

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

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**CONTENTS**

	<i>Gazette</i>	<i>Page</i>
	<i>No.</i>	<i>No.</i>
<b>GENERAL NOTICES • ALGEMENE KENNISGEWINGS</b>		
1	City of Johannesburg Municipal Planning By-law, 2016: Portions 95, 96 and 97 or Erf 711, Township Craighall Park .....	1 15
2	Mogale City Spatial Planning and Land Use Management By-Law, 2018: Erf 17730, Kagiso Extension 13.....	1 16
3	The City of Johannesburg Municipal Planning By-Law, 2016: Linbro Park Extension 209 .....	1 17
4	City of Johannesburg Municipal Planning By-Law, 2016: Erven 989, Remainder and Portion 1 of 990, 991, 992, 994 and 996, Kensington.....	1 18
5	City of Johannesburg Municipal Planning By-Law, 2016: Erf 4956, Johannesburg .....	1 19
6	City of Johannesburg Municipal Planning By-Law, 2016: Erf 514, Parkwood.....	1 20
7	City of Johannesburg Municipal Planning By-Law, 2016: Holding 52, Modderfontein AH .....	1 21
8	City of Johannesburg Municipal Planning By-Law, 2016: Erven 2518, 2519, 2526, 2527, 2538, 2539, 2542, 2544, 2546, 2548 and 4737, Johannesburg.....	1 22
9	City of Tshwane Land Use Management By-Law, 2016: Erf 325, The Reeds .....	1 23
9	Stad Tshwane Verordening op Grondgebruikbestuur, 2016: Erf 325, The Reeds.....	1 24
10	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Erf 497, Strubenvale .....	1 25
11	City of Johannesburg Municipal Planning By-Law, 2016: Portion 25 of Erf 1364, Ferndale .....	1 25
12	City of Johannesburg Municipal Planning By-Law, 2016: Erven 323, 325, 326, 327, 328, 329, 330, 331, 332, 333 and 334, Newtown.....	1 26
13	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1968, Eldorado Park Extension 1 .....	1 26
14	City of Johannesburg Municipal Planning By-Law, 2016: Remainder of Portion 4 (a portion of Portion 3) of 15, Edenburg .....	1 27
15	City of Johannesburg Municipal Planning By-Law, 2016: Erf 331, Sandown Ext 24.....	1 28
16	City of Johannesburg Municipal Planning By-Law, 2016: Erf 348, Sandown Ext 24.....	1 29
<b>PROCLAMATION • PROKLAMASIE</b>		
1	Town-planning and Townships Ordinance (15/1986): Norton Park Extension 25.....	1 30
2	Town-planning and Townships Ordinance (15/1986): Norton Park Extension 16.....	1 35
<b>PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS</b>		
696	City of Johannesburg Municipal Planning By-Law, 2016: Portion 876 of Randjesfontein 405 JR.....	1 39
1	City of Johannesburg Municipal Planning By-Law, 2016: Erf 723, Parktown Ext.....	1 40
2	City of Johannesburg Municipal Planning By-Law, 2016: Erf 2642, Lenasia Ext 2 .....	1 40
3	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1747, Blairgowrie .....	1 40
4	City of Johannesburg Land Use Scheme, 2018: Erf 1093, Emmarentia .....	1 41
5	City of Johannesburg Municipal Planning By-Law, 2016: Amendment of Erf 5552, Lenasia Extension 5 .....	1 42
6	City of Johannesburg Municipal Planning By-Law, 2016: Amendment of Erven 3035 & 3036, Lenasia South Extension 3.....	1 42
7	City of Johannesburg Municipal Planning By-Law, 2016: Erf 539, Greenside .....	1 43
8	Town-planning and Townships Ordinance (15/1986): Notice of application for establishment of township: Bedfordview Extension 577 .....	1 44
8	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Kennisgewing van aansoek om stigting van dorp: Bedfordview-uitbreiding 577 .....	1 44
9	City of Johannesburg Municipal Planning By-Law, 2016: Erf 159, Sandhurst Extension 4.....	1 45
10	City of Johannesburg Municipal Planning By-Law, 2016: Erf 693, Ferndale.....	1 46
<b>LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS</b>		
1	City of Johannesburg Municipal Planning By-law, 2016: Erf 236, Illovo.....	1 47
2	City of Johannesburg Municipal Planning By-Law, 2016: Erf 364, Victory Park Ext. 18 .....	1 48
3	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019: Rezoning of Erf 8441, Etwatwa Extension 9 Township .....	1 48
4	Midvaal Local Municipality Land Use Management By-law, 2016: Erf 75, Klipriver Business Park Extension 4 Township .....	1 49
5	Midvaal Local Municipality Land Use Management By-law, 2016: Erf 75, Klipriver Business Park Extension 4 Township .....	1 50
6	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Erf 482, Erasmuskloof Extension 3.....	1 51

7	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Portion 3 of Erf 347, Rietfontein .....	1	51
8	City of Tshwane Land Use Management By-Law, 2016: Erf 6, Murrayfield .....	1	52
9	City of Tshwane Land Use Management By-Law, 2016: Erf 1050, Valhalla .....	1	52
10	City of Tshwane Land Use Management By-Law, 2016: Erf 1694, Lyttelton Manor Extension 3 .....	1	53
11	City of Tshwane Land Use Management By-Law, 2016: Erven 1386 and 1387, Waterkloof Ridge Extension 2 1 .....	53	
12	City of Tshwane Land Use Management By-Law, 2016: Erf 1654, Waterkloof Ridge Extension 2.....	1	54
13	City of Tshwane Land Use Management By-Law, 2016: Erf 350, Meyerspark .....	1	54
14	City of Tshwane Land Use Management By-Law, 2016: Remainder of Erf 614, Waterkloof Ridge.....	1	55
15	City of Tshwane Land Use Management By-Law, 2016: Rezoning of the Remainder of Erf 38, Hatfield.....	1	55
16	City of Tshwane Land Use Management By-Law, 2016: Rezoning of the Portion 1 of Erf 276, Nieuw Muckleneuk .....	1	56























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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 1 OF 2021****NOTICE OF APPLICATION FOR REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY- LAW, 2016 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013)****APPLICATION TYPE:**

Rezoning and Removal of Restrictive Conditions

**APPLICATION PURPOSE:**

To Rezone the properties from "Residential 1" to "Residential 3" to allow for the development of higher density residential units. Application is made for the following development controls: FAR 1.5, Density: 180 units/hectare (inclusionary housing density bonus), Coverage: 50% and Height: 5 Storeys.

Application is also made to remove conditions A(a), A(b) and A(c) from the title deeds T113989/1997, T47000/1990, T99008/1998 and T104596/2007 :

**SITE DESCRIPTION:**

Erf Number: Portions 95, 96 and 97 or Erf 711

Township Name: Craighall Park

Street Address: Nrs 5, 7 and 9 Marian Ave, Craighall Park,

The above application made in terms of the City Of Johannesburg Municipal Planning By- Law, 2016, will be open for inspection at the City's Metro Link building, 158 Civic Boulevard, Braamfontein, which has been identified as the public point of entry for Development Planning walk-in services during the COVID-19 Lockdown. A desk will be placed there for interested parties to inspect the applications, only by arrangement and on request. Application documents can also be found on [www.kipd.co.za/downloads](http://www.kipd.co.za/downloads).

Any objection or representation with regard to the application must be submitted to both the agent and the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 03 February 2021. Objectors must include their telephone numbers, email addresses and physical addresses.

Name and address of Agent : KIPD (Pty) Ltd , 47 3<sup>rd</sup> Street, Linden, 2195  
Tel Nr: (011) 888 8685  
Cell Nr: 082 574 9318  
Email Address: [saskia@kipd.co.za](mailto:saskia@kipd.co.za)  
Date of First Publication: 06 January 2021

**NOTICE 2 OF 2021****NOTICE OF APPLICATION FOR REZONING IN TERMS OF SECTION 45 OF THE MOGALE CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY- LAW, 2018 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013)**

I, Saskia Cole from KIPD (Pty) Ltd, being the applicant for the rezoning of Erf 17730 Kagiso Extention 13, hereby give notice in terms of Section 45(2) (a) of the Mogale City Spatial Planning and Land Use Management By-Law, 2018 that I have applied to the Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme, 1980, by rezoning the subject property from "Municipal" to "Residential 1" and "Municipal" to allow for the development of residential units and a Water Tower. Any objection(s) and/or comment(s), including the grounds for such objection(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to both the applicant and the municipality from 06 January 2021 to 03 February 2021. Full particulars may be inspected during normal office hours at the municipal offices as set out below, for a period of 28 days from the date of first publication.

**Address of Municipality:** The Acting Executive Manger, Economic Services, Mogale City Local Municipality, First Floor Furncity building, corner Human and Monument Streets, Krugersdorp.

