

***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

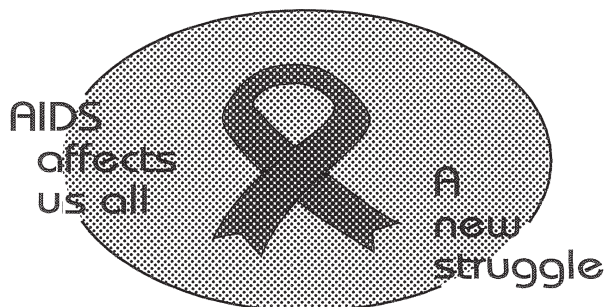
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**Vol: 27**

**PRETORIA**  
22 DECEMBER 2021  
22 DESEMBER 2021

**No: 436**

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DEPARTMENT OF HEALTH

**Prevention is the cure**

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1445 OF 2021****CITY OF JOHANNESBURG**

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

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

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

**SPECIFIED RESTRICTIONS APPROVED:**

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
PARKMORE	Parkmore B123 Community Forum	181	Second Street, at Elizabeth Avenue	Palisade Gate on Second Street at Elizabeth Avenue with 24-hour pedestrian gate
PARKMORE	Parkmore B123 Community Forum	181	First Street, at Elizabeth Avenue	Palisade Gate on First Street at Elizabeth Avenue with 24-hour pedestrian gate
PARKMORE	Parkmore B123 Community Forum	181	Boundary Lane, at Elizabeth Avenue	Palisade Gate on Boundary Lane at Elizabeth Avenue with 24-hour pedestrian gate
PARKMORE	Parkmore B123 Community Forum	181	First Street, at Marie Avenue	Palisade Gate on First Street at Marie Avenue with 24-hour pedestrian gate
HURLINGHAM	Parkmore B123 Community Forum	181	Jedburgh Avenue, at Argyle Avenue	Palisade Gate on First Street at Jedburgh Avenue with 24-hour pedestrian gate
PARKMORE	Parkmore B123 Community Forum	181	Lillian Avenue, at Second Street (south)	Palisade Gate on Lillian Avenue at Second Street (South Side), closed from 09:00 till 18:00 weekdays with a pedestrian gate
PARKMORE	Parkmore B123 Community Forum	181	Second Street, at Lillian Avenue (east)	Palisade Gate on Second Street at Lillian (East Side), closed from 09:00 till 18:00 weekdays with a pedestrian gate
PARKMORE	Parkmore B123 Community Forum	181	Boundary Lane, at Marie Avenue	Palisade Gate on Boundary Lane at Marie Avenue, open from 06:00 till 09:00 weekdays with a pedestrian gate
PARKMORE	Parkmore B123 Community Forum	181	Lillian Avenue, at Third Street	Palisade Gate on Lillian at Third Street, open from 06:00 till 18:00 weekdays with a pedestrian gate
PARKMORE	Parkmore B123 Community Forum	181	Second Street, at Marie Avenue	Palisade Gate on Second Street at Marie Avenue, open from 06:00 till 18:00 weekdays with a pedestrian gate
PARKMORE	Parkmore B123 Community Forum	181	Gordon Avenue	Gordon Avenue is OPEN 24/7 for Vehicular Access

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

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

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

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates should be left accessible (and not locked in any way) for 24/7
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

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

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

or

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

Email: [cmoalusi@jra.org.za](mailto:cmoalusi@jra.org.za)  
[chizam@joburg.org.za](mailto:chizam@joburg.org.za)

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



**City of Johannesburg**  
Johannesburg Roads Agency (Pty) Ltd  
[www.jra.org.za](http://www.jra.org.za)



**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 101 OF 2021****CLOSURE OF A SECTION OF PROVINCIAL ROAD D2014 OVER PORTION 74 OF THE FARM BOSCHOEK 385 IR: DISTRICT LESEDI MUNICIPALITY**

In terms of section 11(1) (d) of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001) (The Act) the MEC hereby proclaims the closure of a portion of Provincial Road D2014 over Portion 74 of the farm Boschoek 385 IR. It is hereby notified for general information that the portion of the aforementioned road is no longer a provincial road for the purposes of the said Act as from the date of this Notice.

