield Extension 1.

The following conditions and/or phrases are hereby removed: Condition 3.

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

(CPD MRFx1/0484/516/1 (Item 29525))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019

(Notice 693/2019)

LOCAL AUTHORITY NOTICE 2298 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T0036248/2019, with reference to the following property: Erf 566, Lynnwood.

The following conditions and/or phrases are hereby removed: Conditions I.(b), I.(c), I.(d), I.(e), I.(f), I.(g), II.(a), II.(b), II.(c), II.(c)(i), II.(c)(ii), II.(c)(iii), II.(d), II.(e), V.(a), and V.(b).

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

(CPD LYN/0376/566 (Item 30710))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 694/2019)

LOCAL AUTHORITY NOTICE 2299 OF 2019**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 6(8) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT NO 3 OF 1996)**

It is hereby notified in terms of the provisions of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act No 3 of 1996), that the City of Tshwane has approved the application for the removal and amendment of certain conditions contained in Title Deed T11179/96, with reference to the following property: Erf 847, Waterkloof Ridge.

The following conditions and/or phrases are hereby removed: Conditions 4, 5, 6.(i), 6.(ii), 6.(iii), 7, 8, 9, 10 and 11.

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

AND/AS WELL AS

that the City of Tshwane has approved the application for the amendment of the Tshwane Town-planning Scheme, 2008, being the rezoning of Erf 847, Waterkloof Ridge, from "Residential 1", to "Residential 2", Dwelling-units, with a density of 20 dwelling units per hectare (maximum of 8 dwelling-units on the property), subject to certain further conditions.

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

This amendment is known as Tshwane Amendment Scheme 3629T and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-3629T (Item 24668))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 366/2019)

LOCAL AUTHORITY NOTICE 2300 OF 2019**NOTICE 41 OF 2019
MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 46. (4) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that Mogale City Local Municipality approved the amendment of the Krugersdorp Town Planning Scheme, 1980, by the rezoning of Portion 414 of the farm Hekpoort 504 JQ from "Agricultural" to "Agricultural" with and Annexure and subject to conditions to include a conference centre which includes facilities for conferences, congresses, seminars, training, meetings, cultural events and social activities including temporary accommodation, recreational activities, kitchens, offices, staff accommodation and associated and ancillary uses to the main use.

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

This amendment scheme is known as the Krugersdorp Amendment Scheme 1837 and shall come into operation on the date of publication hereof.

Municipal Manager**LOCAL AUTHORITY NOTICE 2301 OF 2019****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4592T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **4592T**, being the rezoning of Erf 352, Faerie Glen Extension 1, from "Residential 1", to –

Part BCLKJIHGFEAB of Erf 352, Faerie Glen Extension 1, to "Residential 1", one dwelling house with a minimum erf size of 600m²; subject to certain conditions; and

Part IJKLDEFGHI of Erf 352, Faerie Glen Extension 1, to "Residential 1", two dwelling houses with a minimum erf size of 600m²; subject to certain conditions.

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

This amendment is known as Tshwane Amendment Scheme **4592T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4592T (Item 28090))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 368/2019)

LOCAL AUTHORITY NOTICE 2302 OF 2019
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 3895T

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **3895T**, being the rezoning of Erf 1172, Celtisdal Extension 42, from "Residential 1" with a minimum erf size of 2 000m², to –

Part FghjKEF of Erf 1172, Celtisdal Extension 42, to "Residential 1" with a density of one dwelling per 1 000m², subject to certain further conditions;

Part BhgAB of Erf 1172, Celtisdal Extension 42, to "Special", Access, access control, engineering services and related or ancillary uses, subject to certain further conditions; and

Part BCDkjhB of Erf 1172, Celtisdal Extension 42, to "Private Open Space, subject to certain further conditions.

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

This amendment is known as Tshwane Amendment Scheme **3895T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-3895T (Item 25610))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 367/2019)

LOCAL AUTHORITY NOTICE 2303 OF 2019
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 4734T

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **4734T**, being the rezoning of Erf 73, Erasmusrand, from "Residential 1" with a minimum erf size of 1 250m², to "Residential 2", Dwelling units, with a density of 21 dwelling units per hectare (maximum of 4 dwelling-units on the erf); subject to certain conditions.

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

This amendment is known as Tshwane Amendment Scheme **4734T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4734T (Item 28613))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 369/2019)

LOCAL AUTHORITY NOTICE 2304 OF 2019
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 4315T

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **4315T**, being the rezoning of Portion 6 of Erf 17, Waterkloof Ridge, from "Residential 1", to "Residential 1" with a minimum erf size of 700m², provided that Portion 6 shall only be subdivided into 3 erven, subject to certain conditions.