**Closing Date of any objection(s) and or comment(s):** 03 February 2021

**Postal Address of applicant:** PO Box 52287 Saxonwold, 2132. **Physical Address:** 47 3rd Street, Linden, 2195. **Email address:** [saskia@kipd.co.za](mailto:saskia@kipd.co.za). **Tel Number** (011) 888 8685

**Date of first publication:** 06 January 2021

**Date of submission of application:** 11 November 2020



**NOTICE 3 OF 2021****CITY OF JOHANNESBURG  
NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION  
26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016  
TOWNSHIP ESTABLISHMENT**

The City of Johannesburg Metropolitan Municipality hereby gives notice in terms of section 26 of The City of Johannesburg Municipal Planning By-Law, 2016, that an application to establish the township referred to in the Annexure hereto, has been received by it.

**ANNEXURE**

Name of Township: **Linbro Park Extension 209**

Full name of applicant: Raven Town Planners on behalf of **Rosajo Investments cc**

Number of erven in proposed township: 2

Erven 1 and 2: zoned "Special" for Businesses, Warehouses, Wholesale, Place of refreshment, Industrial Purposes and ancillary purposes.

Description of land on which township is to be Established: **Holding 61 Linbro Park Agricultural Holdings**

Locality of proposed township: Situated at **61 Ronald Avenue**, Linbro Park AH, however, according to the City of Johannesburg GIS, the allocated address is **100 Ronald Avenue**, Linbro Park AH.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3<sup>rd</sup> Floor, Bergild House, 54 Andries Street, Wynberg and will be made available electronically within 24 hours from a request by E-mail, to the E-mail address below, for a period of 28 days from **6 January 2021**

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za)) and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

**3 February 2021**

Contact details of applicant (authorised agent):

**RAVEN Town Planners**  
Town and Regional Planners  
P O Box 522359  
**SAXONWOLD**  
2132

(PH) 011 882 4035  
(FAX) 011 887 9830  
E-mail : [rick@raventp.co.za](mailto:rick@raventp.co.za)

**NOTICE 4 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME  
IN TERMS OF SECTIONS 21(2) OF THE CITY OF JOHANNESBURG  
MUNICIPAL PLANNING BY-LAW, 2016****CITY OF JOHANNESBURG AMENDMENT SCHEME**

I, **Hendrik Raven**, being the authorized agent of the owner of Erven **989, Remainder and Portion 1 of 990, 991, 992, 994 and 996 Kensington**, hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the town-planning scheme known as the **City of Johannesburg Land Use Scheme, 2018** by the rezoning of the property described above, situated at **55 Somerset Road, 106 Roberts Avenue, 57 Somerset Road, 108, 110 and 112 Roberts Avenue, Kensington**, from part **“Residential 1”** and part **“Residential 4”** in terms of Amendment Scheme No. 0698E to **“Residential 4”**, subject to certain amended conditions.

The nature and general purpose of the application is to zone all properties **“Residential 4”** in order to allow the consolidation of the erven. No additional rights are proposed.

Particulars of the application will lie for inspection during normal office hours at the offices of the Director, Development Planning and Urban Management, 8<sup>th</sup> Floor, Metropolitan Centre, 158 Loveday Street, Braamfontein, information counter, for a period of 28 days from **6 January 2021**

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

**3 February 2021**

Contact details of applicant (authorised agent):

**RAVEN Town Planners**

Town and Regional Planners

P O Box 522359

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(PH) 011 882 4035

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E-mail : [rick@raventp.co.za](mailto:rick@raventp.co.za)

**NOTICE 5 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME  
IN TERMS OF SECTIONS 21(2) OF THE CITY OF JOHANNESBURG  
MUNICIPAL PLANNING BY-LAW, 2016****CITY OF JOHANNESBURG AMENDMENT SCHEME**

I, **Hendrik Raven**, being the authorized agent of the owner of Erf **4956 Johanneburg**, hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the town-planning scheme known as the **City of Johannesburg Land Use Scheme, 2018** by the rezoning of the property described above, situated at **52 Edith Cavell Street, Johannesburg**, from "**Business 1**", to "**Residential 4**", including shops and restaurants on the ground floor, subject to certain conditions.

The nature and general purpose of the application is to align the proposed use of the subject properties with the City of Johannesburg Land Use scheme, 2018.

Particulars of the application will lie for inspection during normal office hours at the offices of the Director, Development Planning and Urban Management, 8<sup>th</sup> Floor, Metropolitan Centre, 158 Loveday Street, Braamfontein, information counter, for a period of 28 days from **6 January 2021**

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

**3 February 2021**

Contact details of applicant (authorised agent):

**RAVEN Town Planners**

Town and Regional Planners

P O Box 522359

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(FAX) 011 887 9830

E-mail : [rick@raventp.co.za](mailto:rick@raventp.co.za)

**NOTICE 6 OF 2021****NOTICE OF APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE AND THE AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTIONS 41(4), 41(6) AND 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016****CITY OF JOHANNESBURG AMENDMENT SCHEME**

I, **Hendrik Raven**, being the authorized agent of the owner of **Erf 514 Parkwood**, hereby give notice in terms of Sections 41(4) and 41(6) read with Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the removal of Condition: **(1)** in its entirety from Deed of Transfer No. **T33397/1992**, pertaining to the subject property and simultaneous amendment of the **Johannesburg** Town Planning Scheme, 2018 by the rezoning of the property described above, situated at **36 Bath Avenue, Parkwood**, from "**Residential 1**", to "**Business 4**" including a showroom and restaurant, subject to certain conditions

The nature and purpose of the application is to remove those conditions of title restricting the development on the site for a place of business and a restaurant.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3<sup>rd</sup> Floor, Bergild House, 54 Andries Street, Wynberg and the Metrolink at 158 Civic Boulevard, Braamfontein for a period of 28 days from **6 January 2021**. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and with the applicant at the undermentioned contact details

Closing date for submission or comments and/or objections

**3 February 2021**

**RAVEN Town Planners**

Town and Regional Planners

P O Box 522359

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(PH) 011 882 4035

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E-mail : [rick@raventp.co.za](mailto:rick@raventp.co.za)

**NOTICE 7 OF 2021****NOTICE OF APPLICATION  
FOR THE ESTABLISHMENT OF THE TOWNSHIP OF  
LINBRO PARK EXTENSION 210 ON HOLDING 52 MODDERFONTEIN A.H**

**APPLICABLE SCHEME:** City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-law, 2016 that we, the undersigned, intend to apply to the City of Johannesburg for the establishment of the township of Linbro Park Extension 210 on Holding 52 Modderfontein AH.

**SITE DESCRIPTION:** Holding 52 Modderfontein AH, situated on 52 Third Road, Linbro Park, 2090

**APPLICATION TYPE:** The establishment of the township of Linbro Park Extension 210 on Holding 52 Modderfontein A.H

**APPLICATION PURPOSE:** The residential township will consist of thirteen Residential 1 erven for freehold title dwellings, two Residential 3 erven for sectional title apartments, one Private Open Space erven, and one erf zoned Proposed New Roads and Widening for road and access purposes. The reference numbers allocated to this application are as follows: 20-02-3005.

The above the application will be open for inspection on the e-platform of the City of Johannesburg: [www.joburg.org.za](http://www.joburg.org.za), (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications"), or available for inspection at the Department of Development Planning's walk-in services at the City's Metro Link at the Metro Centre, 158 Civic Boulevard, Braamfontein, from 08:00 to 15:30 on week days, or a copy of the application can be requested from the Applicants' agent as per the contact details below. Any objection or representation with regard to the application must be submitted in writing to both the agent and The E.D.: Development Planning, at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or transmitted per facsimile to (011) 339-4000, or transmitted per e-mail to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than 03 February 2021

**AUTHORISED AGENT:** AMPM Projects; Postal Address: P O Box 1714 Kelvin, 2054  
Residential Address: 43 1st Road, Linbro Park; Tel No (W): 011 454 8026; Cell: 0798877558; Email [planning@ampmprojects.co.za](mailto:planning@ampmprojects.co.za)

**DATE:** 06 January 2021

**NOTICE 8 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 21 (1) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016****CITY OF JOHANNESBURG AMENDMENT SCHEME**

I, **Hendrik Raven**, being the authorized agent of the owner of **Erven 2518, 2519, 2526, 2527, 2538, 2539, 2542, 2544, 2546, 2548 and 4737 Johannesburg**, hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the town-planning scheme known as the **City of Johannesburg Land Use Scheme, 2018** by the rezoning of the property described above, situated at **209 Smit Street, Braamfontein** from "**Residential 4**", subject to certain conditions, in terms of Amendment Scheme 01-15959 to "**Residential 4**", subject to certain amended conditions.