Details in the above regard can be obtained from the offices of the Department of Roads and Transport, Director: Design, Private Bag X83, Marshalltown 2107 or email to [petro.janjetich@gauteng.gov.za](mailto:petro.janjetich@gauteng.gov.za). Tel 012 310 2442

MEC Resolution 002 dated 15 November 2021

**Reference: 2/2/1 – D2014**

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

## PROVINCIAL NOTICE 1099 OF 2021

**PUBLIC NOTICE CALLING FOR INSPECTION OF THE SUPPLEMENTARY  
PROPERTY VALUATION ROLL FOR THE YEARS 2020/2021**

Notice is hereby given in terms of Section 49(1)(a)(i) of the Local Government: Municipal Property Rates Act, 2004 (Act No.6 of 2004), hereinafter referred to as the "Act", that the supplementary property valuation roll for the financial years **2020 to 2021** is open for inspection at the Lesedi municipal offices (Financial Department) from **01/10/2021** to **31/12/2021**.

An invitation is hereby made in terms of section 49(1)(a)(ii) of the Act that any owner of property or other person who so desires should lodge an objection with the municipal manager in respect of any matter reflected in or omitted from the supplementary valuation roll within the abovementioned period. Attention is specially drawn to the fact that an objection must be in relation to a specific individual property and not against the supplementary valuation roll as such.

The prescribed form for the lodging of an objection is obtainable at the municipal offices at the following address:

**Lesedi Municipal Main Building, H F Verwoerd Street No 1, Heidelberg,  
Gauteng, 1438.**

For enquiries please telephone (016) 492 0260 or (016) 492 0048 or email [godfreyv@lesedi.gov.za](mailto:godfreyv@lesedi.gov.za), [sindiz@lesedi.gov.za](mailto:sindiz@lesedi.gov.za).

**S'BUSISO DLAMINI  
ACTING MUNICIPAL MANAGER**

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 1756 OF 2021****LOCAL AUTHORITY NOTICE 28 OF 2021  
MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 46(4) and Section 67(4) of the Mogale City Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that Mogale City Local Municipality approved the amendment of the Krugersdorp Town Planning Scheme, 1980 by the rezoning of Erf 1885 Mindalore Township from "Business 2" with an Annexure to "Business 2", subject to conditions and the removal of restrictive title conditions A.2(a) – A.2(j) from Deed of Transfer No T8266/2005.

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

This amendment scheme is known as the Krugersdorp Amendment Scheme 1183 and shall come into operation on the date of publication hereof.

**MUNICIPAL MANAGER**

Date : 22 December 2021

**LOCAL AUTHORITY NOTICE 1757 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 5422T**

It is hereby notified in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Equestria Extension 179, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with Department Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 5422T.

(CPD 9/1/1/1-EQSx179 0015)

(CPD 9/2/4/2-5422T)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

\_\_ DECEMBER 2021

(Notice 151/2021)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****DECLARATION OF EQUESTRIA EXTENSION 179 AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of Equestria Extension 179 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-EQSx179 0015)

(CPD 9/2/4/2-5422T)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY STRUCTURA KONSTRUKSIE CC (REGISTRATION NUMBER 1989/029140/23), UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 443 OF THE FARM THE WILLOWS 340JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be Equestria Extension 179.

**1.2 DESIGN**

The township shall consist of erven and roads as indicated on General Plan SG No 13782/2007.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**1.4 ENDOWMENT**

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay in terms of Section 98(2) of the Ordinance, 1986 read with Regulation 44 (1) of the Town-planning and Townships Regulations, to the City of Tshwane as endowment a total amount of R232 000,00 for an area of 720m<sup>2</sup>. The amount of this area shall be used by the City of Tshwane for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of Section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

**1.5 CONSOLIDATION OF ERVEN**

The Township owner shall at its own costs, after proclamation of the township but prior to the development of any erf in the township, consolidate Erven 1548 and 1549 to the satisfaction of the Municipality. The local authority hereby grants its consent for the consolidation of Erven 1548 and 1549 in terms of Section 92(1)(b) of Ordinance 15 of 1986.