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

This amendment is known as Tshwane Amendment Scheme **4315T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4315T (Item 27155))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 370/2019)

LOCAL AUTHORITY NOTICE 2305 OF 2019

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 4584T

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **4584T**, being the rezoning of Erf 76, Hazelwood, from "Residential 1", to "Residential 4" with a density of 108 dwelling units per hectare (maximum of 12 dwelling-units on the property), subject to certain conditions.

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

This amendment is known as Tshwane Amendment Scheme **4584T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4584T (Item 28051))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 372/2019)

LOCAL AUTHORITY NOTICE 2306 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4505T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **4505T**, being the rezoning of Erf 75, Hazelwood, from "Residential 1", to "Residential 4" with a density of 108 dwelling units per hectare (maximum of 12 dwelling-units on the property), subject to certain conditions.

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

This amendment is known as Tshwane Amendment Scheme **4505T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4505T (Item 27800))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 371/2019)

LOCAL AUTHORITY NOTICE 2307 OF 2019**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4703T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of the Tshwane Amendment Scheme **4703T**, being the rezoning of Portion 442 of the farm Doornkloof 391JR, from "Agricultural", to "Educational", Place of Child Care and Place of Instruction, subject to certain conditions.

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

This amendment is known as Tshwane Amendment Scheme **4703T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4703T (Item 28501))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 373/2019)

LOCAL AUTHORITY NOTICE 2308 OF 2019**ERAND GARDENS EXTENSION 144**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Erand Gardens extension 144 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 CHURCH OF ENGLAND IN SOUTH AFRICA (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1768 AND PORTION 1769 OF THE FARM RANDJESFONTEIN 405 JR, GAUTENG PROVINCE HAS BEEN APPROVED.

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

The name of the township is Erand Gardens extension 144

(2) DESIGN

The township consists of erven and roads as indicated on General Plan SG No. 848/2017

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

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

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

(a) Should the development of the township not been completed before 13 May 2026 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

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

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 13 May 2016

(5) ACCESS

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

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township No. 07-16256/01

(6) 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.

(7) 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.

(8) 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.

(9) 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.

(10) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE TRANSFER, CONSOLIDATION AND/OR NOTARIAL TIE 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.

(11) 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.

(12) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 845 and 846, to the local authority for approval.

(13) 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 847 with Erven 845 and 846, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

3. CONDITIONS OF TITLE.

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

(1) ALL ERVEN

(a) The Erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken in accordance with recommendations contained in the Engineering–Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Local Authority that such measures are necessary or that the same purpose can be achieved by other more effective means. The NHBRC classification for foundation is considered as C1/C2/P (excavation).

(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.

(d) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 315 KVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the 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 Erand Gardens extension 144. 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 07-16256.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T095/2019
18 December 2019

PLAASLIKE OWERHEID KENNISGEWING 2309 VAN 2019

RIVERSIDE VIEW EXTENSION 66

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares **Riverside View Extension 66** 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 CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (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 602 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 66**.

(2) DESIGN

The township consists of erven and the thoroughfares as indicated on General Plan S. G. No. 1778/2019.

(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 26 September 2026 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

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

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

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 4 May 2022, the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(8) ACCESS

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

(b) No access to or egress from the township shall be permitted via the lines of no access as indicated on the approved layout plan of the township No. 03-16684/01.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(10) REFUSE REMOVAL

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

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(13) ERF/ERVEN FOR MUNICIPAL PURPOSES

The City of Johannesburg Metropolitan Municipality shall take out Certificates of Registered Title for Erven 4526 to 4530, prior to or simultaneously with registration of transfer of the first erf in the township. All refuse, building rubble and/or other materials shall be removed from the erven prior to the registration thereof.

(14) 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.

(15) 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.

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

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

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

A. Excluding the following conditions in Deed of Transfer T30433/1946 which do not affect the township due to its locality:

- (a) By virtue of Notarial Deed of Servitude K513/1977S dated 21 February 1977, the within mentioned property is subject to a servitude to convey electricity over the property hereby conveyed together with ancillary rights as indicated by the letters a B C D b on Diagram SG No. 7933/1973 in favour of Eskom as will more fully appear from the said Notarial Deed.
- (b) By virtue of Notarial Deed of Servitude K2783/2001S dated 16 March 1976, the within mentioned property is subject to:
 - i. A servitude to rights of operation, maintenance and use of and access to existing pump station in order to pump and convey treated water to the cooling towers of the Power Plant 1,5922 hectares in extent represented by the figure ABCDEFGHJKA on diagram S.G. No. 6303/2001: and
 - ii. A servitude to right of use, maintenance and access to the existing pipeline in order to convey treated water to the cooling towers of the Power Plant 2 metres wide represented by the line LMN on diagram S.G. No. 6303/2001 in favour of Remaining Extent of Portion 82 of the farm Zuurfontein 33, JR Gauteng.
- (c) By virtue of Notarial Deed of Servitude K1442/1975S dated 12 May 1975, the within mentioned property is subject to a powerline servitude in favour of Eskom to convey electricity over the property together with ancillary rights as indicated by the letters ABCDE, FGHIJKL, MNOPQRSTU, VWXYZA1, B1,C1,D1,E1,F1,G1 and H1 on Diagram S.G. No. 7666/1969 and subject to conditions as will more fully appear from the said Notarial Deed of Servitude.
- (d) By virtue of Notarial Deed of Servitude K4728/2009S dated 17 September 2009, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity and for telecommunication and other related purposes across the property consisting of conductors, cables and/or appliances mounted on poles and/or structures with such structure supporting mechanisms as may be necessary or convenient with ancillary rights in favour of Eskom as will more fully appear from the said Notarial Deed of Servitude. The route of the aforementioned servitude has been determined and comprises a servitude area 5,4995 (Five comma Four Nine Nine Nine Five) hectares depicted by the figure ABCDEFGHJKLMA on Diagram S.G. No. 5465/2010 as will more fully appear from Notarial Deed of Route Description K2806/2011.

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

- (a) By virtue of Notarial Deed of Servitude K4358/2005S dated 27 May 2004, the within mentioned property is subject to a servitude in favour of Eskom for overhead power lines and telecommunication and other related purposes as will more fully appear from the said Notarial Deed of Servitude.
- (b) By virtue of Notarial Deed of Servitude K4036/2013S dated 6 June 2013, the within mentioned property is subject to:
 - i. A perpetual servitude for electric power transmission over the property substantially along the route/s as agreed by the parties, subject to any existing servitude or any other real right, to convey electricity across the property by means of 2 (two) overhead power line consisting of conductors mounted on poles or structures with such structures supporting mechanisms as may be necessary or convenient; and
 - ii. A perpetual servitude for telecommunication and other related purposes over the property substantially along the route/s as agreed upon, by means of conductors, cables and/or appliances mounted on the poles and/or structures with structure supporting

mechanisms as may be necessary or convenient in favour of Eskom Holdings Limited, as will more fully appear from the aforesaid 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 H/C-C1/S.

(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 4382

The erf is subject to a sewer servitude in favour of the local authority as indicated on the General Plan.

(4) ERF 4284

The erf is subject to a 3.00m wide servitude for stormwater and municipal services in favour of the local authority as indicated on the General Plan.

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

The erven below shall not be transferred nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

(1) ERVEN 4413, 4414, 4506, 4507, 4254, 4255, 4382, 4237, 4282 AND 4283

The erven are each subject to servitudes for electrical mini-substation purposes in favour of ESKOM as indicated on the General Plan.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Peri-Urban Town Planning Scheme, 1975, comprising the same land as included in the township of **Riverside View Extension 66**. 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 03-16684.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. T090/2019

LOCAL AUTHORITY NOTICE 2310 OF 2019**ALLANDALE EXTENSION 49**

- A. In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Allandale Extension 49** 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 ABSOLUTE STONE DECOR CC (REGISTRATION NUMBER 2007/103651/23) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 453 (A PORTION OF PORTION 2) OF THE FARM WATERVAL 5-IR, HAS BEEN APPROVED.

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

The name of the township is **Allandale Extension 49**.

(2) DESIGN

The township consists of erven and a road as indicated on General Plan S.G. No. 2462/2013.

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

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

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

Should the development of the township not be commenced with before 23 April 2024, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not be completed with before 11 August 2019, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not be completed before 27 March 2024 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(7) ACCESS

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

(b) Access to or egress from Erven 114 and 115 shall only be permitted via Richards Road.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(9) REFUSE REMOVAL

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

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

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

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

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(13) 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.

(14) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 114 and 115, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

3. CONDITIONS OF TITLE.

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

(1) ALL ERVEN

(a) The erven 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 Geotechnical 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 C1/2ABD.

(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 114

The erf is subject to a 2m wide stormwater servitude in favour of the local authority, as indicated on the General Plan.

(4) ERF 115

The erf is subject to a 6m X 3m servitude for electrical mini-substation purposes in favour of the local authority, as indicated on the General Plan.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), 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 **Allandale Extension 49**. 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 07-10142.