The nature and general purpose of the application is to remove a consolidation clause contained within the Amendment Scheme.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3<sup>rd</sup> Floor, Bergild House, 54 Andries Street, Wynberg and will be made available electronically within 24 hours from a request by E-mail, to the E-mail address below, for a period of 28 days from **6 January 2021**

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

**3 February 2021**

Contact details of applicant (authorised agent):

**RAVEN Town Planners**

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**NOTICE 9 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE  
MANAGEMENT BY-LAW, 2016**

We, **Ndani Projects (Pty) Ltd (Reg. No. 2013/046359/07)** being the authorised agent of the owner of Erf 325 The Reeds, situated at 227 Panorama road, The Reeds, Centurion, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 from "Residential 1" to "Business 3" for medical consulting rooms to operate dental consulting services.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and/or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the **Group Head: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001** or e-mailed to **CityP\_Registration@tshwane.gov.za** or submitted by hand at **Room E08, cnr Basden and Rabie Street, Centurion, 0163**, to reach the Municipality from **06 January 2021** until **04 February 2021**.

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for a period of 28 days from the date of first publication of the notice in the Provincial Gazette/ Beeld and the Star Newspaper. Address of the Municipality: Room E10, cnr Basden and Rabie Street, Centurion, 0163. Address of the applicant: 21 Bishop Square, Leogem Place, Erand Gardens, Midrand, 1683 and E-mail: [info@ndani.co.za](mailto:info@ndani.co.za) Cell: 082 373 9879

Dates on which notices will be published: **06 January 2021** and **13 January 2021** Closing date for any objections and/or comments: **04 February 2021**.  
**Reference\_ Rezoning: CPD 9/2/4/2 – 5800T (Item No: 32674)**

**KENNISGEWING 9 VAN 2021****STAD TSHWANE METROPOLITAANSE GEMEENTE  
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16 (1) VAN DIE STAD TSHWANE VERORDENING  
OM GRONDGEBRUIK, 2016**

Ons, **Ndani Projects (Edms.) Bpk. (Reg. Nr. 2013/046359/07)** synde die gemagtigde agent van die eienaar van **Erf 325 The Reeds**, geleë te Panoramaweg 227, **The Reeds, Centurion**, gee hiermee kennis ingevolge artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom soos hierbo beskryf in terme van Artikel 16 (1) vandie StadTshwane Verordening op Grondgebruikbestuur, 2016 vanaf "Residensieel 1" na "Business 3" vir mediese spreekkamers omtandheelkundige konsultasie dienste te bedryf.

Enige beswaar (s) en / of kommentaar (s), insluitend die gronde vir sodanige beswaar (s) en / of kommentaar (s) en die regte van die persoon (s) en hoe hul belange deur die aansoek beïnvloed word, met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en / of kommentaar (s) indien, waarsonder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar (s) en / of kommentaar (s) indien nie), moet ingedien word of ingedien word skryf aan die Groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, P.O. Box 3242, Pretoria, 0001 of per e-pos aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) of per hand ingedien word by Kamer E08, h / v Basden- en Rabiestraat, Centurion, 0163, om die Munisipaliteit vanaf **06 Januarie 2021** tot **04 Februarie 2021** te bereik.

Volledige besonderhede van die aansoeke en planne (indien enige) kan gedurende normale kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Staatskoerant / Beeld en die Star. Koerant. Adres van die Munisipaliteit: Kamer E10, h / v Basden- en Rabiestraat, Centurion, 0163. Adres van die aansoeker: Bishop Square 21, Leogem Place, Erand Gardens, Midrand, 1683 en e-pos: [info@ndani.co.za](mailto:info@ndani.co.za) Sel: 082 373 9879

Datums waarop kennisgewings gepubliseer gaan word: **06 Januarie 2021** en **13 Januarie 2021** Sluitingsdatum vir besware en / of kommentaar: **04 Februarie 2021. Verwysing\_ Hersonering: CPD 9/2/4/2 - 5800T (Itemnr: 32674)**



**NOTICE 10 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, **Elizabeth Ntuli**, being the authorized agent of the owner(s) of **Erf 497 Strubenvale**, hereby give notice in terms of section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the **City of Ekurhuleni Metropolitan Municipality** for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the subject property, situated at 7 Circle Street, Strubenvale from "Residential 1" including a guesthouse to "Community facility" for a school.

Details of the application will lie for inspection during normal office hours at the offices of the Area Manager, City Planning Department, Springs Customer Care Center of the City of Ekurhuleni Metropolitan Municipality, 4<sup>th</sup> Floor, Block F, Springs Civic Center, Corner South Main Reef Road and Plantation Road, Springs, Corner South Main Reef Road and Plantation Road, Springs, for a period of 28 days from 6 January 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager, City Planning Department, Springs Customer Care Center of the Ekurhuleni Metropolitan Municipality, 4<sup>th</sup> Floor, Block F, Springs Civic Center, Corner South Main Reef Road and Plantation Road, Springs, P O Box 45, Springs, 1560 within a period of 28 days from 06 January 2021.

**AUTHORISED AGENT:****Mhlophe Development Consultants (Pty) Ltd**

40 Von Broemsen Road  
Crystal Park  
Benoni, 1501

6-13

**NOTICE 11 OF 2021****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, Guy Balderson Town Planners, being the authorised agents of the owner of Portion 25 of Erf 1364 Ferndale, hereby give notice that we intend making application in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the property described above, situated at No. 430 York Avenue, Ferndale, from "Residential 1" to "Institutional" to permit a mental health care facility, subject to certain conditions. The purpose of the rezoning application is to permit an institution (mental healthcare facility) for a maximum of 50 patients and 30 staff members.

Particulars of the application will be made available for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, Ground Floor, Metro Link Building, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or the agent will make a copy of the application available upon request, alternatively the City may upload a copy of the application to their e-platform.

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 [robertth@joburg.org.za](mailto:robertth@joburg.org.za) & [wilsonma@joburg.org.za](mailto:wilsonma@joburg.org.za) and/or [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) within a period of 28 days from **06 January 2021**.

Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: [guy@gbtp.co.za](mailto:guy@gbtp.co.za)

**NOTICE 12 OF 2021****NOTICE OF APPLICATION FOR REMOVAL OF CONDITIONS OF TITLE IN TERMS OF SECTION 41 AND AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owners of Erven 323, 325, 326, 327, 328, 329, 330, 331, 332, 333 and 334 Newtown, 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 City of Johannesburg Land Use Scheme, 2018 by the rezoning of the properties described above, situated at 20, 22, 24, 26 Rahima Moosa Street, 103, 105, 107 Barney Simon Road and 27, 29, 31, 35 Henry Nxumalo Street, Newtown from "Industrial 1" to "Special" to permit dwelling units, residential buildings, business purposes, canteen, commercial purposes, public garages, public or private parking areas and industrial purposes as a primary right, subject to certain conditions.

The purpose of the applications is to retain the existing land use rights for future development.

Application is also made in a consolidated form in terms of section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the removal and amendment of conditions in the title deeds for the abovementioned properties. The purpose of the removal and amendment of conditions is to allow for residential use on the properties and to remove obsolete conditions.

Particulars of the application will be made available for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, Ground Floor, Metro Link Building, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or the agent will make a copy of the application available upon request, alternatively the City may upload a copy of the application to their e-platform.

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 [roberth@joburg.org.za](mailto:roberth@joburg.org.za) & [wilsonma@joburg.org.za](mailto:wilsonma@joburg.org.za) and/or [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) within a period of 28 days from **06 January 2021**.

Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: [guy@gbtp.co.za](mailto:guy@gbtp.co.za)

**NOTICE 13 OF 2021****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, Guy Balderson Town Planners, being the authorised agents of the owner of Erf 1968 Eldorado Park Extension 1, hereby give notice that we intend making application in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the property described above, situated at No. 88 Diamant Street, Eldorado Park Extension 1, from "Residential 2" as per amendment scheme 01-11978 to "Residential 2" Coverage: 50%, FAR: 0.8 and parking relaxation to 0.5 parking bays per unit and 0.33 parking bays for visitors, subject to certain conditions. The purpose of the rezoning application is to increase coverage, FAR and to relax the parking requirements.

Particulars of the application will be made available for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, Ground Floor, Metro Link Building, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or the agent will make a copy of the application available upon request, alternatively the City may upload a copy of the application to their e-platform.

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 [roberth@joburg.org.za](mailto:roberth@joburg.org.za) & [wilsonma@joburg.org.za](mailto:wilsonma@joburg.org.za) and/or [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) within a period of 28 days from **06 January 2021**.

Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: [guy@gbtp.co.za](mailto:guy@gbtp.co.za)

**NOTICE 14 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Zaid Cassim from ZCABC, intend to apply to the City for an amendment to the land use scheme.

**SITE DESCRIPTION**

**Erf No** : Remainder of Portion 4 (a Portion of Portion 3) of 15  
**Township** : Edenburg  
**Street Address** : 6A Fourth Avenue

**APPLICATION TYPE: REZONING**

From "Residential 1" permitting 1 dwelling per 2000m<sup>2</sup> to "Residential 3" permitting a total of 32 dwelling units, subject to conditions. In essence this application will permit the development of 21 Market linked units and 11 Inclusionary dwelling units.