**1.6 RECEIVING AND DISPOSAL OF STORMWATER**

The Service Report containing the stormwater design proposal must be submitted to the Municipality for approval at the time of the application, ie before Township Proclamation.

**1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

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

**1.8 REMOVAL OF LITTER**

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

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

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

**1.10 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES**

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

**1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD**

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

**1.12 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OF ERVEN**

The township owner shall within such period as the Local Authority may determine fulfill its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

**2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE****2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES**

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



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

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

### 3. CONDITIONS OF TITLE

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

##### 3.1.1 ALL ERVEN

3.1.1.1 The erf shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a pan-handle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

3.1.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m thereof.

3.1.1.3 The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

##### 3.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 3.1.1 above, the under-mentioned erf shall be subject to the conditions as indicated:

###### 3.1.2.1 ERF 1549

The erf shall be subject to a servitude 8m wide for right of way in favour of Erf 1548, as indicated on SG Diagram.

###### 3.1.2.2 ERF 1548

The erf is entitled to a servitude of right of way 8m wide over Erf 1549, as indicated on SG Diagram.

**LOCAL AUTHORITY NOTICE 1758 OF 2021****LOCAL AUTHORITY NOTICE 29 OF 2021  
MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 46(4) and Section 67(4) of the Mogale City Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that Mogale City Local Municipality approved the amendment of the Krugersdorp Town Planning Scheme, 1980 by the rezoning of Erf 60 Monument Township from "Residential 1" to "Residential 1", with a density of "1 dwelling per 500m<sup>2</sup>" and the removal of restrictive title conditions K and N from Deed of Transfer No T38744/2015.

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

This amendment scheme is known as the Krugersdorp Amendment Scheme 1849 and shall come into operation on the date of publication hereof.

**MUNICIPAL MANAGER**

Date : 22 December 2021

**LOCAL AUTHORITY NOTICE 1759 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4891T**

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 **4891T**, being the rezoning of Portion 1 of Erf 1556, Villieria, from "Residential 1", to "Residential 1", Table B, Column (3), with a minimum erf size of 500m<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 **4891T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4891T (Item 29152))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 DECEMBER 2021  
(Notice 379/2021)

**LOCAL AUTHORITY NOTICE 1760 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5304T**

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 **5304T**, being the rezoning of Erf 288, Groenkloof, from "Residential 1", to "Business 4", Medical Consulting Rooms, 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 **5304T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5304T (Item 30577))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 DECEMBER 2021  
(Notice 378/2021)

**LOCAL AUTHORITY NOTICE 1761 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**RECTIFICATION NOTICE**

**TSHWANE AMENDMENT SCHEME 2783T**

It is hereby notified in terms of the provisions of Section 60 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that Local Authority Notice 1220 of 2016 in the Gauteng Provincial Gazette No 255, dated 3 August 2016, with regard to the rezoning of Erf 4151, Garsfontein Extension 4, is hereby rectified as follows:

Substitute the expression:

"..... being the rezoning of Erf 4151, Garsfontein Extension 4, to Business 2, Clause 14, Table B, Column 3, including a cellular telephone mast, subject to certain further conditions."

with the expression:

"..... being the rezoning of Erf 4151, Garsfontein Extension 4, from "Special" (Special Business), and a place of refreshment and a cellular telephone mast, subject to Annexure T6676, to "Business 2", Table B, Column (3), including Telecommunication Mast, subject to certain further conditions."

As well as the rectification in Annexure T - Paragraph 13 (5): "The total parking spaces to be provided may be relaxed 75% of the overall parking spaces required."

(CPD 9/2/4/2-2783T (Item 21922))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 DECEMBER 2021  
(Notice 377/2021)

**LOCAL AUTHORITY NOTICE 1762 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**RECTIFICATION NOTICE**

**PERI-URBAN AMENDMENT SCHEME 717PU**

It is hereby notified in terms of the provisions of Section 60 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that Local Authority Notice 948 of 2021 in the Gauteng Provincial Gazette No 295, dated 1 September 2021, with regard to the rezoning of the Remainder of Portion 26 (a portion of Portion 6) of the farm Tiegerpoort 371JR, is hereby rectified as follows:

Substitute the expression:

“.... Parts ABCDEFGHJKLMNPQRA and STUVWYZa1b1c1S of the Remainder of Portion 26 (a portion of Portion 6) of the farm Tiegerpoort 371JR, approximately 8.2 hectare, from “Undetermined”, to “Special”, Industrial 2 (Industrial Use and/or Commercial purpose) and one Dwelling House, subject to certain further conditions.”

