

***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

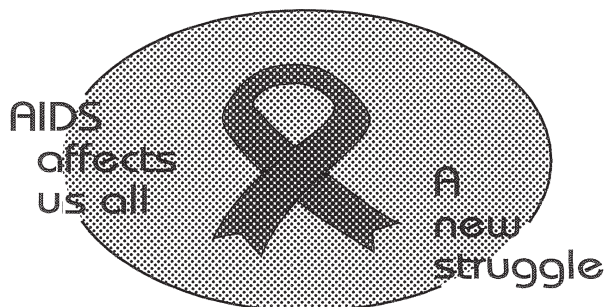
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**Vol: 29**

**PRETORIA**  
29 NOVEMBER 2023  
29 NOVEMBER 2023

**No: 429**

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DEPARTMENT OF HEALTH

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# Closing times for **ORDINARY WEEKLY** 2023

## GAUTENG PROVINCIAL GAZETTE

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

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

**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1362 OF 2023****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 246, GENERAAL ALBERTSPARK**

I, Ciska Bezuidenhout, being the authorised agent of the owner of Erf 246, Generaal Albertspark, situated at 6 Mimosa Avenue, Generaal Albertspark, hereby give notice in terms of Section 10 read with Section 50 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 (Alberton Customer Care Centre) for the removal of certain conditions contained in Title Deed T27338/1998.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, and at the offices of the authorised agent, for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, or P.O. Box 4, Alberton, 1450, or by email to [dudu.twala@ekurhuleni.gov.za](mailto:dudu.twala@ekurhuleni.gov.za), within a period of 28 days from 22 November 2023.

Address of the authorised agent: 2 Hornbill Street, Meyersdal, Alberton / Postnet Suite 107, Private Bag X30, Alberton, 1450 / 082-774-4939 / [ciska@ciska.co.za](mailto:ciska@ciska.co.za)

22-29

**GENERAL NOTICE 1363 OF 2023****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 361, RACEVIEW**

I, Ciska Bezuidenhout, being the authorised agent of the owner of Erf 361, Raceview, situated at 80 Lombard Street, Raceview, hereby give notice in terms of Section 10 read with Section 50 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 (Alberton Customer Care Centre) for the removal of certain conditions contained in Title Deeds T20777/2008 and T29933/2023.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, and at the offices of the authorised agent, for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, or P.O. Box 4, Alberton, 1450, or by email to [dudu.twala@ekurhuleni.gov.za](mailto:dudu.twala@ekurhuleni.gov.za), within a period of 28 days from 22 November 2023.

Address of the authorised agent: 2 Hornbill Street, Meyersdal, Alberton / Postnet Suite 107, Private Bag X30, Alberton, 1450 / 082-774-4939 / [ciska@ciska.co.za](mailto:ciska@ciska.co.za)

22-29



**GENERAL NOTICE 1366 OF 2023**

CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A SUBDIVISION APPLICATION IN TERMS OF SECTION 16(12)(a)(iii) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Jurgens Moolman -Town Design Development Pty Ltd, being the authorized agent of the owner of Portion 97 of the Farm Wachtenbiethjeskop 506 JR, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the above mentioned property in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016. The property is situated at 97 WACHETENBIETJESKOP, Bronkhorstspuit.

The intension of the subdivision application in this matter is to subdivide the property into two (2) portions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 25 OCTOBER 2023 until 1<sup>ST</sup> NOVEMBER 2023.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to: newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi street, Pretoria

Closing date for any objections and/or comments: 4<sup>TH</sup> DECEMBER 2023

Address of applicant: 31 Gembok street, BHS, 1020 or Postnet Suite 81, Private Bag x10578, 1020

Telephone No: 0845253061 Email: jurgensmoolman@gmail.com

Dates on which notice will be published: 25 OCTOBER 2023 & 1 NOVEMBER 2023

Item No:

22-29

**ALGEMENE KENNISGEWING 1366 VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM  
ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL 16(12)(a)(iii) VAN DIE STAD TSHWANE SE  
GRONDSGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Jurgens Moolman - Town Design Development Pty Ltd, synde die gemagtigde agent van die eienaar van Gedeelte 97 van die Plaas Wachtenbietjeskop 506 JR, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Onderverdeling in gevolge van Artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, vir die bogenoemde eiendom. Die Onderverdeling van die eiendom is om die eiendom in twee (2) gedeeltes te verdeel. Die eiendom is geleë by 5 Lang Straat, Bronkhorstspuit. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir so 'n beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kommunikeer met die persoon of liggaam wat beswaar(e) en/of kommentaar(e), ingedien het, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 25 OKTOBER 2023 & 1 NOVEMBER 2023.

As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is wat ingedien is by die Munisipaliteit by newlanduseapplications@tshwane.gov.za voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek te verbied nie." Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant, Die Beeld en The Citizen koerante. Adres van Munisipale Kantore: Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria, 0002.

Sluitings datum vir Besware en Kommentaar: 4 DESEMBER 2023

Naam en Adres van aansoeker: Town Design Development Pty Ltd, 31 Gemsbok straat of Postnet Suite 81, Private Bag x10578, 1020.

Telefoon Nr: 0845253061 Epos: jurgensmoolman@gmail.com

Datum waarop kennisgewing gepubliseer word: 25 OKTOBER 2023 & 1 NOVEMBER 2023

Item Nr:

22-29

## GENERAL NOTICE 1367 OF 2023

**NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP IN TERMS  
OF SECTION 38 OF THE EKURHULENI METROPOLITAN MUNICIPALITY  
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2019  
MEYERSDAL X 31**

We, Aeterno Town Planning (Pty) Ltd, being the applicant, 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 we have applied to the City of Ekurhuleni for the establishment of the township known as Meyersdal x 31. Details of the application are contained in the Annexure hereto. Particulars of the applications will lie for inspection during normal office hours at the office of the Area Manager: City Development Department, Level 11, Civic Centre, Alberton, for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the applications, must be lodged with or made in writing to the Area Manager: City Development Department, at the above address or at P. O. Box 4, Alberton, 1450, within a period of 28 days from 22 November 2023.

**ANNEXURE: MEYERSDAL X 31**Location

The township is located north of the Meyersdal Nature Estate and south of the townships of Linmeyer and Risana. It is bordered by the Klipriviersberg ridge on its southern side, the N12 Southern By-pass on its northern side and Road R59 on its eastern side.

Description of land: The township is located on part of Portion 136 and Portion 240 of the farm Klipriviersberg 106 IR, located in the area of jurisdiction of the Ekurhuleni Municipality, Alberton Service Delivery Centre.

Number and zoning of erven:

- 240 Residential 1 erven
- 2 Special erven for an equestrian center, clubhouse and hotel
- 1 Special erf for mini storage
- 1 Special erf for a guard house
- 1 Special erf for a sports facility
- 1 Special erf for access, access control and the conveyance of municipal services
- 8 Res 3 erven to be developed at 30 units per ha
- 3 Res 3 erven for a retirement village
- 1 Business 3 erf for offices
- 8 Private open space erven

*Name of applicant:* Aeterno Town Planning (Pty) Ltd

*Address of applicant:* 338 Danny Street, Lynnwood Park, Pretoria, 0081, P O Box 1435, Faerie Glen, 0043 Tel 012 348 5081/0824435008(514)

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**GENERAL NOTICE 1368 OF 2023****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019: ERF 24 BRAKPAN**

I, Hlawulekani Manganye of Magoda Development Planners (Pty) Ltd, being authorized agent of the owner of Erf 24 Brakpan 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 City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above situated at: 08 Regents Street, Brakpan, 1541. The rezoning is from: "Residential 1" to "Residential 3" with the intention of developing five (5) Dwelling Units.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: City Planning, City of Ekurhuleni Metropolitan Municipality, Corner Escombe Road and Elliot Avenue, Brakpan, 1541 and at the offices of the firm Magoda Development Planners (Pty) Ltd for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: City Planning, City of Ekurhuleni Metropolitan Municipality, Corner Escombe Road and Elliot Avenue, Brakpan, 1541 or PO Box 15, Brakpan, 1540 or by email to Molefiseng.Phora@ekurhuleni.gov.za, within a period of 28 days from 22 November 2023.

Address the authorised agent: Block F, Saint Andrews Office Park, 0B Meadowbrook Lane, Bryanston, 2021; / Post Net Suite 251, Private Bag X75, Bryanston, 2021. Tel: (010) 005 5869. Cell: 078 068 5299. Reference/ Scheme No: R0161C.

22-29

**GENERAL NOTICE 1374 OF 2023****NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023. ERVEN 561 AND 562 SOUTH EAST NUMBER 7, VANDERBIJLPARK**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erven 561 and 562 Vnderbijlpark, South East Number 7 situated at No.16 General Lategan Street and No. 5 Mansfelt Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject properties from "Residential 1 to Residential 4", for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation there of, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to (016)950-5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

**ALGEMENE KENNISGEWING 1374 VAN 2023****KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULENI MUNISIPALITEIT VERORDENINGE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULENI LAND GEBRUIK SKEMA, 2023. ERWE 561 EN 562 SOUTH EAST NOMMER 7, VANDERBIJLPARK**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erwe 561 en 562 Vanderbijlpark South East Nommer 7 geleë te Generallategan straat nommer 16 en Mansfeltstraat nommer 5, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerings en Opheffing van Beperkende Voorwaardes van die onderhawige eiendomme van "Residensieël 1" aan "Residensieël 4", vir studente verblyf. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloër, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aan teken teen die aansoek of versoë ten opsigte daarvan wil rig, moet hul bekommernisse skriftelik by die Munisipale Bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na (016)950-5533 binne 28 dae vanaf Woensdag die 29 November 2023. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 e-pos: thembandwene@gmail.com

**NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023. ERF 460 SOUTH EAST NUMBER 7, VANDERBIJLPARK**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 460 Vanderbijlpark, South East Number 7 situated at No.3 Andrew Murray Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject property from "Residential 1" to "Residential 4", for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to (016)950-5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

**KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULENI MUNISIPALITEIT VERORDENINGE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULENI LAND GEBRUIK SKEMA, 2023. ERF 460 SOUTH EAST NOMMER 7, VANDERBIJLPARK**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erf 460 Vanderbijlpark South East Nommer 7 geleë te Andrew Murraystraat nommer 3, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerings en Opheffing van Beperkende Voorwaardes van die onderhawige eiendom van "Residensieël 1" aan "Residensieël 4", vir studente verblyf. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloër, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aan teken teen die aansoek of versoë ten opsigte daarvan wil rig, moet hul bekommernisse skriftelik by die Munisipale Bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na (016)950-5533 binne 28 dae vanaf Woensdag die 29 November 2023. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 e-pos: thembandwene@gmail.com

**NOTICE IN TERMS OF SECTION 38 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023. ERF 312 BEDWORTH PARK, VEREENIGING**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 312 Bedworth Park situated along 14 Demeter Avenue in Bedworth Park, hereby give notice that I have applied to the Emfuleni Local Municipality for the Rezoning of the subject property from "Residential 1" to "Residential 4" for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 016 950 5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email: [thembandwene@gmail.com](mailto:thembandwene@gmail.com)