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 06 January 2021. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 06 January 2021 and, on appointment only, a copy will be available for inspection, during normal office hours (from 8:00 until 15:30) at the Thuso House, Jorissen Street, Braamfontein, for a period of 28 days from 06 January 2021. Please contact the following persons for an appointment: Thomas Kganyago, 011 4076143, [Thomask@joburg.org.za](mailto:Thomask@joburg.org.za) or Lee-Anne McKenzie, 011 4076246 [Lee-Annem@joburg.org.za](mailto:Lee-Annem@joburg.org.za).

Any objection or representation with regard to the application must be submitted to both ZCABC and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **03 February 2021**.

**AUTHORISED AGENT**

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)

Postal Address: PO Box 2910 Houghton Code: 2041

Physical Address: 11 9<sup>th</sup> Avenue, Highlands North Extension, 2192

Tel No (w) : 011 440 5303 Fax No: 086 570 6767  
Cell : 0828946786 E-mail address: [zaidc@mweb.co.za](mailto:zaidc@mweb.co.za)

**DATE:** 06 January 2021

**NOTICE 15 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Zaid Cassim from ZCABC, intend to apply to the City for an amendment to the land use scheme.

**SITE DESCRIPTION**

<b>Erf No</b>	:	331
<b>Township</b>	:	Sandown Ext 24
<b>Street Address</b>	:	133 North Road

**APPLICATION TYPE: REZONING**

From "Residential 1" permitting 1 dwelling per erf to "Residential 3" permitting a total of 36 dwelling units, subject to conditions. In essence this application will permit the development of 24 Market linked units and 12 Inclusionary dwelling units.

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 06 January 2021. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 06 January 2021 and, on appointment only, a copy will be available for inspection, during normal office hours (from 8:00 until 15:30) at the Thuso House, Jorissen Street, Braamfontein, for a period of 28 days from 06 January 2021. Please contact the following persons for an appointment: Thomas Kganyago, 011 4076143, [Thomask@joburg.org.za](mailto:Thomask@joburg.org.za) or Lee-Anne McKenzie, 011 4076246 [Lee-Annem@joburg.org.za](mailto:Lee-Annem@joburg.org.za).

Any objection or representation with regard to the application must be submitted to both ZCABC and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **03 February 2021**.

**AUTHORISED AGENT**

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)

Postal Address: PO Box 2910 Houghton Code: 2041

Physical Address: 11 9<sup>th</sup> Avenue, Highlands North Extension, 2192

Tel No (w)	:	011 440 5303	Fax No:	086 570 6767
Cell	:	0828946786	E-mail address:	<a href="mailto:zaidc@mweb.co.za">zaidc@mweb.co.za</a>

**DATE:** 06 January 2021

**NOTICE 16 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Zaid Cassim from ZCABC, intend to apply to the City for an amendment to the land use scheme.

**SITE DESCRIPTION**

**Erf No** : 348  
**Township** : Sandown Ext 24  
**Street Address** : 10 Edward Rubenstein Drive

**APPLICATION TYPE: REZONING**

From "Residential 1" permitting 4 dwelling units to "Residential 3" permitting a total of 36 dwelling units, subject to conditions. In essence this application will permit the development of 24 Market linked units and 12 Inclusionary dwelling units.

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 06 January 2021. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 06 January 2021 and, on appointment only, a copy will be available for inspection, during normal office hours (from 8:00 until 15:30) at the Thuso House, Jorissen Street, Braamfontein, for a period of 28 days from 06 January 2021. Please contact the following persons for an appointment: Thomas Kganyago, 011 4076143, [Thomask@joburg.org.za](mailto:Thomask@joburg.org.za) or Lee-Anne McKenzie, 011 4076246 [Lee-Annem@joburg.org.za](mailto:Lee-Annem@joburg.org.za).

Any objection or representation with regard to the application must be submitted to both ZCABC and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **03 February 2021**.

**AUTHORISED AGENT**

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)

Postal Address: PO Box 2910 Houghton Code: 2041

Physical Address: 11 9<sup>th</sup> Avenue, Highlands North Extension, 2192

Tel No (w) : 011 440 5303 Fax No: 086 570 6767  
Cell : 0828946786 E-mail address: [zaidc@mweb.co.za](mailto:zaidc@mweb.co.za)

**DATE:** 06 January 2021

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 1 OF 2021****PROCLAMATION 44 OF 2020****LOCAL AUTHORITY NOTICE CD 44/2020****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(BENONI CUSTOMER CARE AREA)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-laws, 2019, the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares **NORTON PARK EXTENSION 25** to be an approved township subject to the conditions set out in the schedule hereto.

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY DHS PROJECTS (PTY) LTD: REGISTRATION NUMBER 2000/030793/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 460 (PORTION OF PORTION 45) VLAKFONTEIN 30-IR HAS BEEN GRANTED.**

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

The name of the township shall be **Norton Park Extension 25**.

**(2) DESIGN.**

The township shall consist of erven and streets as indicated on the plan SG 5455/2015.

**(3) EXISTING CONDITIONS OF TITLE.**

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

**(4) STORM WATER DRAINAGE AND STREET CONSTRUCTION.**

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

(5) OBLIGATIONS IN REGARD TO THE ESSENTIAL SERVICES.

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

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER.

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

(7) SOIL CONDITIONS.

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

(8) ENDOWMENT

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

A new evaluation must be obtained after the township establishment is finalised and the parks endowment calculated accordingly.

(9) SPECIAL CONDITIONS

- (a) The township owner shall ensure that a legal entity, albeit a Home Owners Association and/or Body Corporate, is established.
- (b) This township as well as proposed townships Norton Park Extensions 16 and 26 will have independent body corporates and a single overseeing legal entity, and the owners of all units in these townships will be members thereof.
- (c) The said legal entities shall be, in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance of the intercom and access control.
- (d) The township owner (Norton Park Extensions 16, 25 and 26) shall ensure 24 hours unhindered access for the maintenance purposes and emergency services (water, electricity, Telkom, public safety etc.).
- (e) A copy of the legal entities and its constitutions shall be submitted to the Local Authority (City of Development Department), prior to the issuing of a Clearance Certificate for the transfer of any erven.
- (f) The Township Owner must accept the conditions regarding the establishment of a legal entities, in writing. This written acceptance shall include an undertaking that all buyers will be notified of all the conditions stipulated by the Local Authority, in writing.
- (g) The roads and storm water infrastructure and landscaping of sidewalks will not be taken over by the Local Authority and the construction and cost thereof, shall be the responsibility of the township owner, where after the maintenance of these services and the pavement shall become the responsibility of the legal entities.

- (h) The private road (if applicable) shall be the responsibility of the legal entities and the legal entities shall manage and maintain all common property, including the refuse collection areas.
- (i) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 95 of 1986, then and in such an event, the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 95 of 1986 shall be read as pro-non-scripto.
- (j) Buildings adjacent to Kirschner Road shall be 2 storeys in height.
- (k) The township owner shall register the internal private road in the name of an Association Incorporated in terms of Section 21 of the Companies Act, Act 61 of 1973, and every present or future owner of the property in the township shall be a member of such legal entities by virtue of such ownership.
- (l) A security control facility which may include a guardhouse, a stop sign, a chain, a boom or a gate, irrespective of whether same is manned or automated may be erected on the internal private road for purposes of stopping and identifying vehicles and their occupants entering or leaving the township. A 24-hour access shall be available at all times for municipal and emergency purposes.
- (m) The legal entities may erect and man the facility referred to in (l) above, all costs in this regard to be borne by the legal entity.
- (n) Should such facility conflict with any services of the Local Authority or Eskom or Telkom within the servitude area, the Local Authority have the sole discretion to inform the legal entities by registered letter that the security control facility has been discontinued, whereupon the facility shall be removed by the legal entities at its own cost.

(10) DEMOLITION OF BUILDING AND STRUCTURES

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

(11) PRECAUTIONARY MEASURES

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

(12) REMOVAL OF LITTER

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

(13) ACCESS

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

The recommendations as prescribed in the Traffic Impact Study must be fully complied with by the township owner, in consultation with the Executive Director: Roads, Transport and Civil Works.



(14) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

**2. CONDITIONS OF TITLE**

(1) All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

- (a) The property is subject to a servitude, 2m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 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 course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains or other works being made good by the Local Authority.

(2) ERF 263

The Erf is subject to 3m X 6m servitude for an electrical substation in favour of the municipality as indicated on the general plan.

(3) Conditions of Title imposed in favour of third parties to be registered/ created on the first registration of the erven concerned:

- (a) Every owner of the property or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a member of the legal entities and be subject to its constitution until he/she ceases to be an owner of the aforesaid. Neither the property nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such legal entities to become a member of the legal entities have been complied with.
- (b) The owner of the property or of any subdivided portion thereof or any person who has an interest therein, shall not be entitled to transfer the property or any subdivided portion thereof or any interest therein without the Clearance Certificate from the legal entities have been complied with.

NOTICE OF APPROVAL  
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI AMENDMENT SCHEME **B0235**

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Laws, 2019, the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares **NORTON PARK EXTENSION 25** to be an approved township subject to the conditions set out in the schedule hereto.