With the expression:

“.... Parts (Figures ABCDEFGHJKLMNPQRA and STUVWYZa1b1c1S of the Remainder of Portion 26 (a portion of Portion 6) of the farm Tiegerpoort 371JR, approximately 8.2 hectare, from “Undetermined”, to “Special” for uses as set out in Clause 6, Table D, Use Zone VII, Column 3, including retail as defined in Industrial Use, subject to certain further conditions.....”; and

Substitute the expression:

“.... known as Peri-Urban Amendment Scheme 654PU and shall .....

With the expression:

“.... known as Peri-Urban Amendment Scheme 717PU and shall .....

(CPD 9/2/4/2-717PU (Item 27313))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 DECEMBER 2021  
(Notice 375/2021)

**LOCAL AUTHORITY NOTICE 1763 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**RECTIFICATION NOTICE**  
**TSHWANE AMENDMENT SCHEME 3488T**

It is hereby notified in terms of the provisions of Section 60 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that Local Authority Notice 1453 of 2021 in the Gauteng Provincial Gazette No 377, dated 3 November 2021, with regard to the rezoning of Portion 1 of Erf 424, Hennospark Extension 15, is hereby rectified as follows:

Substitute notice with the following:

**“CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 3488T**

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 **3488T**, being the rezoning of Portion 1 of Erf 424, Hennospark Extension 15, from “Special” for uses as approved by the Administrator, to “Industrial 2”, Table B, Column 3, 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 **3488T** and shall come into operation on the date of publication of this notice.”

(CPD 9/2/4/2-3488T (Item 24256))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 DECEMBER 2021  
(Notice 375/2021)

**LOCAL AUTHORITY NOTICE 1764 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 T17435/2021, with reference to the following property: Erf 588, Lynnwood Glen.

The following conditions and/or phrases are hereby removed: Conditions (1), (2) A.(a), (2) A.(b), (2) A.(c), (2) A.(d), (2) A.(e), (2) A.(f), (2) A.(g), (2) A.(h), (2) B.(a), (2) B.(b), (2) B.(c)(i), (2) B.(c)(ii), (2) B.(d), (2) C., (2) E.(i) and (2) E.(ii).

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

(CPD LWG/0384/588 (Item 33903))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 DECEMBER 2021  
(Notice 676/2021)

**LOCAL AUTHORITY NOTICE 1765 OF 2021**  
**AMENDMENT SCHEME 20-04-0119**

Notice is hereby given in terms of section 59.(17)(a) read with the provisions of sections 57 and 58 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as amended, that the Member of the Mayoral Committee for the Development Planning considered the appeal and resolved that the appeal be upheld the effect that the City of Johannesburg land Use Scheme, 2018 be amended by the rezoning of Erf 354 Fontainebleau from "Residential 3" to "Residential 3", subject to certain conditions. The Amendment Scheme will be known as Amendment Scheme 20-04-0119. Amendment Scheme 20-04-0119 will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
City of Johannesburg Metropolitan Municipality  
Notice No. 295/2021

**LOCAL AUTHORITY NOTICE 1766 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 T45804/2019, with reference to the following property: Erf 1231, Waterkloof Ridge Extension 2.

The following conditions and/or phrases are hereby removed: Conditions 1.(a), 1.(b), 1.(d), 1.(e), 1.(f), 1.(g), 1.(h), 1.(i), 1.(k), 1.(l), 2.(a), 2.(b), 2.(c), 3., 4.(a), 4.(b) and 4.(c).

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

(CPD WKR/0744/1231 (Item 34179))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 DECEMBER 2021  
(Notice 675/2021)

**LOCAL AUTHORITY NOTICE 1767 OF 2021****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 T44110/2019, with reference to the following property: Erf 104, Deerness.

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

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

(CPD DRN/0148/104 (Item 33231))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 DECEMBER 2021  
(Notice 674/2021)

**LOCAL AUTHORITY NOTICE 1768 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 T9466/2019, with reference to the following property: The Remainder of Erf 138, Erasmia.