**NOTICE IN TERMS OF SECTION 38 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023. ERF 312 BEDWORTH PARK, VEREENIGING**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 312 Bedworth Park situated along 14 Demeter Avenue in Bedworth Park, hereby give notice that I have applied to the Emfuleni Local Municipality for the Rezoning of the subject property from "Residential 1" to "Residential 4" for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 016 950 5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email: [thembandwene@gmail.com](mailto:thembandwene@gmail.com)

**NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE APPLICABLE EMFULENI LAND USE SCHEME, AND THE REMOVAL OF RESTRICTIVE CONDITIONS, ERF 128 PEACEHAVEN.**

I, Themba Confidence Ndwene, being the authorized agent of the owner of ERF 128 PEACEHAVEN, located at 35 Charles Swartz Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject property from Residential 1 to Residential 4 (Student Accommodation). All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from Wednesday the 29<sup>th</sup> November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email: [thembandwene@gmail.com](mailto:thembandwene@gmail.com)

**KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULENI LAND USE SCHEME EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES, ERF 128 PEACEHAVEN.**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van ERF 128 PEACEHAVEN, geleë te Charles Swartzstraat 35, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerings en Opheffing van Beperkende Voorwaardes van die onderhawige eiendom van Residensieel 1 tot Residensieel 4 (Studente Akkommodasie). Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloer, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aanteken teen die aansoek of verhoë daarvan wil indien, moet hul bekommernisse skriftelik by die Adjunktdirekteur by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na 0169505533 binne 28 dae vanaf Woensdag die 29ste November 2023. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 E-pos: [thembandwene@gmail.com](mailto:thembandwene@gmail.com)

**NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023.**

**ERF 671 SOUTH EAST NUMBER 7, VANDERBIJLPARK**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 671 Vanderbijlpark, South East Number 7 situated at No.18 Sparrman Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject property from "Residential 1" to "Residential 4", for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation there of, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to (016)950-5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

**KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULENI MUNISIPALITEIT VERORDENINGE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULENI LAND GEBRUIK SKEMA, 2023.**

**ERF 671 SOUTH EAST NOMMER 7, VANDERBIJLPARK**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erf 671 Vanderbijlpark South East Nommer 7 geleë te Sparrmanstraat nommer 18, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerings en Opheffing van Beperkende Voorwaardes van die onderhawige eiendom van "Residensieël 1" aan "Residensieël 4", vir studente verblyf. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloër, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aan teken teen die aansoek of verhoë ten opsigte daarvan wil rig, moet hul bekommernisse skriftelik by die Munisipale Bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na (016)950-5533 binne 28 dae vanaf Woensdag die 29 November 2023. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 e-pos: thembandwene@gmail.com

**GENERAL NOTICE 1375 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf R/418 BROOKLYN hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: [admin@2020group.co.za](mailto:admin@2020group.co.za). Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion



**ALGEMENE KENNISGEWING 1375 VAN 2023****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf R/418 BROOKLYN gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion.

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf 442 DIE WILGERS hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice. Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf 442 DIE WILGERS gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf 1522 LYTTTELTON MANOR hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion.

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf 1522 LYTTTELTON MANOR gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelaarsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelaarsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion.

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf 227, CONSTANTIA PARK hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf 227, CONSTANTIA PARK gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelaarsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelaarsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**NOTICE OF AN APPLICATION IN TERMS OF SECTION 53 OF THE CITY OF  
EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE  
MANAGEMENT BY-LAW, 2019, AS READ TOGETHER WITH THE CITY OF  
EKURHULENI LAND USE SCHEME 2021.**

We, 2020 Planning Group, being the authorised agent of the owner of Portion 134 of the farm Geduld 123 IR, give notice in terms of Section 53 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, as read together with the City of Ekurhuleni Land Use Scheme 2021, (SPLUMA), that I have applied to Ekurhuleni Metropolitan Municipality for the subdivision of the farm into two portions of 69,6238 HA and 126,0075 HA.

Particulars of the application will lie open for inspection during normal office hours and in terms of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager. 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 Centre of Ekurhuleni Metropolitan Municipality, Room 405, Block F, Civic Centre, Springs or P O Box 45, Springs, 1560, within a period of 28 days from 22 November 2023.

**KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 53 VAN DIE STAD  
EKURHULENI METROPOLITAN MUNISIPALITEIT VERORDENING OP RUIMTELIKE  
BEPLANNING EN GRONDGEBRUIKBESTUUR, 2019, SOOS SAAMGELEES MET DIE  
STAD LAND USURHULEN2S11.**

Ons, 2020 Beplanningsgroep, synde die gemagtigde agent van die eienaar van Gedeelte 134 van die plaas Geduld 123 IR, gee kennis ingevolge Artikel 53 van die Stad Ekurhuleni Metropolitaanse Munisipaliteit se Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2019, as saamgelees met die Stad Ekurhuleni Grondgebruikskema 2021, (SPLUMA), dat ek by Ekurhuleni Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die plaas in twee gedeeltes van 69,6238 HA en 126,0075 HA.

Besonderhede van die aansoek sal ter insae lê gedurende gewone kantoorure en ingevolge SPLUMA, (Wet 16 van 2013), moet enige belanghebbende persoon wat die las het om sy/haar status as belanghebbende persoon vas te stel, skriftelik indien, sy/haar volle beswaar/belang by die aansoek en verskaf ook duidelike kontakbesonderhede aan die kantoor van die Areabestuurder. Besware teen of vertoe ten opsigte van die aansoek moet skriftelik by of by die Areabestuurder, Stadsbeplanningsafdeling, Springs Kliëntesorgsentrum van Ekurhuleni Metropolitaanse Munisipaliteit, Kamer 405, Blok F, Burgersentrum, Springs of Posbus 45, ingedien of gerig word. Springs, 1560, binne 'n tydperk van 28 dae vanaf 22 November 2023.



**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, 2020 Planning Group, being the applicant(s) of Farm Portion Ptn 174 KNOPJESLAAGTE 385-JR, hereby give notice in terms of section 16 of the Tshwane land use management by-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for a rezoning from undetermined to special use for establishing Fuel depot. The intention of the applicant in this matter is to establish a Fuel depot, with maximum capacity is 500 000 litres. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice. Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: [admin@2020group.co.za](mailto:admin@2020group.co.za). Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001

Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAN MUNISIPALITEIT KENNISGEWING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE VERORDENING OP GRONDGEBRUIKBESTUUR, 2016.**

Ons, 2020 Planning Group, synde die aansoeker(s) van Farm Portion Ptn 174 KNOPJESLAAGTE 385-JR, gee hiermee kennis ingevolge artikel 16 van die Tshwane grondgebruikbestuursverordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir 'n hersonering van onbepaald na spesiale gebruik vir die vestiging van brandstofdepot. Die voorneme van die applikant in hierdie aangeleentheid is om 'n Brandstofdepot te vestig, met 'n maksimum kapasiteit is 500 000 liter. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: [admin@2020group.co.za](mailto:admin@2020group.co.za). Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001

Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT, OR SUSPENSION OF RESTRICTIVE CONDITIONS IN THE TITLE.**

We, 2020 Planning Group, being the applicant(s) of Farm Portion Ptn 174 KNOPJESLAAGTE 385-JR, hereby give notice in terms of section 16(2) of the city of Tshwane land use management by-law, 2016. That we have applied to the City of Tshwane Metropolitan Municipality for the removal of title deed Conditions B (1) (2) (3) and (4) on the deed T56055/2022. The intention of the applicant in this matter is to establish a Fuel depot, with maximum capacity is 500 000 litres. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: hb phillips building, 320 bosman st, pretoria central, pretoria, 001

**STAD TSHWANE METROPOLITAN MUNISIPALITEIT KENNISGEWING IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE VERORDENING VIR DIE BESTUUR VAN GRONDGEBRUIK, 2016 VIR DIE VERWYDERING, WYSIGING OF OPSKORSING VAN BEPERKENDE VOORWAARDES.**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van Plaasgedeelte Ptn 174 KNOPJESLAAGTE 385-JR, gee hiermee kennis ingevolge artikel 16(2) van die stad Tshwane grondgebruikbestuursverordening, 2016. Dat ons het by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen vir die opheffing van titelakte Voorwaardes B (1) (2) (3) en (4) op die akte T56055/2022. Die voorneme van die applikant in hierdie aangeleentheid is om 'n Brandstofdepot te vestig, met 'n maksimum kapasiteit is 500 000 liter. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: hb phillips gebou, 320 bosman st, pretoria sentraal, pretoria, 001

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of ERF 316 LOTUS GARDENS, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a boarding house. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a boarding house, for a total of 10 rooms. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice. Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van ERF 316 LOTUS GARDENS, gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir 'n losieshuis. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n losieshuis te stig, vir 'n totaal van 10 kamers. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelaarsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelaarsgebied.

Munisipale kantore: HB PHILLIPS-GÉBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf 442, LYNNWOOD GLEN hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice. Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf 442, LYNNWOOD GLEN gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie, en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf 733 MENLO PARK hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice. Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf 733 MENLO PARK gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennissgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion



**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf 1182, MORELETAPARK X04 hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

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Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf 1182, MORELETAPARK X04 gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf R/38, PARK TOWN ESTATE hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

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**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf R/38, PARK TOWN ESTATE gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf R/34, RIETONDALE hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

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Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf R/34, RIETONDALE gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorname van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelaarsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelaarsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf Erf 596 SINOVILLE hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

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Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf Erf 596 SINOVILLE gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT, OR SUSPENSION OF RESTRICTIVE CONDITIONS IN THE TITLE.**

We, 2020 Planning Group, being the applicant(s) of Erf 596 SINOVILLE, hereby give notice in terms of section 16(2) of the city of Tshwane land use management by-law, 2016. That we have applied to the City of Tshwane Metropolitan Municipality for the removal of title deed Conditions A(f), B(a), B(c) and C(b) on the deed T70354/2013. Consent Use for a Place of Child Care. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

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Municipal offices: hb phillips building, 320 bosman st, pretoria central, pretoria, 001

**STAD TSHWANE METROPOLITAN MUNISIPALITEIT KENNISGEWING IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE VERORDENING VIR DIE BESTUUR VAN GRONDGEBRUIK, 2016 VIR DIE VERWYDERING, WYSIGING OF OPSKORSING VAN BEPERKENDE VOORWAARDES.**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van Erf 596 SINOVILLE, gee hiermee kennis ingevolge artikel 16(2) van die stad Tshwane grondgebruikbestuursverordening, 2016. Dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van titelakte Voorwaardes A(f), B(a), B(c) en C(b) op die akte T70354/2013. Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: hb phillips gebou, 320 bosman st, pretoria sentraal, pretoria, 001

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf 7, TILEBA hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf 7, TILEBA gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion



**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of Erf 1/1997 VILLIERIA hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van Erf 1/1997 VILLIERIA gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf 1401 WATERKLOOF RIDGE hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice. Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001

Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf 1401 WATERKLOOF RIDGE gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensiële 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001

Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf Erf R/518 WAVERLEY hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice. Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf Erf R/518 WAVERLEY gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorneme van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing. Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE  
APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING  
SCHEME, 2008 (REVISED 2014)**

We, 2020 Planning Group, being the applicant(s) of erf 952 WIEDER PARK hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to establish a Place of Child Care, for a total of 70 children to be taken care of at the above-mentioned property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(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: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 22 November 2023 until 20 December 2023.