The amendment scheme documents will lie for inspection during normal office hours at the office of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: Benoni Customer Care Area, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as Ekurhuleni Amendment Scheme **B0235**. This Scheme shall come into operation from the date of publication of this notice.

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

Local Authority Notice **CD 44/2020**

Date: January 2021

**PROCLAMATION 2 OF 2021****PROCLAMATION 37 OF 2020****LOCAL AUTHORITY NOTICE CD 37/2020****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(BENONI CUSTOMER CARE AREA)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-laws, 2019, the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares **NORTON PARK EXTENSION 16** to be an approved township subject to the conditions set out in the schedule hereto.

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY DHS PROJECTS (PTY) LTD: REGISTRATION NUMBER 2000/030793/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 462 (PORTION OF PORTION 45) VLAKFONTEIN 30-IR HAS BEEN GRANTED.**

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

The name of the township shall be **Norton Park Extension 16**.

**(2) DESIGN.**

The township shall consist of erven and streets as indicated on the plan SG 5454/2015.

**(3) EXISTING CONDITIONS OF TITLE.**

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

**(4) STORM WATER DRAINAGE AND STREET CONSTRUCTION.**

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

(5) OBLIGATIONS IN REGARD TO THE ESSENTIAL SERVICES.

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

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER.

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

(7) SOIL CONDITIONS.

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

(8) ENDOWMENT

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

A new evaluation must be obtained after the township establishment is finalised and the parks endowment calculated accordingly.

(9) SPECIAL CONDITIONS

- (a) The township owner shall ensure that a legal entity, albeit a Home Owners Association and/or Body Corporate, is established.
- (b) This township as well as proposed townships Norton Park Extensions 25 and 26 will have independent body corporates and a single overseeing legal entity, and the owners of all units in these townships will be members thereof.
- (c) The said legal entities shall be, in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance of the intercom and access control.
- (d) The township owner (Norton Park Extensions 16, 25 and 26) shall ensure 24 hours unhindered access for the maintenance purposes and emergency services (water, electricity, Telkom, public safety etc.).
- (e) A copy of the legal entities and its constitutions shall be submitted to the Local Authority (City of Development Department), prior to the issuing of a Clearance Certificate for the transfer of any erven.
- (f) The Township Owner must accept the conditions regarding the establishment of a legal entities, in writing. This written acceptance shall include an undertaking that all buyers will be notified of all the conditions stipulated by the Local Authority, in writing.
- (g) The roads and storm water infrastructure and landscaping of sidewalks will not be taken over by the Local Authority and the construction and cost thereof, shall be the responsibility of the township owner, where after the maintenance of these services and the pavement shall become the responsibility of the legal entities.

- (h) The private road (if applicable) shall be the responsibility of the legal entities and the legal entities shall manage and maintain all common property, including the refuse collection areas.
- (i) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 95 of 1986, then and in such an event, the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 95 of 1986 shall be read as pro-non-scripto.
- (j) Buildings adjacent to Kirschner Road shall be 2 storeys in height.
- (k) The township owner shall register the internal private road in the name of an Association Incorporated in terms of Section 21 of the Companies Act, Act 61 of 1973, and every present or future owner of the property in the township shall be a member of such legal entities by virtue of such ownership.
- (l) A security control facility which may include a guardhouse, a stop sign, a chain, a boom or a gate, irrespective of whether same is manned or automated may be erected on the internal private road for purposes of stopping and identifying vehicles and their occupants entering or leaving the township. A 24-hour access shall be available at all times for municipal and emergency purposes.
- (m) The legal entities may erect and man the facility referred to in (l) above, all costs in this regard to be borne by the legal entity.
- (n) Should such facility conflict with any services of the Local Authority or Eskom or Telkom within the servitude area, the Local Authority have the sole discretion to inform the legal entities by registered letter that the security control facility has been discontinued, whereupon the facility shall be removed by the legal entities at its own cost.

(10) DEMOLITION OF BUILDING AND STRUCTURES

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

(11) PRECAUTIONARY MEASURES

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

(12) REMOVAL OF LITTER

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

(13) ACCESS

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

The recommendations as prescribed in the Traffic Impact Study must be fully complied with by the township owner, in consultation with the Executive Director: Roads, Transport and Civil Works.

(14) **REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

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

**2. CONDITIONS OF TITLE**

(1) All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

- (a) The property is subject to a servitude, 2m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 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 course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains or other works being made good by the Local Authority.

(2) **ERF 261**

The Erf is subject to 3m X 6m servitude for an electrical substation in favour of the municipality as indicated on the general plan.

(3) Conditions of Title imposed in favour of third parties to be registered/ created on the first registration of the erven concerned:

- (a) Every owner of the property or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a member of the legal entities and be subject to its constitution until he/she ceases to be an owner of the aforesaid. Neither the property nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such legal entities to become a member of the legal entities have been complied with.
- (b) The owner of the property or of any subdivided portion thereof or any person who has an interest therein, shall not be entitled to transfer the property or any subdivided portion thereof or any interest therein without the Clearance Certificate from the legal entities have been complied with.

NOTICE OF APPROVAL  
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI AMENDMENT SCHEME **B 0234**

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Laws, 2019, the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares **NORTON PARK EXTENSION 16** to be an approved township subject to the conditions set out in the schedule hereto.

The amendment scheme documents will lie for inspection during normal office hours at the office of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: Benoni Customer Care Area, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as Ekurhuleni Amendment Scheme **B 0234**. This Scheme shall come into operation from the date of publication of this notice.

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

Local Authority Notice CD 37/2020

Date: January 2021

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 696 OF 2020

NOTICE OF APPLICATION FOR REMOVAL OF RESTRICTIONS IN TERMS OF THE REMOVAL OF RESTRICTIONS ACT OF 1967 AND CONSENT USE IN TERMS OF SECTION 19 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW OF 2016 READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

I, Isidore Kalenga, being the authorized agent of the owner of Portion 876 of Randjesfontein 405 JR, hereby give notice in terms of the Removal of Restrictions Act of 84 of 1967 and Section 19 of the City of Johannesburg Municipal Planning By-Law of 2016 read with the Spatial Planning and Land Use Management Act, 2013 that I have applied to the Johannesburg Metropolitan Municipality (Customer Care Centre) for the Removal of Restriction and Consent Use of the property described above, situated at Olifantsfontein Road, Glen Austin, to allow a Guest House. Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager: City Planning Department, City Council of Johannesburg, 8<sup>th</sup> floor, Customer Care Centre, 158 Civic Boulevard, Braamfontein, Johannesburg between 08h30 to 15h00 weekdays for a period of 28 days from 01 April 2020. Objection to or representation in respect of the application must be lodged with or made in writing to The Area Manager: City Planning Department, Johannesburg Customer Care Centre at the above address or at PO Box 1049, Johannesburg, 2000 within a period of 28 days from 02 December 2020. Address of applicant:

Isidore Kalenga  
60 Kyalami Boulevard Estate, 1 Robing Road Kyalami, 1684  
Cell: 061 437 09 89  
E-mail: raoul2kalenga@yahoo.com

**PROVINCIAL NOTICE 1 OF 2021**

Notice is hereby given, in terms of Section 41 of the city of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned intend to apply to the city of Johannesburg for the amendment of the City of Joburg Land Use Scheme, 2018 and for the removal of restrictions.

**Site Description:** Erf 723 Parktown Ext, situated at 47 Loch Avenue.

**Application Type: Rezoning and Removal of Restrictions**

**Application purpose:** Rezoning from "Residential 1" to "Institution" and to remove conditions from title deed, subject to conditions. Particulars of the above application will be available for inspection at the Metrolink building at 158 Civic Boulevard, Braamfontein and via an email request made to the applicant. Any objections to or representations with regards to the application must be submitted to both the owner/agent and sent to [objectionsplanning@joburg.gov.za](mailto:objectionsplanning@joburg.gov.za) of the Registration Section of the Department of Development Planning, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 3394000 by no later than 3 February 2021. **Authorised Agent:** Kamlesh Bhana, P.O. Box 332, Cresta, 2118. (Cell) 084 4442424. [pegasustp@vodamail.co.za](mailto:pegasustp@vodamail.co.za). Date of Publication: 6 January 2021

**PROVINCIAL NOTICE 2 OF 2021**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned intend to apply to the City of Johannesburg for the amendment of the City of Johannesburg Land Use Scheme, 2018.