The following conditions and/or phrases are hereby removed: Conditions 2.(a), 2.(c), 2.(d), 2.(f), 2.(g), 2.(i), 4.(c)(i), 4.(c)(ii) and 4.(d).

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

(CPD ERS/0216/138/R (Item 34080))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

22 DECEMBER 2021  
(Notice 673/2021)

**LOCAL AUTHORITY NOTICE 1769 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SECTION 50(5) OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
ERF 950 VAN DYK PARK TOWNSHIP**

It is hereby notified in terms of the provisions of section 50(5) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved the removal of restrictive title condition 3 from Deed of Transfer T14548/2014 in respect of Erf 950 Van Dyk Park Township.

The application as approved is open to inspection during normal office hours.  
(Reference number 15/4/3/11/71/950)

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

Date of Publication: 22 December 2021.



**LOCAL AUTHORITY NOTICE 1770 OF 2021****BROADACRES EXTENSION 26**

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares **Broadacres Extension 26** to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ZONED EARTH DEVELOPMENT COMPANY PROPRIETARY LIMITED REGISTRATION NUMBER 2003/007953/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 654 OF THE FARM ZEVENFONTEIN 407-JR., GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **Broadacres Extension 26**.

**(2) DESIGN**

The township consists of erven as indicated on General Plan S.G. No. 802/2020.

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

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

**(4) ELECTRICITY**

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

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

Should the development of the township not been commenced with before 27 July 2026 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not been completed before 13 August 2024 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

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

Should the development of the township not been completed before 15 September 2026 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

**(8) ACCESS**

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

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(10) REFUSE REMOVAL

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

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(13) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

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

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

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

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

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

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

(16) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarially tie Erven 1347 and 1348, to the local authority for approval.

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

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

**A. Excluding the following entitlements which do not affect the township and will not be brought forward to the erven in the township:**

- (a) *That portion of Portion 136 of the Farm Zevenfontein 407, Registration Division J.R. district Johannesburg and represented on diagram S.G. No. A8780/48, annexed to Certificate of Consolidated Title No. 10216/1949, dated 28<sup>th</sup> of April, 1949, by the figure ABCeF (whereof the property hereby transferred forms a portion) is entitled to a servitude of right of way of the following portions:*
- a. *Portion 34 of portion 1 of Portion "B" of the farm Zevenfontein No. 407 aforesaid measuring 13,2379 hectares and registered against Deed of Transfer No. 2131/1946;*
  - b. *Portion 37 of portion 1 of Portion "B" of Portion of the farm Zevenfontein No. 407 aforesaid, measuring 14,1045 hectares and registered against Deed of Transfer No. 24126/1943;*
  - c. *Portion 41 of portion 1 of Portion "B" of Portion of the farm Zevenfontein No. 407 aforesaid, measuring 15,2563 hectares and registered against Deed of Transfer No. 24350/1945.*

**3. CONDITIONS OF TITLE.**

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

(1) ALL ERVEN

(a) The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as C.

(2) ALL ERVEN

(a) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

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

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Johannesburg Land Use Scheme, 2018, comprising the same land as included in the township of **Broadacres Extension 26**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 03-14571.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
**Notice No. T120/2021**

**LOCAL AUTHORITY NOTICE 1771 OF 2021**  
**REVIEW OF THE SPATIAL DEVELOPMENT FRAMEWORK 2040**  
**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**

Notice is hereby given in terms of Section 20 (3) Of the Spatial Planning and Land Use Management Act 2013 (Act No. 16 of 2013) that the City, at its Ordinary Council meeting on 26 August 2021, declared its intention to review its Spatial Development Framework 2040 (SDF2040).

Spatial Development Frameworks are described by the Municipal Systems Act 2000 (Act No. 32 of 2000) as an important component of integrated development planning for municipalities. They have further been mandated by the Spatial Planning and Land Use Management Act 2013 (Act No. 16 of 2013). The latter further speaks to requirements on review (that being, at least after a 5 year period from the dated of approval).