Full particulars 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 the Site notice Should the Municipal Offices be closed or in the case of any other eventualities the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: admin@2020group.co.za. Full particulars 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 notice on the land development area.

Municipal offices: HB PHILLIPS BUILDING, 320 BOSMAN St, PRETORIA CENTRAL, PRETORIA, 001  
Postal address: 1011 Pretorius Avenue, Lyttelton Manor Centurion

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE  
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, 2020 Beplanningsgroep, synde die aansoeker(s) van erf 952 WIEDER PARK gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het. vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg. Die huidige sonering van die eiendom is Residensieel 1. Die voorname van die aansoeker in hierdie aangeleentheid is om 'n Plek van Kindersorg daar te stel, vir 'n totaal van 70 kinders wat versorg moet word by die bogenoemde eiendom. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 22 November 2023 tot 20 Desember 2023.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die Terreinkennisgewing Indien die Munisipale Kantore gesluit word of in die geval van enige ander gebeurlikhede wat die grondontwikkelingsaansoek nie by die Kantore van die Munisipaliteit deurgelees kan word nie, kan 'n afskrif deur die volgende kontakbesonderhede aangevra word: admin@2020group.co.za. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste kennisgewing op die grondontwikkelingsgebied.

Munisipale kantore: HB PHILLIPS-GEBOU, BOSMAN St 320, PRETORIA SENTRAAL, PRETORIA, 001  
Posadres: Pretoriuslaan 1011, Lyttelton Manor Centurion

**GENERAL NOTICE 1376 OF 2023****Emfuleni Local Municipality****Notice of a Rezoning and Removal of Restrictions Applications**

We, B Planning (Pty)Ltd, being the authorised agent of the registered owner of Erf 1197 Vanderbijlpark South West 5 Extension 2, hereby give notice in terms of Section 38 and Section 62 of the Emfuleni Municipality Spatial Planning and Land Use Management By-law, 2018 for amendment of the Emfuleni Town Planning Scheme, 2023 from Residential 1 to Special for Offices and Residential use, and for the Removal of Restrictive Conditions F(c) and G(a) as contained in the Deed of Transfer No. T55060 / 2017, for Erf 1197 Vanderbijlpark South West 5, Extension 2 (153 Beethoven Street, SW 5, Vanderbijlpark).

Particulars of this application will lie for inspection during normal office hours (07h30 to 16h00) at the Office of the Manager of the Urban Planning Department, 1<sup>st</sup> Floor, Municipal Offices, Emfuleni Local Municipality, 77 President Kruger Street, Vanderbijlpark, 1911 for the period of 30 days from the date of the first publication of this notice being the 29 November 2023.

Objections/ or Comments must be made in writing, with the grounds thereof to the Manager of the Urban Planning Department at the above-mentioned address or at the P.O. Box 3, Vanderbijlpark, 1900 within the period of 30 days. Alternatively, you can contact the applicant below. Objection period ends on 27 December 2023.

Applicant: B Planning (Pty) Ltd, Address: 12 Rikie Postma Str, SW1, Vanderbijlpark, 1911, Contact: 016 932 1494/ 076 199 6534, email: [zurcher2bianca@gmail.com](mailto:zurcher2bianca@gmail.com). Our ref: TP005.

**ALGEMENE KENNISGEWING 1376 VAN 2023****Emfuleni Plaaslike Munisipaliteit**

Kennisgewing van hersonering en Opheffing/Wysiging van Beperkende Titellovoorwaardes.

Ons, B Planning (Pty) Ltd, synde die gemagtigde agent van die geregistreerde eienaar van Erf 1197 Vanderbijlpark Suid-Wes 5 Uitbreiding 2, gee hiermee kennis ingevolge Artikel 38 en Artikel 62 van die Emfuleni Munisipale Ruimtelike Beplanning en Gruidsegebruik bestuur By-wet, 2018, vir die wysiging van die Emfuleni Dorpsbeplanning Skema, 2023 dat ons by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die hersonering van Residentieel 1 na Spesiaal vir kantore en residentieële gebruik en die Opheffing van Beperkende Voorwaardes F(c) en G(a) Vervat in Transportakte No. T55060/2017, onderhewig aan voorwaardes. Die eiendom is geleë te Beethoven Straat Nr 153, Vanderbijlpark SW5.

Besonderhede van hierdie aansoek le te insae gedurende gewone kantoorure (07h30 tot 16h00) by die Kantoor van die Bestuurder van die Stedelike Beplanningsdepartement, 1ste Vloer, Munisipale Kantore, Emfuleni Plaaslike Munisipaliteit, President Kruger Staat Nr 77, Vanderbijlpark vir 'n tydperk van 30 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing naamlik die 29 November 2023.

Besware/ of Kommentaar moet skriftelik gemaak word, met die gronde daarvan aan die Bestuurder van die Stedelike Beplanningsafdeling by bogenoemde adres of by die Posbus 3, Vanderbijlpark, 1900 binne die tydperk van 30 dae. Alternatiewelik kan u die aansoeker hieronder kontak. Beswaar tydperk eindig 27 Desember 2023.

Aansoeker: B Planning (Edms) Bpk., Adres: Rikie Postma Str. 12, SW1, Vanderbijlpark, 1911, Kontak: 016 932 1494/ 076 199 6534, e-pos: [zurcher2bianca@gmail.com](mailto:zurcher2bianca@gmail.com). Ons Verwysing: TP005.



**GENERAL NOTICE 1377 OF 2023****NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULeni LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS**

I, D. Venter from Smart City Town Planners, being the agent of the owner of Holding 58 Theoville Agricultural Holdings, Vanderbijlpark Township hereby give notice in terms of Section 38(2) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have submitted an application in terms of the provisions of section 62 of the said By-Law on 29 November 2023 to the Emfuleni Local Municipality for the removal of a restrictive title condition in the relevant title deed (T30121/2018). The property is situated at Holding 58, corner of President Street and Voortrekker Street (Provincial Road D2542), Theoville Agricultural Holdings, Vanderbijlpark. The purpose of the application is to remove a restrictive building line condition to accommodate existing structures.

Particulars of the application will lie for inspection during normal office hours (08:00 – 16:00) at the office of the Manager: Land Use Management, first floor, municipal offices, Emfuleni Local Municipality, corner of Pres. Kruger Street & Eric Louw Street, P. O. Box 3, Vanderbijlpark, 1900, for the period of 28 days from 29 November 2023. Objections, comment or representations in respect of the application must be lodged with or made in writing by registered post, by hand, by facsimile or by e-mail to the Manager: Land Use Management at the above address within a period of 28 days from 29 November 2023.

Details of agent: Divan Venter, Smart City Town Planners, 42 Billingham Street, Sasolburg, 1947, contact nr. 071 452 5617, e-mail: [info@sctownplanners.co.za](mailto:info@sctownplanners.co.za), website: [www.sctownplanners.co.za](http://www.sctownplanners.co.za)

**ALGEMENE KENNISGEWING 1377 VAN 2023****RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE WYSIGING VAN GRONDGEBRUIKREGTE**

Ek, D. Venter van Smart City Stadsbeplanners, synde die gemagtigde agent van die eienaar van Hoewe 58 Theoville Landbou Hoewes, Vanderbijlpark Dorp, gee hiermee ingevolge Artikel 38(2) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek in terme van die bepaling van artikel 38 (2) van die genoemde regulasies by die Emfuleni Plaaslike Munisipaliteit 'n aansoek op 29 November 2023 ingedien het vir die ophef van 'n beperkende titelvoorwaarde in die relevante akte (T30121/2018). Die eiendom is gelee te Hoewe 58, hoek van Presidentstraat en Voortrekkerstraat (Provinsiale Pad D2542), Theoville Landbou Hoewes, Vanderbijlpark. Die doel met die aansoek is om 'n beperkende boulyn voorwaarde te verwyder om bestaande strukture te akkommodeer.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure (08:00 – 16:00) by die kantoor van die Bestuurder: Grondgebruikbestuur, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, hoek van Pres. Krugerstraat & Eric Louw Weg, Posbus 3, Vanderbijlpark, 1900, vir 'n tydperk van 28 dae vanaf 29 November 2023.

Besware, kommentare of verhoë ten opsigte van die aansoek moet by die Bestuurder: Grondgebruikbestuur by bovermelde adres ingedien of gerig word, skriftelik per geregistreerde pos, per hand, per faks of per e-pos binne 'n tydperk van 28 dae vanaf 29 November 2023.

Besonderhede van agent: Divan Venter, Smart City Stadsbeplanners, Billinghamstraat 42, Sasolburg, 1947, kontak nr. 071 452 5617, e-pos: [info@sctownplanners.co.za](mailto:info@sctownplanners.co.za), webblad: [www.sctownplanners.co.za](http://www.sctownplanners.co.za)

**GENERAL NOTICE 1378 OF 2023****NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023. ERVEN 561 AND 562 SOUTH EAST NUMBER 7, VANDERBIJLPARK**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erven 561 and 562 Vnderbijlpark, South East Number 7 situated at No.16 General Lategan Street and No. 5 Mansfelt Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject properties from "Residential 1 to Residential 4", for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation there of, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to (016)950-5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

**ALGEMENE KENNISGEWING 1378 VAN 2023****KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULENI MUNISIPALITEIT VERORDENINGE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULENI LAND GEBRUIK SKEMA, 2023. ERWE 561 EN 562 SOUTH EAST NOMMER 7, VANDERBIJLPARK**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erwe 561 en 562 Vanderbijlpark South East Nommer 7 geleë te Generallategan straat nommer 16 en Mansfeltstraat nommer 5, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerings en Opheffing van Beperkende Voorwaardes van die onderhawige eiendomme van "Residensieël 1" aan "Residensieël 4", vir studente verblyf. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloër, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aan teken teen die aansoek of versoë ten opsigte daarvan wil rig, moet hul bekommernisse skriftelik by die Munisipale Bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na (016)950-5533 binne 28 dae vanaf Woensdag die 29 November 2023. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 e-pos: thembandwene@gmail.com

**NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023. ERF 460 SOUTH EAST NUMBER 7, VANDERBIJLPARK**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 460 Vanderbijlpark, South East Number 7 situated at No.3 Andrew Murray Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject property from "Residential 1" to "Residential 4", for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation there of, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to (016)950-5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

**KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULENI MUNISIPALITEIT VERORDENINGE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULENI LAND GEBRUIK SKEMA, 2023. ERF 460 SOUTH EAST NOMMER 7, VANDERBIJLPARK**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erf 460 Vanderbijlpark South East Nommer 7 geleë te Andrew Murraystraat nommer 3, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerings en Opheffing van Beperkende Voorwaardes van die onderhawige eiendom van "Residensieël 1" aan "Residensieël 4", vir studente verblyf. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloër, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aan teken teen die aansoek of versoë ten opsigte daarvan wil rig, moet hul bekommernisse skriftelik by die Munisipale Bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na (016)950-5533 binne 28 dae vanaf Woensdag die 29 November 2023. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 e-pos: thembandwene@gmail.com