**Site Description:** Erf 2642 Lenasia Ext 2, situated at the corner of Anemone, Eland and Lenasia service road.

**Application Type: Rezoning**

**Application purpose:** Rezoning from "Government" to "Business 1", subject to conditions. Particulars of the above application will be available for inspection at the Metrolink building at 158 Civic Boulevard, Braamfontein and via an email request made to the applicant. Any objections to or representations with regards to the application must be submitted to both the owner/agent and sent to [objectionsplanning@joburg.gov.za](mailto:objectionsplanning@joburg.gov.za) of the Registration Section of the Department of Development Planning, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 3394000 by no later than 3 February 2021. **Authorised Agent:** Kamlesh Bhana, P.O. Box 332, Cresta, 2118. (Cell) 084 4442424. [pegasustp@vodamail.co.za](mailto:pegasustp@vodamail.co.za). Date of Publication: 6 January 2021

**PROVINCIAL NOTICE 3 OF 2021**

Notice is hereby given, in terms of Section 41 of the city of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned intend to apply to the city of Johannesburg for the amendment of the City of Joburg Land Use Scheme, 2018 and for the removal of restrictions.

**Site Description:** Erf 1747 Blairgowrie, situated at 32 Standard Drive.

**Application Type: Rezoning and Removal of Restrictions**

**Application purpose:** Rezoning from "Residential 1" to "Institution" and to remove conditions from title deed, subject to conditions. Particulars of the above application will be available for inspection at the Metrolink building at 158 Civic Boulevard, Braamfontein and via an email request made to the applicant. Any objections to or representations with regards to the application must be submitted to both the owner/agent and sent to [objectionsplanning@joburg.gov.za](mailto:objectionsplanning@joburg.gov.za) of the Registration Section of the Department of Development Planning, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 3394000 by no later than 3 February 2021. **Authorised Agent:** Kamlesh Bhana, P.O. Box 332, Cresta, 2118. (Cell) 084 4442424. [pegasustp@vodamail.co.za](mailto:pegasustp@vodamail.co.za). Date of Publication: 6 January 2021



## PROVINCIAL NOTICE 4 OF 2021

SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS  
AND AMENDMENT OF LAND USE SCHEME (REZONING)

City of Johannesburg Land Use Scheme, 2018

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 41 AND SECTION 21 OF THE CITY JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, THAT I THE UNDERSIGNED, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:

**APPLICATION TYPE:** SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS AND AMENDMENT OF LAND USE SCHEME (REZONING)

**APPLICATION PURPOSES:**

**AMENDMENT OF LAND USE SCHEME (REZONING) FROM "RESIDENTIAL 1" TO "RESIDENTIAL 2":** for the purpose of 9 dwelling units

**REMOVAL OF RESTRICTIVE CONDITIONS:** To remove the following restrictive conditions to develop 9 dwelling units:

- Page 3, Clause h: "the roofs of all buildings to be erected on the erf shall, except with the permission in writing of the applicants, be covered with slates, thatch, tiles or shingles to be approved by the applicants"
- Page 3, Clause k: "not more than one private dwelling with the necessary outbuildings shall be erected on the erf. The dwelling and necessary outbuildings to be erected on the erf shall cost not less than R2500.00"
- Page 3, Clause m: "Except with the consent in writing of the local authority after consultation with the applicants the dwelling to be erected shall have its main frontage on the road or street on which the erf is situated. Should the erf be situated on more than one roadway, elevations approved by the applicants shall be provided to each roadway. Outbuildings shall be built simultaneously with the dwellings which shall be a complete house and not one partly built and intended for completion at a later date"
  - "(i) Buildings erected on erven fronting on Levubu Road, Hofmeyr Drive, Linden Road and The Braids shall be located not less than 9,14 metres from the street boundary"
  - "(ii) buildings erected on erven fronting on RUSTENBURG ROAD, shall be located not less than 7,62 metres from the street boundary"
  - "(iii) buildings erected on erven fronting on all other streets in the Township shall be located not less than 7,10 metres from the street boundary"
- Page 3, Clause n: "subject to municipal by-laws the location of the outbuildings shall be in the discretion of the applicants"

**SITE DESCRIPTION**

ERF (STAND) NO: 1093

TOWNSHIP (SUBURB) NAME: EMMARENTIA

STREET ADDRESS: 20 LINDEN ROAD, EMMARENTIA

CODE: 2195

THE ABOVE APPLICATION, IN TERMS OF THE CITY OF JOHANNESBURG LAND USE SCHEME 2018, WILL BE OPEN FOR INSPECTION FROM 08:00 TO 15:30 AT THE REGISTRATION COUNTER, DEPARTMENT OF DEVELOPMENT PLANNING, ROOM 8100, 8<sup>TH</sup> FLOOR, A-BLOCK, METROPOLITAN CENTRE, 158 CIVIC BOULEVARD, BRAAMFONTEIN.

ANY OBJECTION OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO THE OWNER/AGENT AND THE REGISTRATION SECTION OF THE DEPARTMENT OF DEVELOPMENT PLANNING AT THE ABOVE ADDRESS OR POSTED TO P.O. BOX 30733, BRAAMFONTEIN, 2017, OR A FACSIMILE SENT TO (011) 339 4000, OR AN EMAIL SENT TO benp@joburg.org.za NO LATER THAN **3 FEBRUARY 2021** (28 days from the date on which the application notice was first displayed)

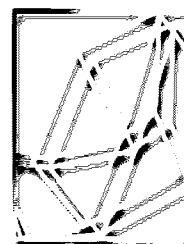
**AUTHORISED AGENT:**

NODE TOWN PLANNING AND DESIGN (SAFFIYYA DAYA)

POSTAL ADDRESS: P.O. BOX 3933 VANDERBIJLPARK, 1911

TEL. NO: +27 82 908 7386

Email: nodetownplanning@hotmail.com



FOR THE CITY OF JOHANNESBURG

**PROVINCIAL NOTICE 5 OF 2021****NOTICE SUBJECT TO THE JOHANNESBURG LAND USE MANAGEMENT SCHEME, 2018 AND SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016****AMENDMENT OF ERF 5552, EXTENSION 5, LENASIA**

I, Mohamed Mubeen Khan, of the firm Urban Infinity Consultants, being the authorised agent of the owner of Erf 5552, Extension 5, Lenasia, 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 Management Scheme, 2018 by the rezoning of the property described above, situated at 23 Goud Crescent, Ext 5, Lenasia from "Residential 3" to "Residential 3", to permit the construction of 8 Residential Units, subject to certain conditions. Particulars of the application will lie open for inspection from 08:00 to 15:30 from 6 January 2021 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein as well as available from the below mentioned authorised agent who will be responsible to provide any interested party, on request, with a copy of any information regarding the submitted application. Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, facsimile send to (011) 339 4000, or an e-mail send to [benp@joburg.org.za](mailto:benp@joburg.org.za) and/or [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 3 February 2021.

Address of Agent: Mohamed Mubeen Khan, Urban Infinity Planning Consultants,

Tel: 083 264 2799, Email: [urbaninfinityconsultants@gmail.com](mailto:urbaninfinityconsultants@gmail.com)/ [mubeen@urbaninfinity.co.za](mailto:mubeen@urbaninfinity.co.za)

Physical Address: 86 Hydrangea Avenue, Ext. 4, Lenasia.

6-13

**PROVINCIAL NOTICE 6 OF 2021****NOTICE SUBJECT TO THE JOHANNESBURG LAND USE MANAGEMENT SCHEME, 2018; SECTION 21 & SECTION 33 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016****AMENDMENT OF ERVEN 3035 & 3036, EXTENSION 3, LENASIA SOUTH**

We, Mohamed Mubeen Khan & Aasif Mangera, of the firm Urban Infinity Consultants, being the authorised agents of the owner of Erven 3035 & 3036, Extension 3, Lenasia South, hereby give notice of an application made in terms of section 21 & Section 33 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the Johannesburg Land Use Management Scheme, 2018 by the rezoning & consolidation of the property described above, situated at 131 Cosmos Street, Ext 3, Lenasia South from "Residential 1" to "Residential 3", to permit the construction of 10 Residential Units, subject to certain conditions.

Particulars of the application will lie open for inspection from 08:00 to 15:30 from 6 January 2021 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein as well as available from the below mentioned authorised agent who will be responsible to provide any interested party, on request, with a copy of any information regarding the submitted application. Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, facsimile send to (011) 339 4000, or an e-mail send to [benp@joburg.org.za](mailto:benp@joburg.org.za) and/or [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 3 February 2021.

Address of Agent: Mohamed Mubeen Khan, Urban Infinity Planning Consultants,

Tel: 083 264 2799, Email: [urbaninfinityconsultants@gmail.com](mailto:urbaninfinityconsultants@gmail.com)/ [mubeen@urbaninfinity.co.za](mailto:mubeen@urbaninfinity.co.za)

Physical Address: 86 Hydrangea Avenue, Ext. 4, Lenasia.