ALLANDALE UITBREIDING 49

- C. Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Allandale Uitbreiding 49** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ABSOLUTE STONE DECOR CC (REGISTRASIENOMMER 2007/103651/23) (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 453 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS WATERVAL 5-IR GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is **Allandale Uitbreiding 49**.

(2) ONTWERP

Die dorp bestaan uit erwe en 'n pad soos aangedui op Algemene Plan LG Nr 2462/2013.

(3) ONTWERP EN VOORSIENING VAN INGENIEURSDIENSTE IN EN VIR DIE DORP

Die dorpseienaar moet, tot bevrediging van die plaaslike bestuur, die nodige reëlings tref vir die ontwerp en voorsiening van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is.

(4) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN LANDBOU EN LANDELIKE ONTWIKKELING)

Indien die ontwikkeling van die dorp nie voor 23 April 2024 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(5) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)

(a) Indien die ontwikkeling van die dorp nie voor 11 August 2019 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroorweging.

(b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(6) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)

Indien die ontwikkeling van die dorp nie voor 27 Maart 2024 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(7) TOEGANG

(a) Toegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Padagentskap (Edms) Bpk.

(b) Toegang tot of uitgang vanaf Erwe 114 en 115 word slegs via Richardsweg toegelaat

(8) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

Die dorpseienaar moet reël dat die stormwaterdreinering van die dorp inpas by dië van die aangrensende paaie en dat alle stormwater wat van die paaie afloop of afgelei word, ontvang en versorg word.

(9) VULLISVERWYDERING

Die dorpseienaar moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

(10) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet die koste van sodanige verwydering of vervanging deur die dorpseienaar gedra word.

(11) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(12) VERPLIGTINGE TEN OPSIGTE VAN DIE KONSTRUKSIE EN INSTALLASIE VAN INGENIEURSDIENSTE EN BEPERKINGS BETREFFENDE DIE OORDRAG VAN ERWE

(a) Die dorpseienaar moet, na voldoening aan klousule 2. (3) hierbo, op eie koste en tot bevrediging van die plaaslike bestuur, alle ingenieursdienste, insluitend die interne paaie en die stormwaterregulering, binne die grense bou en installeer van die dorp. Erwe en/of eenhede in die dorp, mag nie in die naam van 'n koper oorgedra word voordat die plaaslike bestuur aan die Registrateur van Aktes verklaar het dat hierdie ingenieursdienste gebou en geïnstalleer is nie.

(b) Die dorpseienaar moet sy verpligtinge nakom ten opsigte van die installering van elektrisiteit, water en sanitêre dienste, asook die konstruksie van paaie en stormwaterafvoer en die installering van stelsels daarvoor, soos ooreengekom tussen die dorpseienaar en die plaaslike bestuur bepaling van klousule 2. (3) hierbo. Erwe en/of eenhede in die dorp, mag nie in die naam van 'n koper oorgedra word voordat die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die ingenieursdienste aan bogenoemde voorgelê of betaal is nie. plaaslike owerheid.

(13) VERPLIGTINGE BETREFFENDE DIE BESKERMING VAN INGENIEURSDIENSTE

Die dorpseienaar moet, op sy koste en tot bevrediging van die plaaslike bestuur, alle serwitute opspoor en registreer om die gebou / geïnstalleerde dienste te beskerm. Erwe en/of eenhede in die dorp, mag nie in die naam van 'n koper oorgedra word voordat die plaaslike bestuur aan die Registrateur van Aktes verklaar het dat hierdie ingenieursdienste tot bevrediging van die plaaslike bestuur beskerm of beskerm sal word nie.

(14) KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste, na die proklamasie van die dorp, 'n aansoek indien vir toestemming om Erwe 114 en 115 te konsolideer, aan die plaaslike owerheid vir goedkeuring.

2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige:-

3. TITELVOORWAARDES**A. Titellovoorwaardes opgelê deur die plaaslike bestuur ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).****(1) ALLE ERWE**

(a) Die erwe is geleë in 'n area waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sulke skade te beperk, moet fundamente en strukturele elemente van die geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp en onder sy toesig opgerig word, tensy aan die plaaslike bestuur bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word. Die NHRR kode vir fundamente word geklassifiseer as C1/2ABD.

(2) ALLE ERWE

(a) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan,

geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyppeidings, en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyppeiding en ander werke veroorsaak word.