**NOTICE IN TERMS OF SECTION 38 OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULeni LAND USE SCHEME, 2023. ERF 312 BEDWORTH PARK, VEREENIGING**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 312 Bedworth Park situated along 14 Demeter Avenue in Bedworth Park, hereby give notice that I have applied to the Emfuleni Local Municipality for the Rezoning of the subject property from "Residential 1" to "Residential 4" for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 016 950 5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email: [thembandwene@gmail.com](mailto:thembandwene@gmail.com)

**NOTICE IN TERMS OF SECTION 38 OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULeni LAND USE SCHEME, 2023. ERF 312 BEDWORTH PARK, VEREENIGING**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 312 Bedworth Park situated along 14 Demeter Avenue in Bedworth Park, hereby give notice that I have applied to the Emfuleni Local Municipality for the Rezoning of the subject property from "Residential 1" to "Residential 4" for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 016 950 5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email: [thembandwene@gmail.com](mailto:thembandwene@gmail.com)

**NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE APPLICABLE EMFULeni LAND USE SCHEME, AND THE REMOVAL OF RESTRICTIVE CONDITIONS, ERF 128 PEACEHAVEN.**

I, Themba Confidence Ndwene, being the authorized agent of the owner of ERF 128 PEACEHAVEN, located at 35 Charles Swartz Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject property from Residential 1 to Residential 4 (Student Accommodation). All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from Wednesday the 29<sup>th</sup> November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email: [thembandwene@gmail.com](mailto:thembandwene@gmail.com)

**KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULeni LAND USE SCHEME EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES, ERF 128 PEACEHAVEN.**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van ERF 128 PEACEHAVEN, geleë te Charles Swartzstraat 35, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerings en Opheffing van Beperkende Voorwaardes van die onderhawige eiendom van Residensieel 1 tot Residensieel 4 (Studente Akkommodasie). Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloer, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aanteken teen die aansoek of verhoë daarvan wil indien, moet hul bekommernisse skriftelik by die Adjunktdirekteur by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na 0169505533 binne 28 dae vanaf Woensdag die 29ste November 2023. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 E-pos: [thembandwene@gmail.com](mailto:thembandwene@gmail.com)

**NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULeni LAND USE SCHEME, 2023.**

**ERF 671 SOUTH EAST NUMBER 7, VANDERBIJLPARK**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 671 Vanderbijlpark, South East Number 7 situated at No.18 Sparrman Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject property from "Residential 1" to "Residential 4", for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation there of, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to (016)950-5533 within 28 days from Wednesday the 29 November 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

**KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULeni MUNISIPALITEIT VERORDENINGE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULeni LAND GEBRUIK SKEMA, 2023.**

**ERF 671 SOUTH EAST NOMMER 7, VANDERBIJLPARK**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erf 671 Vanderbijlpark South East Nommer 7 geleë te Sparrmanstraat nommer 18, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersoenering en Opheffing van Beperkende Voorwaardes van die onderhawige eiendom van "Residensieël 1" aan "Residensieël 4", vir studente verblyf. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloër, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aan teken teen die aansoek of verhoë ten opsigte daarvan wil rig, moet hul bekommernisse skriftelik by die Munisipale Bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na (016)950-5533 binne 28 dae vanaf Woensdag die 29 November 2023. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 e-pos: thembandwene@gmail.com

**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 130 OF 2023****CITY OF EKURHULENI AMENDMENT SCHEME E0553C****SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SPATIAL PANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 1138 BEDFORDVIEW EXTENSION 235 TOWNSHIP**

It is hereby notified in terms of Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that the Ekurhuleni Metropolitan Municipality has approved the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of Erf 1138 Bedfordview Extension 235 Township from "Residential 1" to "Business 3", subject to conditions.

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

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

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

**PROCLAMATION NOTICE 131 OF 2023****CITY OF EKURHULENI AMENDMENT SCHEME E0548C****SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SPATIAL PANNING AND LAND USE MANAGEMENT BY-LAW, 2019****REMAINING EXTENT OF ERF 747 BEDFORDVIEW EXTENSION 155 TOWNSHIP**

It is hereby notified in terms of Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that the Ekurhuleni Metropolitan Municipality has approved the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of the Remaining Extent of Erf 747 Bedfordview Extension 155 Township from "Residential 1" to "Residential 3", subject to conditions.

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

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

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



**PROCLAMATION NOTICE 132 OF 2023****PROCLAMATION NOTICE- EMFULENI LOCAL MUNICIPALITY**  
**EMFULENI LAND USE SCHEME, 2023 – SRR56**  
**REMAINING EXTENT OF ERF 408 VEREENIGING**

It is hereby notified in terms of Sections 39(4) and 63(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018 that the Emfuleni Local Municipality has approved the following:

The removal of conditions (e) in Title Deed T2712/2018 and the simultaneous amendment of the Emfuleni Land Use Scheme 2023, for the Remaining extent of Erf 408 Vereeniging from “Residential 1” to “Residential 4” with an annexure for tenements, subject to certain conditions.

The above will come into operation on 29 November 2023. In terms of section 43(1) of the Emfuleni Municipality Spatial Planning and Land Use Management By Laws, 2018 this approval will lapse after 3 years from the date of approval if conditions are not being complied with.

The amendment scheme is filed with the Manager: Land Use Management, 1<sup>st</sup> floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times.

This amendment scheme is known as Emfuleni Land Use Scheme, 2023 – **SRR56**

**MR APRIL NTULI, MUNICIPAL MANAGER**

29 November 2023

Notice Number: LUM005/2023

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

## PROVINCIAL NOTICE 1021 OF 2023

## 1- CITY OF JOHANNESBURG

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

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,  
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,  
HAS CONSIDERED AND PROVISIONALLY APPROVED the following Security Access Restriction for public  
consultation.

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

## SPECIFIED RESTRICTIONS FOR CONSIDERATION

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Glenhazel	Chilton Avenue Residents	Ref:224	Chilton Avenue	24 hour automated manned gate (near the intersection with crossroads)  Pedestrian gate with 24 hour unhindered pedestrian access (near the intersection with crossroads)

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

Further particulars relating to the application, as well as a plan to indicating the proposed closure, may be inspected by appointment 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 unless stated pedestrian gates have limited hours operations.
- 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 or Traffic Engineering Department JRA (PTY) Ltd. JRA (PTY) Ltd.  
75 Helen Joseph Street Braamfontein X70  
Johannesburg Braamfontein 2107

Email: [cmoalusi@ira.org.za](mailto:cmoalusi@ira.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.

**PROVINCIAL NOTICE 1022 OF 2023****NOTICE OF APPLICATION IN TERMS OF SECTION 62, OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018 FOR THE REMOVAL OF RESTRICTIVE CONDITIONS.**

We, MM Town Planning Services, being the authorized agent of the owner of **PORTION 1 OF ERF 6 VANDERBIJL PARK SOUTH WEST 5, situated at 106 Beethoven Street South West 5 (S.W.5)** hereby give notice in terms of section 62 of the Emfuleni Local Municipality Land Use Management By-Laws, 2018, That we have applied to the **EMFULENI LOCAL MUNICIPALITY**, for the removal of condition C (a) - (b) (i -iv), (c) from Deed of Transfer 70173 /2022 pertaining to Portion 1 ERF 6 Vanderbijl Park South West 5, situated at 106 Beethoven Street South West 5 (S.W.5). All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Manager: Land Use Management, at the Old Trustbank Building, Eric Louw Street, VANDERBIJLPARK, for a period of 28 days from **29 November 2023**. Any person who wishes to object to the application or submit representations in respect thereof must lodge the same in writing to the Manager Land Use Management at the above address or by registered mail to P.O. Box 3, VANDERBIJLPARK, 1900, or e-mail: [erikavdw@emfuleni.gov.za](mailto:erikavdw@emfuleni.gov.za) not later than 28 days from **29 November 2023**.

Publishing date: 2 August 2023. Closing date for objections: 27 December 2023.

MM TOWN PLANNING SERVICES: 59 HF VERWOERD STREET (c/o HF Verwoerd Str & Ueckerman Str), HEIDELBERG, 1441 /Tel No 016-349 2948/ 082 4000 909  
[admin@townplanningservices.co.za](mailto:admin@townplanningservices.co.za)

**PROVINSIALE KENNISGEWING 1022 VAN 2023****KENNISGEWING VAN AANSOEK IN TERME VAN ARTIKEL 62, VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT VERORDENINGE OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2018 VIR DIE VERWYDERING VAN BEPERKENDE VOORWAARDES.**

Ons, MM Town Planning Services, synde die gemagtigde agent van die eienaar van **GEDEELTE 1 VAN ERF 6 VANDERBIJLPARK SUIDWES 5, geleë te Beethovenstraat 106 Suidwes 5 (S.W.5)**, gee hiermee kennis ingevolge artikel 62 van die Emfuleni Plaaslike Munisipaliteit Grondgebruikbestuursverordeninge, 2018, dat ons by die EMFULENI PLAASLIKE MUNISIPALITEIT aansoek gedoen het vir die opheffing van voorwaarde C (a) - (b) (i -iv), (c) uit Transport akte 70173 /2022 met betrekking tot Gedeelte 1 ERF 6 Vanderbijl Park Suidwes 5, geleë te Beethovenstraat 106 Suidwes 5 (S.W.5). Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Bestuurder: Grondgebruiksbestuur, by die Ou Trustbankgebou, Eric Louwstraat, VANDERBIJLPARK, vir 'n tydperk van 28 dae vanaf **29 November 2023**. Enige persoon wat beswaar teen die aansoek wil aanteken of vertoë ten opsigte daarvan wil indien, moet dit nie later as 28 dae vanaf **29 November 2023** skriftelik by die Bestuurder Grondgebruiksbestuur indien by bovermelde adres of per geregistreerde pos na Posbus 3, VANDERBIJLPARK, 1900, indien of per e-pos na [erikavdw@emfuleni.gov.za](mailto:erikavdw@emfuleni.gov.za).  
Datum van Publikasie: 29 November 2023. Sluitingsdatum vir besware: 27 Desember 2023.

MM TOWN PLANNING SERVICES: HF VERWOERDSTRAAT 59 (h/v HF Verwoerd Str & Ueckerman Str), HEIDELBERG, 1441 /Tel No 016-349 2948/ 082 4000 909  
[admin@townplanningservices.co.za](mailto:admin@townplanningservices.co.za)

## PROVINCIAL NOTICE 1023 OF 2023



## Public Notice

**ESTABLISHMENT OF THE EMFULENI MUNICIPAL PLANNING TRIBUNAL AND NOTICE OF COMMENCEMENT OF CONSIDERATION OF APPLICATIONS BY THE EMFULENI MUNICIPAL PLANNING TRIBUNAL (HEREAFTER EMPT) IN TERMS OF SECTION 37(4) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (16 OF 2013)**

In terms of Section 35 of the Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013); read with the Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters 2015 (GN 1126 of 2015); more specifically Regulations 2 and 3 of the Regulations, notice is hereby given that the Emfuleni Local Municipality has completed the establishment of the Emfuleni Municipal Planning Tribunal (hereafter EMPT) under Council Resolution **A4906** of an Ordinary Council Meeting held on the **31st of August 2023** of which the following Tribunal Members will serve for a period of **5 years** from the date of publication of this notice.