6-13

**PROVINCIAL NOTICE 7 OF 2021**  
**AMENDMENT OF LAND USE SCHEME (REZONING)**

**City of Johannesburg Land Use Scheme, 2018**

**NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 21 OF THE CITY JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016,  
THAT I THE UNDERSIGNED, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:**

**APPLICATION TYPE: AMENDMENT OF LAND USE SCHEME (REZONING)**

**APPLICATION PURPOSES: AMENDMENT OF LAND USE SCHEME (REZONING) FROM "RESIDENTIAL 1" TO "SPECIAL": Amend the City of Johannesburg Land Use Scheme 2018, for the purpose of a hair salon and hardware store**

**SITE DESCRIPTION**

**ERF (STAND) NO:** 539

**TOWNSHIP (SUBURB) NAME:** GREENSIDE

**STREET ADDRESS:** 23 GLENEAGLES ROAD, GREENSIDE

**CODE:** 2193

THE ABOVE APPLICATION, IN TERMS OF THE **CITY OF JOHANNESBURG LAND USE SCHEME 2018**, WILL BE OPEN FOR INSPECTION FROM 08:00 TO 15:30 AT THE REGISTRATION COUNTER, DEPARTMENT OF DEVELOPMENT PLANNING, ROOM 8100, 8<sup>TH</sup> FLOOR, A-BLOCK, METROPOLITAN CENTRE, 158 CIVIC BOULEVARD, BRAAMFONTEIN.

ANY OBJECTION OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO THE OWNER/AGENT AND THE REGISTRATION SECTION OF THE DEPARTMENT OF DEVELOPMENT PLANNING AT THE ABOVE ADDRESS OR POSTED TO P.O. BOX 30733, BRAAMFONTEIN, 2017, OR A FACSIMILE SENT TO (011) 339 4000, OR AN EMAIL SENT TO [benp@joburg.org.za](mailto:benp@joburg.org.za) NO LATER THAN **3 FEBRUARY 2021** (28 days from the date on which the application notice was first displayed)

**AUTHORISED AGENT: NAME:** M.ALI

**POSTAL ADDRESS:** P.O. BOX 84207, GREENSIDE, 2034

**TEL. NO:** +27 71 381 3763

**Email:** [avgrealestate@gmail.com](mailto:avgrealestate@gmail.com)

**PROVINCIAL NOTICE 8 OF 2021****SCHEDULE 11 (REGULATION 21)****NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP: BEDFORDVIEW EXTENSION 577**

The Ekurhuleni Metropolitan Municipality hereby gives notice in terms of section 69 (6) (a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) and Section 2 (2) of SPLUMA, 2013 (Act 16 of 2013) that an application to establish a Township referred to in the annexure hereto, has been received by it. Particulars of the application will lie for inspection during normal office hours at the office of the Ekurhuleni Metropolitan Municipality: First Floor, Room 248, Corner Hendrik Potgieter and van Riebeeck Roads, Edenvale for a period of 28 days from 6 January 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Director: Planning and Development at the above address or P O Box 25, Edenvale, 1610 within a period of 28 days from 6 January 2021.

**Annexure**

Name of Township: Bedfordview Extension 577  
 Full name of applicant: Noel Brownlee  
 Number of erven in the proposed township: Erf 1 – 2: Residential 4 (maximum of 200 units)  
 Description of land on which the township is to be established: Portion 1307 (a portion of portion 36) of the Farm Elandsfontein 90 IR.

Situation of proposed township: The township is situated at 72 Concorde Road, Bedfordview. (Reference: BFW 577)  
 Applicant: N Brownlee, P O Box 2487, Bedfordview, 2008. noelbb@mweb.co.za. (083 255 6583)

6–13

**PROVINSIALE KENNISGEWING 8 VAN 2021****BYLAE 11 (REGULASIE 21)****KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP: BEDFORDVIEW UITBREIDING 577**

Die Ekurhuleni Metropolitaanse Munisipaliteit gee hiermee ingevolge Artikel 69 (6) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe 1986, (Ordonnansie 15 van 1986) en Artikel 2 (2) van SPLUMA, 2013 (Wet 16 van 2013) kennis dat n aansoek om die dorp in die bylae genome, te stig deur hom ontvang is. Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Ekurhuleni Metropolitaanse Munisipaliteit, eerste vloer, kamer 248, hoek van Hendrik Potgieter en van Riebeeckstraat, Edenvale vir n tydperk van 28 dae vanaf 6 Januarie 2021. Besware ten of vertoe ten opsigte van die aansoek moet binne n tydperk van 28 dae vanaf 6 Januarie 2021, skriftelik by of tot die Direkteur: Beplanning en Ontwikkeling by bovermelde adres of by Posbus 25, Edenvale, 1610 ingedien of gerig word.

**BYLAE**

Naam van dorp: Bedfordview Uitbreiding 577  
 Volle naam van aansoeker: Noel Brownlee  
 Aantal erwe in voorgestelde dorp: Erf 1 – 2 Residensieel 4: (maksimum van 200 eenhede)  
 Beskrywing van grond waarop dorp gevestig word: Gedeelte 1307 (a gedeelte van gedeelte 36) van die Plaas Elandsfontein 90 IR.

Ligging van die voorgestelde dorp: Die dorp is gelee te 72 Concorde Straat, Bedfordview. Verwysigingsnommer: BFW 577

Aansoeker: N Brownlee, Posbus 2487, Bedfordview, 2007. noelbb@mweb.co.za. 083 255 6583

6–13

**PROVINCIAL NOTICE 9 OF 2021****NOTICE IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG PLANNING BY – LAW, 2016**

I Noel Brownlee being the authorised agent of Erf 159 Sandhurst Extension 4 hereby give notice in terms of Section 41 of the City of Johannesburg Municipal Planning By –Law 2016, that I have applied to the City of Johannesburg for the removal of one condition (7.62 meter street building line will be removed) in the Title Deed of the property described above situated at 27 Louise Avenue Sandhurst.

Particulars of the application are open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regards to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [benp@joburg.org.za](mailto:benp@joburg.org.za), within 28 days of 6 January 2021.

**Address of authorised agent:** Noel Brownlee; Postal address: P.O. Box 2487, Bedfordview 2008. Cell: 083 255 6583. Email address: [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za). Advert Date: 6/1/2021.

**PROVINCIAL NOTICE 10 OF 2021****FERNDALE TOWNSHIP, ERF 693****CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY****AMENDMENT OF THE LAND USE SCHEME (REZONING)****NOTICE OF THE APPLICATION IN TERMS OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BYLAW, 2016**APPLICABLE SCHEME:

CITY OF JOHANNESBURG LAND USE SCHEME, 2018 (*formerly the RANDBURG TOWN PLANNING SCHEME, 1976*).

Notice is hereby given in terms of Section 21 of the City of Johannesburg Municipal Planning Bylaw, 2016, that we, the undersigned, intend to apply to the City of Johannesburg Metropolitan Municipality for an amendment of the land use scheme regarding the undermentioned property.

SITE DESCRIPTION:

Erf/Erven: **693**  
Township Name: **Ferndale**  
Street Address: **No. 375 Kent Avenue.**

APPLICATION TYPE:

The rezoning of the erf in order to accommodate the proposed development of the property.

APPLICATION PURPOSES:

The amendment of the City of Johannesburg Land Use Scheme, 2018 (*formerly the Randburg Town Planning Scheme, 1976*), by rezoning Erf 693 Ferndale Township from "Special" for Offices to "Public Garage".

The above application will open for inspection from 08h00 to 15h30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein; Telephone: +27(0)11 407-6136 / 6143 / 6202.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile to +27(0)11 339-4000, or an email to BenP@joburg.org.za / ObjectionsPlanning@joburg.org.za, within 28 days from the date of this advertisement/notice and by no later than 03 February 2021.

OWNER/AUTHORISED AGENT:

Full Name: Mawesi Innovative Solutions  
%Mr. L. Mokone  
Postal Address: P.O. Box 784240, Sandton, 2146  
Tel/Cell: +27(0)71 858-7568 / +27(0)84 580-5395  
Facsimile: +27(0)86 664-9374

Date: 06 January 2021

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 1 OF 2021****APPLICATION FOR AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 IN TERMS OF SECTIONS 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I Sagren Govender of Valplan, being the authorised agent of the owner of **Erf 236 Illovo** hereby give notice in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the City of Johannesburg for the amendment of the City of Johannesburg Land Use Scheme, 2018 by rezoning of the property described above, situated at 71 Central Avenue, Illovo from "Residential 2" to "Residential 2" toe erect 16 dwelling units on the site, subject to certain conditions.

Particulars of the applications will lie for inspection during normal office hours at the offices of the Director, Development Planning and Urban Management, 8<sup>th</sup> Floor, Metropolitan Centre, 158 Loveday Street, Braamfontein, 2017, information counter, for a period of 28 days from 6 January 2021.

Objections to or representations in respect of the application must be lodged with on or prior to the closing date for comments and/or objections as detailed below, The Director, Development Planning and Urban Management at the abovementioned address or emailed to [benp@joburg.org.za](mailto:benp@joburg.org.za).

*Closing date for objections:* 3 February 2021.

*Contact details of applicant (Agent):* Valplan Town Planning and Valuation Services cc, Postnet Suite 208, Private Bag X9924, Sandton, 2146.