(3) ERF 114

Die erf is onderworpe aan 'n 2m breë stormwaterserwituut ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(4) ERF 115

Die erf is onderworpe aan 'n 6m x 3m serwituut vir elektriese mini-substasie doeleindes ten gunste van die plaaslike soos aangedui op die Algemene Plan.

D. Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat hy 'n wysigingskema synde 'n wysiging van die Halfway House en Clayville Dorpsbeplanningskema, 1976 wat uit dieselfde grond as die dorp **Allandale Uitbreiding 49** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die ysigingskemas word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye. Hierdie wysiging staan bekend as Wysigingskema 07-10142.

Hector Bheki Makhubo

Deputy Director: Legal Administration / Adjunk Direkteur: Regsadministrasie

City of Johannesburg Metropolitan Municipality /

Stad van Johannesburg Metropolitaanse Munisipaliteit

Notice No. T091/2019 / Kennisgewing Nr T091/2019

LOCAL AUTHORITY NOTICE 2311 OF 2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

GAUTENG REMOVAL OF RESTRICTION ACT – ERF 15 FARRAR PARK TOWNSHIP

It is hereby notified in terms of Section 6 (8) of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996), that the Ekurhuleni Metropolitan Municipality has approved the removal of restrictive title conditions (h), (j), (l) and (m) in Deed Transfer T12325/1994.

The above mentioned approval shall come into operation on the date of publication of this notice.

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

LOCAL AUTHORITY NOTICE 2312 OF 2019**CITY OF TSHWANE****RECTIFICATION NOTICE****NOTICE IN TERMS OF SECTION 23(2) OF THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY LAND USE MANAGEMENT BY-LAW****TSHWANE AMENDMENT SCHEME 4441T**

It is hereby notified in terms of the provisions of Section 23(2) of the City of Tshwane Land Use Management By-Law, 2016, that Local Authority Notice 2172 of 2019 in the Gauteng Provincial Gazette No 373, dated 20 November 2019, with regard to Erf 968, Sinoville, is hereby rectified as follows –

Substitute the expression:

“... being the rezoning of Erf 968, Sinoville, from “Residential 1”, to “Special”, One dwelling”

with the expression:

“... being the rezoning of Erf 968, Sinoville, from “Special, subject to Annexure T B7995T”, to “Special”, One dwelling”

(CPD 9/2/4/2-4441T (Item 27594))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

18 DECEMBER 2019
(Notice 374/2019)

LOCAL AUTHORITY NOTICE 2313 OF 2019**EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME F0391**

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 2 Boksburg West Township from “Residential 1” with a density of 1 dwelling per 1500m² to “Residential 1” with a density of 1 dwelling per 500m² 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 F0391. This Scheme shall come into operation from date of publication of this notice.

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

LOCAL AUTHORITY NOTICE 2314 OF 2019**LOCAL AUTHORITY NOTICE 39 OF 2019****MOGALE CITY LOCAL MUNICIPALITY: SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW OF 2018**

Notice is hereby given in terms of Section 67(4) of the Mogale City Spatial Planning and Land Use Management By-Law, 2018, that the Mogale City Local Municipality has approved the removal of Conditions (c), (d), (f), (f)(i), (f)(ii), (g), (h) and (i) from Deed of Transfer T14244/2018 in respect of Erf 163 Chamdor Extension 1.

The documents of the application are filed with the Municipal Manager of Mogale City Local Municipality, Manager: Development Planning, First Floor, Furniture City Building on the corner of Human Street and Monument Street, Krugersdorp and are open for inspection during normal office hours.

The application shall be deemed an approved application on the date of publication of this notice.

MUNICIPAL MANAGER

Date: 18 December 2019

LOCAL AUTHORITY NOTICE 2315 OF 2019**LOCAL AUTHORITY NOTICE 40 OF 2019****MOGALE CITY LOCAL MUNICIPALITY: KRUGERSDORP AMENDMENT SCHEME 1834**

It is hereby notified in terms of Section 46(4) of the Mogale Spatial Planning and Land Use Management By-Law, 2018, that Mogale City Local Municipality approved the amendment of the Krugersdorp Town Planning Scheme 1980 by the rezoning of Portions 540, 541, 542, 551, 552 & 553 (portions of Portion 305) of the farm Rietfontein 189-IQ from "Agricultural" with an annexure to include all confirmed existing rights, to "Agricultural" with an annexure for commercial land-uses.

The Map 3 documents and scheme clauses of the amendment scheme will be known as Krugersdorp Amendment Scheme 1834, as indicated on the approval of the application which is open for inspection during normal office hours at the office of the Department of Development Planning, First Floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp.

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

MUNICIPAL MANAGER

Date: 18 December 2019