Therefore, in adherence of the requirements established under Regulations 3 (1) (ii) the following persons were appointed to Emfuleni Municipal Planning Tribunal (hereafter EMPT):

**NON-MUNICIPAL EMPLOYEES**

1. Mr.O.C. Mathoma (Chairperson)
2. Adv. P. J. Steyn
3. Mr. W. Bultendag
4. Att. Abraham Johannes Van Wyk
5. Mr. F. Quansah

**MUNICIPAL EMPLOYEES**

1. Manager: Land Use Management
2. Assistant Manager: Spatial Planning

Further that the Municipal Planning Tribunal Members are appointed under the said provisions as confirmed in the terms and conditions and the Code of Conduct as per Schedules 1 and 3 of the Regulations.

Further that the disqualification of membership is subject to the provisions of section 38 of SPLUMA. Membership of the Tribunal is subject to review as and when it is necessary.

Furthermore, that all of the above members have the necessary knowledge and experience of spatial planning, land use management and land development or the law related thereto.

Therefore, in terms of Section 37(4) read together with Section 40(1) and (40) (4) of the Spatial Planning and Land Use Management Act 2013 (Act no 16 of 2013); notice is hereby given that the EMPT is ready to consider and decide on matters and applications lawfully referred to or submitted to it in terms of the relevant planning legislation as may be determined by the municipality.

**ESTABLISHMENT OF THE EMFULENI APPEAL AUTHORITY IN ACCORDANCE WITH SECTION (51) (6) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (16 OF 2013)**

Further that the Emfuleni Local Municipality in accordance with Section 51(6) of the Spatial Planning and Land Use Management Act, 18 of 2013 confirms the establishment of an Appeal Authority and herewith publish the said notice of authorisation/establishment. Therefore, notice is hereby given that the Emfuleni Local Municipality has constituted the Emfuleni Local Municipality Appeal Authority under Council Resolution **A4906** of an Ordinary Council Meeting held on the **31st of August 2023** of which the following members will serve for a period of **5 years** from the date of publication of this notice.

The following members will subsequently assume their obligations as Appeal Authority of which the notice in terms of Regulation 20 of the Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015 confirms the same.

**Appeal Authority Members**

1. Mr. L. Mahlangu (Chairperson)
2. Mr. MKL Mohlomi
3. Mr. JE Drewes
4. Mr. SS Short
5. Mr. PL Samuels
6. Ms. Helena Oosthuizen

Mr. April Ntuli  
Municipal Manager

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 1520 OF 2023****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN  
TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN  
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.**

We, Planit Planning Solutions CC. being the authorized agent of the owner, 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 we have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) for the removal of certain conditions contained in the Title Deed of T71367/1997 of The Remaining Extent of Erf 2782 Benoni South Extension Township and Portion 2 of Erf 2782 Benoni South Extension Township.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 22 November 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, Benoni CCC: 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni or Private Bag X014 BENONI, 1500 or by email to [Mdumiseni.Mkhize@ekurhuleni.gov.za](mailto:Mdumiseni.Mkhize@ekurhuleni.gov.za), within a period of 28 days from 22 November 2023.

Address of authorised agent: 10 Fairbairn Street, Rynfield, Benoni

22-29

**LOCAL AUTHORITY NOTICE 1533 OF 2023****NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAWS OF 2019 – ERF 6124 NORTHMEAD EXTENSION 4 TOWNSHIP - CELUS NO. B 01013C**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Sub Section) for the Removal of Conditions B. (e), B. (g) and B. (i) from Deed of Transfer T. 34902/2001 pertaining to Erf 6124 Northmead Extension 4 Township, which property is located on the corner of Oak Street and Hanekam Street at No. 7 Oak Street, Northmead Extension 4 Township, Benoni and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: B 01013C), by the Rezoning of the said property from its current zoning of "Residential 1" to a zoning of "Business 3" solely for Offices and a Dwelling Unit.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning Department, Benoni Customer Care Centre, Sixth Floor, Civic Centre, Crn Elston and Tom Jones Streets, Benoni CBD, for a period of 28 days from 22 November 2023.

Any person who wishes to object to the application, or submit representations in respect thereof, must lodge the same in writing with the said authorised local authority at the above address or Private Bag X 014, Benoni 1500, on or before 20 December 2023.

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Cell: 082 924 7882 - Email: [info@mztownplanning.co.za](mailto:info@mztownplanning.co.za)

Dates of first publications: 22 & 29 November 2023.

22-29

**LOCAL AUTHORITY NOTICE 1539 OF 2023****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 T49796/2020, with reference to the following property: Portion 111 (portion of Portion 7) of the farm Leeuwfontein 299JR.

The following conditions and/or phrases are hereby removed: Conditions E, E(a), E(b) and including E(c) on page 3.

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

(CPD 299-JR/0514/111 (Item 35292))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 656/2023)



**LOCAL AUTHORITY NOTICE 1540 OF 2023****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 T49796/2020, with reference to the following property: Portion 111 (portion of Portion 7) of the farm Leeuwfontein 299JR.

The following conditions and/or phrases are hereby removed: Conditions E, E(a), E(b) and including E(c) on page 3.

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

(CPD 299-JR/0514/111 (Item 35292))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 656/2023)

**LOCAL AUTHORITY NOTICE 1541 OF 2023****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 T91738/2022, with reference to the following property: Erf 856, Sinoville.

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

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

(CPD SIN/0640/856 (Item 37295))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 653/2023)

**LOCAL AUTHORITY NOTICE 1542 OF 2023****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 T73826/1988, with reference to the following property: Erf 912, Sinoville.

The following conditions and/or phrases are hereby removed: Conditions 3.B(f), 4.C(a), 4.C(c) and 5.C(d).

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

(CPD SIN/0640/912 (Item 38165))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 654/2023)

**LOCAL AUTHORITY NOTICE 1543 OF 2023****DECLARATION AS AN APPROVED TOWNSHIP**

- A.** In terms of section 28.(15) of the City of Johannesburg Municipal Planning By-law, 2016, the City of Johannesburg Metropolitan Municipality declares **Linbro Park Extension 184** to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ADAMJEE PROPERTY COMPANY PROPRIETARY LIMITED (REGISTRATION NUMBER 1998/010030/07 (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 331 OF THE FARM MODDERFONTEIN 35 IR, GAUTENG PROVINCE, HAS BEEN APPROVED.

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

The name of the township is Linbro Park Extension 184.

**(2) DESIGN**

The township consists of erven and roads as indicated on General Plan 1186/2021.

**(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 ROADS AND TRANSPORT)**

Should the development of the township not been completed before 21 November 2029, the application to establish the township shall be resubmitted to the Department of Roads and Transport for consideration.

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 fulfilment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

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

Should the development of the township not been completed before 15 August 2024, the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

**(7) 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.

**(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**

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

**(9) REFUSE REMOVAL**

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

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(12) RESTRICTION OF THE DEVELOPMENT OF ERVEN

Erf 253 and Erf 254 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act 95 of 1986.

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

- (a) The township owner shall, after compliance with clause 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.

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

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

(15) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarially tie Erven 253 and 254, to the local authority for approval.

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

All erven shall be made subject to existing conditions entitlements and servitudes.

**A. Excluding the following which only affects Erf 252 and Road:**

- a. By virtue of Notarial Deed of Servitude about to be registered, a servitude in favour of Eskom, 18 m2 for electrical substation purposes as depicted by the figures ABCDA, vide diagram S.G. No. 1135/2018.

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

- (a) The erven lie in an area where soil conditions that can affect and damage buildings and structures. Building plans submitted to the Local Authority shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geotechnical report for the township, unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as S, zoned as Soil Zone II.
  - (b) 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.
  - (c) Any 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.
  - (d) 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 he has approved an amendment scheme being an amendment of the City of Johannesburg Land Use Scheme, 2018, comprising the same land as included in the township of **Linbro Park Extension 184**. Map 3 and the scheme clauses of the amendment scheme 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 20-02-0424.

**Hector Makhubo**  
**Deputy Director : Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. T148/2023

**LOCAL AUTHORITY NOTICE 1544 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY : (KEMPTON PARK SUB SECTION)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality, Kempton Park Sub Section hereby declares POMONA EXTENSION 234 township to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ABOARD GROUP CC (REGISTRATION NUMBER 2004/105010/23) (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 679 (A PORTION OF PORTION 15) OF THE FARM RIETFontein 31, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED

**A. CONDITIONS OF ESTABLISHMENT**

- (1) **NAME**  
The name of the township shall be Pomona Extension 234.
- (2) **DESIGN**  
The township shall consist of erven and streets as indicated on General Plan S.G. No. 3697/2017.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**  
All erven shall be made subject to existing conditions and servitudes, if any, but excluding:
  - (a) excluding the following entitlement which will not be passed on the erven in the township:
    - A. The original Remaining Extent of Portion A of the farm Rietfontein No. 31, District Kempton Park, measuring as such 1205,8671 Hectares (comprised of Portions C and D now forming Portion of Portion G of Portion A of the said farm) held under Deed of Transfer No. 3159/1919, and the remaining extent measuring as such 236,6626 Hectares, held under Deed of Transfer No. 3708/17 of which the aforesaid Holding is a Portion, is entitled to one-half of the water coming out of the fountain (running from three sources) situated near the Western boundary line of that portion of the property held under the said Certificate of Amended Title 4882/1924, as indicated on the diagram annexed to the said Certificate of Amended Title by the figure a, F, b, G, e, o, p, u, t, O and close to the Kaffir Dam namely the Dam from which a furrow is led to the windmill and the right to lead the water aforesaid by means of pipes or a water furrow on to the said original remaining extent of Portion A measuring as such 1205,8671 Hectares (now comprised as aforesaid), with the further right of access to the fountain and pipes or furrow for the purposes of up-keep and repair.
- (4) **PRECAUTIONARY MEASURES**  
The township owner shall as his own expense, make arrangements with the local authority in order to ensure that:
  - (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen: and
  - (ii) the recommendations as laid down in the geological report/soil of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) **ACCESS**  
Access to the township shall be obtained from EP Malan Road.
- (6) **ENGINEERING SERVICES**  
The applicant shall enter into a Services Agreement with the Local Authority.



## (7) DEMOLITION OF BUILDINGS AND STRUCTURES

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

## (8) ACCEPTANCE AND DISPOSAL OF STORMWATER

The Township owner shall arrange for the drainage of the township to fit in with that of the existing road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

## (9) REMOVAL OF LITTER

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

## (10) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 3784 and 3785 in the township to be consolidated.

## B. CONDITIONS OF TITLE

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

## ALL ERVEN

- (i) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, 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.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

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CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CIT OF EKURHULENI AMENDMENT SCHEME K0485C : POMONA EXTENSION 234

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment scheme with regard to the properties in the township of POMONA EXTENSION 234 Township, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Kempton Park Sub Section during normal office hours. This amendment is known as City of Ekurhuleni Amendment Scheme K0485C and shall come into operation on the date of publication of the notice.