This review of the City of Johannesburg's SDF2040 is intended to update the 2016 approved version. The SDF2040 details spatial policies, strategies and implementation mechanisms that seek to address the City's key spatial challenges as well as measures in attaining the City's growth and development targets.

In this regard, public input is hereby being sought on the *draft* review: Spatial Development Framework 2040.

A copy of the draft review Spatial Development Framework 2040 will be available for inspection, during normal office hours for 120 days from date of publication of this notice at the Metropolitan Centre at the Group Legal & Contracts Department's Reception at 158 Civic Boulevard, Braamfontein, 3<sup>rd</sup> Floor, A-Block.

An electronic copy of the draft review Spatial Development Framework 2040 is also available for download at the following address: <https://bit.ly/sdf-draft-2021>

Any comment may be submitted in writing for the attention of The Director: City Transformation and Spatial Planning at the Group Legal & Contracts Department's Reception at the above address by hand or by registered post (PO Box 1049, Johannesburg, 2000) or by e-mail to [DylanW@joburg.org.za](mailto:DylanW@joburg.org.za) , within 120 days from date of publication of this notice. This is extended from the required 60 days to compensate for the December holiday period. Any enquiries may also be directed to the above email address.

**FLOYD BRINK**  
**CITY MANAGER**  
**CITY OF JOHANNESBURG**

**METRO CENTRE**  
**158 CIVIC BOULEVARD**  
**BRAAMFONTEIN**  
**JOHANNESBURG**

**LOCAL AUTHORITY NOTICE 1772 OF 2021****MIDVAAL LOCAL MUNICIPALITY****THE REMAINING EXTENT OF PORTIONS 11 AND 33 (A PORTION OF PORTION 11) OF  
THE FARM VAALBANK 476-IR**

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

Notice is hereby given that, the Peri- Urban Town Planning Scheme 1975, read together with the Spatial Planning and Land Use Management Act, Act 16 of 2013, be amended by the rezoning of Portions 11 and 33 (a Portion of Portion 11) of the farm Vaalbank 476-IR from "Agriculture" to "Recreational" to permit a resort on each portion consisting of 48 residential units, caravan park, restaurant, hotel, conference facility and such ancillary uses as the municipality may approve, which amendment scheme will be known as Peri-Urban Areas Amendment Scheme PS102, as indicated on the relevant Map 3 and Scheme Clauses, as approved, and which lie for inspection during office hours, at the offices of the Executive Director: Development and Planning, Midvaal Local Municipality, Mitchell Street, Meyerton.

**MR S.M. MOSIDI**  
**ACTING MUNICIPAL MANAGER**  
**Midvaal Local Municipality**  
**Date: (of publication)**

**PLAASLIKE OWERHEID KENNISGEWING 1772 VAN 2021****MIDVAAL PLAASLIKE MUNISIPALITEIT****DIE RESTANT VAN GEDEELTES 11 EN 33 ('N GEDEELTE VAN GEDEELTE 11) VAN DIE PLAAS  
VAALBANK 476-IR**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Kennis geskied hiermee dat die Buitestedelike Gebiede Dorpsbeplanningskema 1975, saamgelees met die Spatial Planning and Land Use Management Act, Act 16 of 2013, gewysig word deur die hersonering van die Restant van Gedeeltes 11 en 33 (Gedeelte van Gedeelte 11) van die plaas Vaalbank 476-IR vanaf "Landbou" na "Ontspanning" om 'n oord toe te laat op elke gedeelte wat bestaan uit 48 wooneenhede, woonwapark, restaurant, hotel, konferensiefasiliteit en sodanige bykomende gebruike as wat die munisipaliteit mag goedkeur, welke wysigingskema bekend sal staan as Buitestedelike Gebiede Wysigingskema PS102, soos aangedui op die betrokke Kaart 3 en die skemaklousules soos goedgekeur en wat têr insae lê gedurende kantoorure by die kantore van die Uitvoerende Direkteur: Ontwikkelings en Beplanning, Midvaal Plaaslike Munisipaliteit, Mitchellstraat, Meyerton.

**MNR S. M. MOSIDI**  
**WAARNEMENDE MUNISIPALE BESTUURDER**  
**Midvaal Plaaslike Munisipaliteit**  
**Datum: (van publikasie)**





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