Tel: 011) 2344679, Fax: 086 616 1010, Cell: 0824153894, E-mail: [sagren@valplan.co.za](mailto:sagren@valplan.co.za)

**Date: 6 January 2021**

**LOCAL AUTHORITY NOTICE 2 OF 2021**

'50 PRIMROSE DRIVE, REMOVAL OF BUILDING LINE FROM TITLE DEEDS

ERF 364 VICTORY PARK EXT. 18

50 Primrose Drive

Victory Park,

Johannesburg

2195

APPLICATION FOR THE REMOVAL OF A BUILDING LINE FROM THE TITLE DEEDS

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I/we, the undersigned, intend to apply to the City of Johannesburg for the removal of a 6.1m building line from the property title deed. The intention behind this is so as to increase the building footprint to create a more habitable residential space for the owners.

The above application, made in terms of the Johannesburg Townplanning Scheme of 1979, will be open for inspection from 08:00 to 15:00 at the Registration Counter, Department of Development Planning, Room 8100, 8th floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to [benp@joburg.org.za](mailto:benp@joburg.org.za), within a period of 28 days from the date of receipt of this letter.

DETAILS OF AUTHOURISED AGENT

Full Name: Lizelle McLean

Postal address: 3 Sue Avenue, Blairgowrie, 2194

Work Address: See postal address.

Tel no: +27 82 495 9557

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

**LOCAL AUTHORITY NOTICE 3 OF 2021**

RR  
R-4

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
AMENDMENT SCHEME B0349**

It is hereby notified in terms of the provisions of section 48(2) and 50(5) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved the removal of restrictive title conditions **2.1(a)**, **2.3** and **3** from Deed of Transfer **T2597/2015** and hereby adopted the land development application for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of Erf 8441 Etwatwa Extension 9 Township **Community Facility** to **Public Garage** for filling station, car wash, motor workshop and related ancillary shops subject to certain further conditions.

The Ekurhuleni Town Planning Scheme, 2014, 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 at the office of The Area Manager: City Planning Department (Benoni Customer Care), 6<sup>th</sup> floor, Civic Centre, at corner of Elston Avenue and Tom Jones Street, Benoni, from 06 January 2021.

This amendment is known as **Amendment Scheme B0349** and shall come into operation on the date of publication of this notice.



**LOCAL AUTHORITY NOTICE 4 OF 2021**

MLM: F/13

**THE PROVINCIAL GAZETTE, NEWSPAPERS AND PLACARD NOTICE IN TERMS OF SECTION 38(2)(a) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016 FOR A CHANGE OF LAND USE RIGHTS**

I, Stavros Polykarpou being the applicant of Erf 75 Klipriver Business Park Extension 4 Township, Registration Division IR, Province of Gauteng, situated at No. 75 Technology Crescent, Klipriver Business Park Extension 4, hereby give notice in terms of Section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that I have applied to the Midvaal Local Municipality for a change of land use rights (the amendment of the Midvaal Land Use Management Scheme, 2018) also known as rezoning of the property described above, from "Industrial 1" to "Industrial 1".

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: Midvaal Local Municipality at PO Box 9, Meyerton, 1960 or 25 Mitchell Street Meyerton.

Full particulars and plans (if any) 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 Newspaper.

Closing Date for any Objections: 02 February 2021.

Address of Applicant: Steven Polykarpou; Postal Address: PO Box 68, Westhoven; Code: 2142; 9 Stafford Street, Westdene, Johannesburg; Cell: 082 767 6785; E-mail address: Hcjoburg20@gmail.com

Notice First Publication Date: 06 January 2021

**LOCAL AUTHORITY NOTICE 5 OF 2021**

MLM: F/13

**THE PROVINCIAL GAZETTE, NEWSPAPERS AND PLACARD NOTICE IN TERMS OF SECTION 38(2)(a) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016 FOR A CHANGE OF LAND USE RIGHTS**

I, Stavros Polykarpou being the applicant of Erf 75 Klipriver Business Park Extension 4 Township, Registration Division IR, Province of Gauteng, situated at No. 75 Technology Crescent, Klipriver Business Park Extension 4, hereby give notice in terms of Section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that I have applied to the Midvaal Local Municipality for a change of land use rights (the amendment of the Midvaal Land Use Management Scheme, 2018) also known as rezoning of the property described above, from "Industrial 1" to "Industrial 1".

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: Midvaal Local Municipality at PO Box 9, Meyerton, 1960 or 25 Mitchell Street Meyerton.

Full particulars and plans (if any) 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 Newspaper.

Closing Date for any Objections: 02 February 2021.

Address of Applicant: Steven Polykarpou; Postal Address: PO Box 68, Westhoven; Code: 2142; 9 Stafford Street, Westdene, Johannesburg; Cell: 082 767 6785; E-mail address: Hcjoburg20@gmail.com

Notice First Publication Date: 06 January 2021

**LOCAL AUTHORITY NOTICE 6 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 5085T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5085T**, being the rezoning of Erf 482, Erasmuskloof Extension 3, from "Residential 1", to "Business 4", Table B, Column (3), including a Beauty/Health Spa, with a density of one dwelling unit. The gross floor area shall be limited to 250m<sup>2</sup>, subject to certain further conditions.

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

This amendment is known as Tshwane Amendment Scheme **5085T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5085T (Item 29803))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 201/2021)

**LOCAL AUTHORITY NOTICE 7 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 3891T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **3891T**, being the rezoning of Portion 3 of Erf 347, Rietfontein, from "Residential 1", to "Residential 2", Table B, Column 3, with a density of 25 units per hectare, 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 **3891T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-3891T (Item 25600))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 202/2021)

**LOCAL AUTHORITY NOTICE 8 OF 2021****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 T95102/2012, with reference to the following property: Erf 6, Murrayfield.

The following conditions and/or phrases are hereby removed: Conditions B(n) and (o).

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

(CPD MRF/0484/6 (Item 31639))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 502/2021)

**LOCAL AUTHORITY NOTICE 9 OF 2021****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 T74145/2000, with reference to the following property: Erf 1050, Valhalla.

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

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

(CPD VAL/0688/1050 (Item 13342))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 503/2021)

**LOCAL AUTHORITY NOTICE 10 OF 2021****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 T79892/2017, with reference to the following property: Erf 1694, Lyttelton Manor Extension 3.

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

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

(CPD LYTx3/0387/1694 (Item 30781))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 504/2021)

**LOCAL AUTHORITY NOTICE 11 OF 2021****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 T93513/2006 and T162919/2006, with reference to the following properties: Erven 1386 and 1387, Waterkloof Ridge Extension 2.

The following conditions and/or phrases are hereby removed:

Erf 1386 – Title Deed T93513/2006: Conditions B.b), B.h), **B.k)**, B.l), B.m) and D; and  
Erf 1387 – Title Deed T162919/2006 – Condition 2.(k).

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

(CPD WKRx2/0744/1386 (Item 31740))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 506/2021)

**LOCAL AUTHORITY NOTICE 12 OF 2021****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 T0074987/2018, with reference to the following property: Erf 1654, Waterkloof Ridge Extension 2.

The following conditions and/or phrases are hereby removed: Conditions A.(b), A.(g), A.(h), A.(k), A.(l), A.(m)(i), A.(m)(ii) and A.(r).

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

(CPD WKRx2/0744/1654 (Item 31647))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 507/2021)

**LOCAL AUTHORITY NOTICE 13 OF 2021****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 T39247/06 and T62751/2015, with reference to the following property: Erf 350, Meyerspark.

The following conditions and/or phrases are hereby removed:

Title Deed T39247/06 - Conditions 2(c), 2(f), 5(d) and 5(e); and  
Title Deed T62751/2015 – Conditions 1(c), 1(f), 4(d) and 4(e).

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

(CPD MRP/0424/350 (Item 28180))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 501/2021)

**LOCAL AUTHORITY NOTICE 14 OF 2021****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 T0016537/2020, with reference to the following property: The Remainder of Erf 614, Waterkloof Ridge.

The following conditions and/or phrases are hereby removed: Conditions 3, 4.(i), 4.(ii), 4.(iii), 5, 6.(i), 6.(ii), 6.(iii), 6.(iv), 7, 8, 9, 10 and 11.

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

(CPD WKR/0744/614/R (Item 31955))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 505/2021)

**LOCAL AUTHORITY NOTICE 15 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4868T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **4868T**, being the rezoning of the Remainder of Erf 38, Hatfield, from "Special" for Offices, to "Special", Florist, 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 **4868T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4868T (Item 29082))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 203/2021)

**LOCAL AUTHORITY NOTICE 16 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4893T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **4893T**, being the rezoning of the Portion 1 of Erf 276, Nieuw Muckleneuk, from "Residential 1", to "Special", Laser and Skincare Clinic for providing facial and body treatments, laser treatment, massages, hot and cold water facilities for relaxation or invigoration, nail manicure and tip replacement or repair, pedicure, hair dressing or other body treatment for humans and may include the sale of only products which are ancillary and subservient to the main use in the building, but does not include a Shop, subject to certain further conditions.

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

This amendment is known as Tshwane Amendment Scheme **4893T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4893T (Item 29158))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

6 JANUARY 2021  
(Notice 204/2021)