(Reference number [15/3/7/P2 x234] CITY OF EKURHULENI METROPOLITAN MUNICIPALITY 29/11/2023

**LOCAL AUTHORITY NOTICE 1545 OF 2023****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 T77879/2022, with reference to the following property: Erf 1138, Valhalla.

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

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

(CPD VAL/0688/1138 (Item 37303))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 651/2023)

**LOCAL AUTHORITY NOTICE 1546 OF 2023****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 T78723/2015, with reference to the following property: Erf 451, Lynnwood Glen.

The following conditions and/or phrases are hereby removed: Conditions 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), 2.B.(c)(i), 2.B.(c)(ii), 2.B.(d), 2.C. and 2.E.

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

(CPD LWG/0384/451 (Item 38081))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 649/2023)

**LOCAL AUTHORITY NOTICE 1547 OF 2023****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 T56297/2017, with reference to the following property: Portion 289 of the farm De Onderstepoort 300JR.

The following conditions and/or phrases are hereby removed: Conditions 1, 2, 3, and 4.

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

(CPD 300-JR/0152/289 (Item 30372))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 652/2023)

**LOCAL AUTHORITY NOTICE 1548 OF 2023****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 T96863/2016, with reference to the following property: Erf 100, Monumentpark.

The following conditions and/or phrases are hereby removed: Conditions A.(a), A.(f), A.(h), A.(j)(i), A.(j)(ii) and A.(k).

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

(CPD MPK/0444/100 (Item 36631))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 650/2023)

**LOCAL AUTHORITY NOTICE 1549 OF 2023****CITY OF TSHWANE****PERI-URBAN AREAS AMENDMENT SCHEME 733PU**

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 Tijger Vallei Extension 110, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

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

This amendment is known as Peri-Urban Amendment Scheme 733PU.

(CPD 9/1/1/1-TVLx110 0981)  
(CPD 9/2/4/2-733PU) (Item 35750))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

\_\_ NOVEMBER 2023  
(Notice 115/2023)

**CITY OF TSHWANE****DECLARATION OF TIJGER VALLEI EXTENSION 110 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 hereby declares the township of Tijger Vallei Extension 110 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-TVLx110 0981)  
(CPD 9/2/4/2-733PU) (Item 35750))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HAZELDEAN RETREAT (PTY) LTD, REGISTRATION No 2003/027268/07, HARIVA TRUST, REGISTRATION No IT3443/2007 AND THE INFINITY PROPERTY TRUST, REGISTRATION NUMBER IT3603/2007 (T), 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 260 (A PORTION OF PORTION 152) OF THE FARM ZWARTKOPPIES 364JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be Tijger Vallei Extension 110.

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan Number 1457/2019.

**1.3 ENDOWMENT**

No endowment is payable to the City of Tshwane in terms of Section 98(2) of the Ordinance, 1986 read with Regulation 44(1) of the Town-Planning and Townships Regulations, for open space as the area measuring **738m<sup>2</sup>** in extent, has been provided as part of Erf 1007, Tijger Vallei Extension 22.

**1.4 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.

**1.5 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 Metropolitan Municipality, when required to do so by the Municipality.

**1.6 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.

**1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD**

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, 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.

**1.8 LAND TO BE TRANSFERRED TO THE NON PROFIT COMPANY (HOMEOWNER'S ASSOCIATION)**

Erf 1023 shall be transferred to the non-profit Company (Homeowner's Association) as the first transfer after proclamation of the township, by and at the expense of the township owner.

A servitude for access and municipal services shall prior to or simultaneously with the transfer of Erf 1023 be registered over Erf 1023 in favour of the Municipality.

The erf may not be transferred by the non-profit Company.

**1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

1.9.1 All erven shall be made subject to existing conditions and servitudes if any, including the following which affect all the erven in the township:

1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7908/1925 dated the 25<sup>th</sup> August 1926, marked A.
2. Entitled to the following conditions:
  - (i) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division JR, district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T6636/54, dated the 20<sup>th</sup> March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, JR aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345,4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.

- (ii) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, JR aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.
- 3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27<sup>th</sup> of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
- 4. Subject to the terms of Notarial Deed 100/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division JR is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
- 5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
  - (i) Entitled to a servitude of right of way 15,74 metres wide over the remainder of TWEEFONTEIN 371, JR measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
  - (ii) Subject to a servitude of right of way in favour of the Remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads;as will more fully appear with reference to Notarial Deed 551/56-S dated the 15<sup>th</sup> May 1956.
- 6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division JR, district of Pretoria, measuring, 473,3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
  - (i) entitled to a servitude of right of way, 15,74 metres wide over Portion 15 of the farm Zwartkoppies 364, JR measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956;
- 7. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR, district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is: -



Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364, JR district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.

8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division JR, district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is: -
  - (i) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
  - (ii) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
9. By virtue of Notarial Deed of Servitude No K 2230/2013 S the within-mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 380, Tijger Vallei Extension 10, measuring 9 788 square metres and indicated by the figure ABCDEFGHJKLMNPQRSTA on diagram SG No 2751/2012 and over Erf 472, Tijger Vallei Extension 20, measuring 6 571 square metres and indicated by the figure ABCDEFGHJA on diagram SG No 2753/2012, as will more fully appear from the said notarial deed.
10. By virtue of Notarial Tie Agreement K2236/2013S dated 18 March 2013 the Remaining Extent of Portion 152 (Portion of portion 19) of the farm Zwartkoppies no. 364 JR, Gauteng measuring 28,4371 hectares, of which the withinmentioned property registered herewith forms a portion, is notorially tied together with:
  - (i) Erf 589, Tijger Vallei Extension 24 = 6 074 square metres;
  - (ii) Erf 590, Tijger Vallei Extension 24 = 1,2907 hectares;
  - (iii) Erf 572, Tijger Vallei Extension 27 = 9 947 square metres;
  - (iv) Erf 571, Tijger Vallei Extension 26 = 484 square metres;
  - (v) Erf 573, Tijger Vallei Extension 27 = 1 199 square metres;
  - (vi) Erf 591, Tijger Vallei Extension 24 = 1 809 square metres;
  - (vii) Erf 570, Tijger Vallei Extension 26 = 1,2907 hectares;

As will more fully appear from the said notarial deed.
11. By virtue of Notarial Deed of Servitude No K 6356/2014 S the within-mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 557, Tijger Vallei Extension 21 as indicated on General Plan SG No 10910/2006, as will more fully appear from the said notarial deed.

1.9.2 Excluding the following condition which affects Erf 1023 only:

By virtue of Notarial Deed of Servitude No K 6357/2014S the withinmentioned property is subject to a servitude of right of way for access purposes to a public road and for the provision and conveyance of municipal engineering services, electricity and the discharge and receipt of stormwater in favour of The Retreat at Hazeldean Owner's Association NPC, Registration Number 2008/006842/08 and in favour of the owners and occupiers of Tijger Vallei Extension 23, Tijger Vallei Extension 24, Tijger Vallei Extension 26, Tijger Vallei Extension 27, or any unit in a sectional title scheme that had been established thereon, or any further divided portions of The Remaining Extent of Portion 152 of the Farm Zwartkoppies No 364, JR, or any erf in a township to be established thereon, or any unit in a sectional title scheme to be established thereon, which servitude area is indicated on General Plan Number 1457/2019, as will more fully appear from the said notarial deed and diagram SG No 453/2014 annexed thereto.

1.9.3 Excluding the following condition which affects Erf 1022 only:

The property hereby transferred is subject to a servitude in perpetuity for public purposes, 6 metres wide, in favour of the City Council of Pretoria, the North Western boundary and the South Western boundary whereof are indicated on General Plan Number 1457/2019, as will more fully appear from Deed of Cession K 5347/1994S with diagram SG No A4097/1993 annexed thereto.

1.9.4 Excluding the following servitude which do not affect the township due to locality.

Subject to a perpetual servitude of a right of way for municipal and electrical sub-station purposes and conveyance of electricity measuring 654 square metres indicated by the figure ABCDEA on servitude diagram SG No 741/2008 in favour of The City of Tshwane as will more fully appear from notarial deed K7603/2016S.

1.10 TOWNSHIP ACCESS TO A PUBLIC ROAD

Every owner/occupier of an erf or unit in the township shall have access to or egress from a public road to the satisfaction of the Local Authority.

1.11 TOWNSHIP ACCESS TO A PRIVATE PARK

Every owner/occupier of an erf or unit in the township will be entitled to have access to and from Erf 1007, Tijger Vallei Extension 22 ("private park erf") to the satisfaction of the Local Authority. The private park erf may not be rezoned without the consent of the Local Authority.

1.12 STORMWATER

The reciprocal receipt and discharge of stormwater on and from the township shall be along the roads and roadways constructed in the township.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE READ WITH SECTION 82 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE (15 OF 1986)

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. 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.

2.2 RESTRICTIONS ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in section 82 (1)(b)(ii)(cc) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred until the City of Tshwane certifies that the developer has complied with the provisions of condition 2.3.

In terms of Section 82(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no Erf or Erven in the township may be transferred, until the City of Tshwane has certified that the township owner has complied with his obligations as contained in Section 82 and the conditions of establishment have been complied with.

In terms of Section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as a condition of approval of township establishment, the registration of a Certificate of Registered Title, the opening of a Sectional Title Scheme or registration or transfer of a sectional title unit, resulting from the approval of this township may not be performed unless the Local Authority certifies that all the requirements and conditions for the registration thereof, have been complied with read with Section 53 of the Spatial Planning and Land Use Management Act, 16 of 2013 where applicable.

## 2.3 THE DEVELOPER'S OBLIGATIONS

### 2.3.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

### 2.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

### 2.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82(1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and stormwater services) have been completed. The developer must submit proof to the Municipality that:

2.3.3.1 the non-profit company has been furnished with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the roads and stormwater services, electricity services and sewer and water services, which guarantee must be for an amount that is equal to 10% of the contract cost of the civil roads and stormwater services, sewer and water services and the contract cost of the electrical services, prior to the commencement date of the contract.

## 3. CONDITIONS OF TITLE

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

#### 3.1.1 ALL ERVEN WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 1.8

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 Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality 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 from thereof.

3.1.1.3 The City of Tshwane 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 City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

### 3.2 REGISTRATION OF NEW SERVITUDES AND ENTITLEMENTS

3.2.1 The whole of Erf 1023 is subject to a servitude for engineering services and right of way in favour of Erf 1022 as indicated on the General Plan Number 1457/2019.

3.2.2 The whole of Erf 1022 is entitled to a servitude for engineering services and right of way over Erf 1023 as indicated on the General Plan Number 1457/2019.

3.2.3 The whole of Erf 1023 is subject to a servitude for municipal purposes and right of way in favour of the Local Authority as indicated on the General Plan Number 1457/2019.

### 3.3 REGISTRATION OF SERVITUDES AND CONDITIONS IN FAVOUR OF THIRD PARTIES

3.3.1 Erf 1022 in the Township and/or sectional title units and/or real rights of extension and/or exclusive use areas, as defined in the Sectional Titles Act No 15 of 1986 (hereinafter referred to as "property") shall be made subject to the following conditions imposed in favour of The Retreat at Hazeldean Owners Association NPC, Registration Number 2008/006842/08 (hereinafter referred to as "the Association"):

3.3.1.1 Any owner of an erf and/or sectional title unit and/or real right of extension and/or exclusive use area in the township, shall automatically become and shall remain a member of the Association and be subject to its Memorandum of Incorporation and Rules until he/she ceases to be an owner as aforesaid.

3.3.1.2 No property within the Township, nor any subdivision thereof, nor any interest therein shall be transferred to any person who has not bound him/herself to the satisfaction of the Association to become a member thereof and has been made aware of the following condition imposed by and in favour of the Local Authority:

"Municipal services in respect of the Retreat at Hazeldean sectional title schemes, of which the within mentioned unit forms a part, has been installed and provided by the Local Authority to Erf 380, Tijger Vallei Extension 10, Erf 472, Tijger Vallei Extension 20 and Erf 557, Tijger Vallei Extension 21, from where all said services to the said sectional title schemes have been taken over, installed and maintained by the developer of the Retreat at Hazeldean sectional title schemes, HAZELDEAN RETREAT (PROPRIETARY) LIMITED No 2003/027268/07, the HARIVA TRUST NO IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No IT3603/2007, or its successors in title, and by THE RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC NO 2008/006842/08, or its successors in title. All said municipal services to the within mentioned sectional title scheme, of which the within mentioned unit forms a part, shall be installed and secured to the satisfaction of the Local Authority, prior to the transfer of the first unit in the within mentioned sectional title scheme from the developer., where after the owner, and its successor in title, by purchasing the property knows, acknowledges and understands that the Local Authority shall only be responsible for the services up to the boundary of Erf 380, Tijger Vallei Extension 10, Erf 472, Tijger Vallei Extension 20 and Erf 557, Tijger Vallei Extension 21 and that all services from that point shall jointly and severally be and remain the responsibility of HAZELDEAN RETREAT (PROPRIETARY) LIMITED No 2003/027268/07, the HARIVA TRUST No IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No IT3603/2007, or its successors in title, and by THE RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC No 2008/006842/08, or its successors in title".

**LOCAL AUTHORITY NOTICE 1550 OF 2023****CITY OF TSHWANE****PERI-URBAN AREAS AMENDMENT SCHEME 734PU**

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 Tijger Vallei Extension 111, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

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

This amendment is known as Peri-Urban Amendment Scheme 734PU.

(CPD 9/1/1/1-TVLx111 0981)  
(CPD 9/2/4/2-734PU (Item 35754))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

\_\_ NOVEMBER 2023  
(Notice 116/2023)

**CITY OF TSHWANE****DECLARATION OF TIJGER VALLEI EXTENSION 111 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 hereby declares the township of Tijger Vallei Extension 111 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-TVLx111 0981)  
(CPD 9/2/4/2-734PU (Item 35754))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HAZELDEAN RETREAT (PTY) LTD, REGISTRATION No 2003/027268/07, HARIVA TRUST, REGISTRATION No IT3443/2007 AND THE INFINITY PROPERTY TRUST, REGISTRATION No IT3603/2007 (T), 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 261 (A PORTION OF PORTION 152) OF THE FARM ZWARTKOPPIES 364JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be Tijger Vallei Extension 111.

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan 1458/2019.

**1.3 ENDOWMENT**

No endowment is payable to the City of Tshwane Metropolitan Municipality in terms of Section 98(2) of the Ordinance, 1986 read with Regulation 44(1) of the Town-Planning and Townships Regulations, for open space as the area measuring **666m<sup>2</sup>** in extent, has been provided as part of Erf 1007, Tijger Vallei Extension 22.

**1.4 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.

**1.5 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 Metropolitan Municipality, when required to do so by the Municipality.

**1.6 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.

**1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD**

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, 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.

**1.8 LAND TO BE TRANSFERRED TO THE NON PROFIT COMPANY (HOMEOWNER'S ASSOCIATION)**

Erf 1025 shall be transferred to the non-profit Company (Homeowner's Association) as the first transfer after proclamation of the township, by and at the expense of the township owner.

A servitude for access and municipal services shall prior to or simultaneously with the transfer of Erf 1025 be registered over Erf 1025 in favour of the Municipality

The erf may not be transferred by the non-profit Company.

**1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

1.9.1 All erven shall be made subject to existing conditions and servitudes, if any, including the following which affect all the erven in the township:

1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7908/1925 dated the 25<sup>th</sup> August 1926, marked A.
2. Entitled to the following conditions:
  - (i) The owner of the property hereby transferred, and the owner of certain portion of a Portion of the farm Zwartkoppies 364, Registration Division JR, district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T6636/54, dated the 20<sup>th</sup> March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, JR aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of Portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345,4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.



- (ii) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, JR aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.
- 3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27<sup>th</sup> of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
- 4. Subject to the terms of Notarial Deed 100/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division JR is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
- 5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
  - (i) Entitled to a servitude of right of way 15,74 metres wide over the remainder of TWEEFONTEIN 371, JR measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
  - (ii) Subject to a servitude of right of way in favour of the remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads;as will more fully appear with reference to Notarial Deed 551/56-S dated the 15<sup>th</sup> May 1956.
- 6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division JR, district of Pretoria, measuring, 473,3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
  - (i) entitled to a servitude of right of way, 15,74 metres wide over portion 15 of the farm Zwartkoppies 364, JR measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956.
- 7. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR, district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is: -

Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364, JR district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.

8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division JR, district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is: -

- (i) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
- (ii) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.

9. By virtue of Notarial Deed of Servitude No K 2230/2013 S the within-mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 380, Tijger Vallei Extension 10, measuring 9 788 square metres and indicated by the figure ABCDEFGHJKLMNPQRSTA on diagram SG No 2751/2012 and over Erf 472, Tijger Vallei Extension 20, measuring 6 571 square metres and indicated by the figure ABCDEFGHJA on diagram SG No 2753/2012, as will more fully appear from the said notarial deed.

10. By virtue of Notarial Tie Agreement K2236/2013S dated 18 March 2013 the Remaining Extent of Portion 152 (Portion of portion 19) of the farm Zwartkoppies no 364 JR, Gauteng measuring 28,4371 hectares, of which the withinmentioned property registered herewith forms a portion, is notorially tied together with:

- (i) Erf 589, Tijger Vallei Extension 24 = 6 074 square metres;
- (ii) Erf 590, Tijger Vallei Extension 24 = 1,2907 hectares;
- (iii) Erf 572, Tijger Vallei Extension 27 = 9 947 square metres;
- (iv) Erf 571, Tijger Vallei Extension 26 = 484 square metres;
- (v) Erf 573, Tijger Vallei Extension 27 = 1 199 square metres;
- (vi) Erf 591, Tijger Vallei Extension 24 = 1 809 square metres;
- (vii) Erf 570, Tijger Vallei Extension 26 = 1,2907 hectares;

As will more fully appear from the said notarial deed.

11. By virtue of Notarial Deed of Servitude No K 6356/2014 S the within-mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 557, Tijger Vallei Extension 21 as indicated on General Plan SG No 10910/2006, as will more fully appear from the said notarial deed.

1.9.2 Excluding the following condition which affects Erf 1025 only:

By virtue of Notarial Deed of Servitude No K 6357/2014S the withinmentioned property is subject to a servitude of right of way for access purposes to a public road and for the provision and conveyance of municipal engineering services, electricity and the discharge and receipt of stormwater in favour of The Retreat at Hazeldean Owner's Association NPC, Registration Number 2008/006842/08 and in favour of the owners and occupiers of Tijger Vallei Extension 23, Tijger Vallei Extension 24, Tijger Vallei Extension 26, Tijger Vallei Extension 27, or any unit in a sectional title scheme that had been established thereon, or any further divided portions of the Remaining Extent of Portion 152 of the Farm Zwartkoppies No 364, JR, or any erf in a township to be established thereon, or any unit in a sectional title scheme to be established thereon, which servitude area is indicated on General Plan Number 1458/2019, as will more fully appear from the said notarial deed and diagram SG No 453/2014 annexed thereto.

1.9.3 Excluding the following condition which affects Erf 1024 only:

The property hereby transferred is subject to a servitude in perpetuity for public purposes, 6 metres wide, in favour of the City Council of Pretoria, indicated on General Plan Number 1458/2019, as will more fully appear from Deed of Cession K 5347/1994S with diagram SG No A4097/1993 annexed thereto.

1.9.4 Excluding the following servitude which do not affect the township due to locality.

Subject to a perpetual servitude of a right of way for municipal and electrical sub-station purposes and conveyance of electricity measuring 654 square metres indicated by the figure ABCDEA on servitude diagram SG No 741/2008 in favour of The City of Tshwane as will more fully appear from notarial deed K7603/2016S.

1.10 TOWNSHIP ACCESS TO A PUBLIC ROAD

Every owner/occupier of an erf or unit in the township shall have access to or egress from a public road to the satisfaction of the Local Authority.

1.11 TOWNSHIP ACCESS TO A PRIVATE PARK

Every owner/occupier of an erf or unit in the township will be entitled to have access to and from Erf 1007, Tijger Vallei Extension 22 ("private park erf") to the satisfaction of the Local Authority. The private park erf may not be rezoned without the consent of the Local Authority.

1.12 STORMWATER

The reciprocal receipt and discharge of stormwater on and from the township shall be along the roads and roadways constructed in the township.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE READ WITH SECTION 82 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE (15 OF 1986)

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. 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.

2.2 RESTRICTIONS ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in Section 82(1)(b)(ii)(cc) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred until the City of Tshwane certifies that the developer has complied with the provisions of condition 2.3.

In terms of Section 82(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no Erf or Erven in the township may be transferred, until the City of Tshwane has certified that the township owner has complied with his obligations as contained in Section 82 and the conditions of establishment have been complied with.

'In terms of Section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as a condition of approval of township establishment, the registration of a Certificate of Registered Title, the opening of a Sectional Title Scheme or registration or transfer of a sectional title unit, resulting from the approval of this township may not be performed unless the Local Authority certifies that all the requirements and conditions for the registration thereof, have been complied with read with Section 53 of the Spatial Planning and Land Use Management Act, 16 of 2013 where applicable.

## 2.3 THE DEVELOPER'S OBLIGATIONS

### 2.3.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

### 2.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

### 2.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82(1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and stormwater services) have been completed. The developer must submit proof to the Municipality that:

2.3.3.1 the non-profit company has been furnished with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the roads and stormwater services, electricity services and sewer and water services, which guarantee must be for an amount that is equal to 10% of the contract cost of the civil roads and stormwater services, sewer and water services and the contract cost of the electrical services, prior to the commencement date of the contract.

## 3. CONDITIONS OF TITLE

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

#### 3.1.1 ALL ERVEN WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 1.10

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 Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality 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 from thereof.

- 3.1.1.3 The City of Tshwane 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 City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

3.2 REGISTRATION OF NEW SERVITUDES AND ENTITLEMENTS

- 3.2.1 The whole of Erf 1025 is subject to a servitude for engineering services and right of way in favour of Erf 1024 as indicated on the General Plan Number 1458/2019.
- 3.2.2 The whole of Erf 1024 is entitled to a servitude for engineering services and right of way over Erf 1025 as indicated on the General Plan Number 1458/2019.
- 3.2.3 The whole of Erf 1025 is subject to a servitude for municipal purposes and right of way in favour of the Local Authority as indicated on the General Plan Number 1458/2019.

3.3 REGISTRATION OF SERVITUDES AND CONDITIONS IN FAVOUR OF THIRD PARTIES

- 3.3.1 Erf 1024 in the Township and/or sectional title units and/or real rights of extension and/or exclusive use areas, as defined in the Sectional Titles Act No 15 of 1986 (hereinafter referred to as "property") shall be made subject to the following conditions imposed in favour of The Retreat at Hazeldean Owners Association NPC, Registration Number 2008/006842/08 (hereinafter referred to as "the Association"):

- 3.3.1.1 Any owner of an erf and/or sectional title unit and/or real right of extension and/or exclusive use area in the township, shall automatically become and shall remain a member of the Association and be subject to its Memorandum of Incorporation and Rules until he/she ceases to be an owner as aforesaid.

- 3.3.1.2 No property within the Township, nor any subdivision thereof, nor any interest therein shall be transferred to any person who has not bound him/herself to the satisfaction of the Association to become a member thereof and has been made aware of the following condition imposed by and in favour of the Local Authority:

"Municipal services in respect of the Retreat at Hazeldean sectional title schemes, of which the within mentioned unit forms a part, has been installed and provided by the Local Authority to Erf 380, Tijger Vallei Extension 10, Erf 472, Tijger Vallei Extension 20 and Erf 557, Tijger Vallei Extension 21, from where all said services to the said sectional title schemes have been taken over, installed and maintained by the developer of the Retreat at Hazeldean sectional schemes, HAZELDEAN RETREAT (PROPRIETARY) LIMITED No 2003/027268/07, the HARIVA TRUST NO IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No IT3603/2007, or its successors in title, and by THE RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC NO 2008/006842/08, or its successors in title. All said municipal services to the within mentioned sectional title scheme, of which the within mentioned unit forms a part, shall be installed and secured to the satisfaction of the Local Authority, prior to the transfer of the first unit in the within mentioned sectional title scheme from the developer., where after the owner, and its successor in title, by purchasing the property knows, acknowledges and understands that the Local Authority shall only be responsible for the services up to the boundary of Erf 380, Tijger Vallei Ext 10, Erf 472, Tijger Vallei Extension 20 and Erf 557, Tijger Vallei Extension 21 and that all services from that point shall jointly and severally be and remain the responsibility of HAZELDEAN RETREAT (PROPRIETARY) LIMITED No 2003/027268/07, the HARIVA TRUST NO IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No IT3603/2007, or its successors in title, and by THE RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC NO 2008/006842/08, or its successors in title".

**LOCAL AUTHORITY NOTICE 1551 OF 2023****CITY OF TSHWANE****PERI-URBAN AREAS AMENDMENT SCHEME 735PU**

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 Tijger Vallei Extension 112, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

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

This amendment is known as Peri-Urban Amendment Scheme 735PU.

(CPD 9/1/1/1-TVLx112 0981)  
(CPD 9/2/4/2-735PU (Item 35756))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

NOVEMBER 2023  
(Notice 117/2023)

**CITY OF TSHWANE****DECLARATION OF TIJGER VALLEI EXTENSION 112 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 hereby declares the township of Tijger Vallei Extension 112 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-TVLx112 0981)  
(CPD 9/2/4/2-735PU) (Item 35756))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HAZELDEAN RETREAT (PTY) LTD, REGISTRATION No 2003/027268/07, HARIVA TRUST, REGISTRATION No IT3443/2007 AND THE INFINITY PROPERTY TRUST, REGISTRATION No IT3603/2007 (T), 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 262 (A PORTION OF PORTION 152) OF THE FARM ZWARTKOPPIES 364JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be Tijger Vallei Extension 112.

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan 1459/2019.

**1.3 ENDOWMENT**

No endowment is payable to the City of Tshwane Metropolitan Municipality in terms of Section 98(2) of the Ordinance, 1986 read with Regulation 44(1) of the Town-Planning and Townships Regulations, for open space as the area measuring **612m<sup>2</sup>** in extent, has been provided as part of Erf 1007, Tijger Vallei Extension 22.

**1.4 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.

**1.5 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 Metropolitan Municipality, when required to do so by the Municipality.

**1.6 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.

**1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD**

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, 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.

**1.8 LAND TO BE TRANSFERRED TO THE NON PROFIT COMPANY (HOMEOWNER'S ASSOCIATION)**

Erf 1027 shall be transferred to the non-profit Company (Homeowner's Association) as the first transfer after proclamation of the township, by and at the expense of the township owner.

A servitude for access and municipal services shall prior to or simultaneously with the transfer of Erf 1027 be registered over Erf 1027 in favour of the Municipality

The erf may not be transferred by the non-profit Company.

**1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

1.9.1 All erven shall be made subject to existing conditions and servitudes if any, including the following which affect all the erven in the township:

1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7908/1925 dated the 25<sup>th</sup> August 1926, marked A.
2. Entitled to the following conditions:
  - (i) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division JR, district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T6636/54, dated the 20<sup>th</sup> March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, JR aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345,4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.



- (ii) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, JR aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.
- 3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27<sup>th</sup> of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
- 4. Subject to the terms of Notarial Deed 100/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division JR is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
- 5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR, district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
  - (i) Entitled to a servitude of right of way 15,74 metres wide over the Remainder of TWEEFONTEIN 371, JR measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
  - (ii) Subject to a servitude of right of way in favour of the Remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads;

as will more fully appear with reference to Notarial Deed 551/56-S dated the 15<sup>th</sup> May 1956.
- 6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division JR, district of Pretoria, measuring, 473,3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
  - (i) entitled to a servitude of right of way, 15,74 metres wide over Portion 15 of the farm Zwartkoppies 364, JR measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956;
- 7. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR, district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is: -

Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364, JR district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.

8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division JR, district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is: -
  - (a) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
  - (b) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
9. By virtue of Notarial Deed of Servitude No K 2230/2013 S the within-mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 380, Tijger Vallei Extension 10, measuring 9 788 square metres and indicated by the figure ABCDEFGHJKLMNPQRSTA on diagram SG No 2751/2012 and over Erf 472, Tijger Vallei Extension 20, measuring 6 571 square metres and indicated by the figure ABCDEFGHJA on diagram SG No 2753/2012, as will more fully appear from the said notarial deed.
10. By virtue of Notarial Tie Agreement K2236/2013S dated 18 March 2013 the Remaining Extent of Portion 152 (Portion of portion 19) of the farm Zwartkoppies no 364 JR, Gauteng measuring 28.4371 hectares, of which the withinmentioned property registered herewith forms a portion, is notorially tied together with:
  - (i) Erf 589, Tijger Vallei Extension 24 = 6 074 square metres;
  - (ii) Erf 590, Tijger Vallei Extension 24 = 1,2907 hectares;
  - (iii) Erf 572, Tijger Vallei Extension 27 = 9 947 square metres;
  - (iv) Erf 571, Tijger Vallei Extension 26 = 484 square metres;
  - (v) Erf 573, Tijger Vallei Extension 27 = 1 199 square metres;
  - (vi) Erf 591, Tijger Vallei Extension 24 = 1 809 square metres;
  - (vii) Erf 570, Tijger Vallei Extension 26 = 1,2907 hectares;

As will more fully appear from the said notarial deed.

11. By virtue of Notarial Deed of Servitude No K 6356/2014 S the within-mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 557, Tijger Vallei Extension 21 as indicated on General Plan SG No 10910/2006, as will more fully appear from the said notarial deed.

1.9.2 Excluding the following condition which affects Erf 1027 only:

By virtue of Notarial Deed of Servitude No K 6357/2014S the withinmentioned property is subject to a servitude of right of way for access purposes to a public road and for the provision and conveyance of municipal engineering services, electricity and the discharge and receipt of stormwater in favour of The Retreat at Hazeldean Owner's Association NPC, Registration Number 2008/006842/08 and in favour of the owners and occupiers of Tijger Vallei Extension 23, Tijger Vallei Extension 24, Tijger Vallei Extension 26, Tijger Vallei Extension 27, or any unit in a sectional title scheme that had been established thereon, or any further divided portions of The Remaining Extent of Portion 152 of the Farm Zwartkoppies No 364, JR, or any erf in a township to be established thereon, or any unit in a sectional title scheme to be established thereon, which servitude area is indicated on General Plan Number 1459/2019 as will more fully appear from the said notarial deed and diagram SG No 453/2014 annexed thereto.

1.9.3 Excluding the following servitudes which do not affect the township due to locality.

1.9.3.1 The property hereby transferred is subject to a servitude in perpetuity for public purposes, 6 meters wide, in favour of the City Council of Pretoria, indicated by the figure A a b c d e f V W X Y Z A1 A on diagram SG No 9741/2006 as will more fully appear from Deed of Cession K5347/1994S with diagram SG No A4097/1993 annexed thereto.

1.9.3.2 Subject to a perpetual servitude of a right of way for municipal and electrical sub-station purposes and conveyance of electricity measuring 654 square metres indicated by the figure ABCDEA on servitude diagram SG No 741/2008 in favour of the City of Tshwane as will more fully appear from notarial deed K7603/2016S.

1.10 TOWNSHIP ACCESS TO A PUBLIC ROAD

Every owner/occupier of an erf or unit in the township shall have access to or egress from a public road to the satisfaction of the Local Authority.

1.11 TOWNSHIP ACCESS TO A PRIVATE PARK

Every owner/occupier of an erf or unit in the township will be entitled to have access to and from Erf 1007, Tijger Vallei Extension 22 ("private park erf") to the satisfaction of the Local Authority. The private park erf may not be rezoned without the consent of the Local Authority.

1.12 STORMWATER

The reciprocal receipt and discharge of stormwater on and from the township shall be along the roads and roadways constructed in the township.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE READ WITH SECTION 82 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE (15 OF 1986)

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. 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.

2.2 RESTRICTIONS ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in section 82 (1)(b)(ii)(cc) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 2.3.

2.3 THE DEVELOPER'S OBLIGATIONS

2.3.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

### 2.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

### 2.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and stormwater services) have been completed. The developer must submit proof to the Municipality that:

2.3.3.1 the non-profit company has been furnished with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the roads and stormwater services, electricity services and sewer and water services, which guarantee must be for an amount that is equal to 10% of the contract cost of the civil roads and stormwater services, sewer and water services and the contract cost of the electrical services, prior to the commencement date of the contract.

## 3. CONDITIONS OF TITLE

3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION 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 WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 1.8

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 Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality 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 from thereof.

3.1.1.3 The City of Tshwane 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 City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

### 3.2 REGISTRATION OF NEW SERVITUDES AND ENTITLEMENTS

- 3.2.1 The whole of Erf 1027 is subject to a servitude for engineering services and right of way in favour of Erf 1026 as indicated on the General Plan Number 1459/2019.
- 3.2.2 The whole of Erf 1026 is entitled to a servitude for engineering services and right of way over Erf 1027 as indicated on the General Plan Number 1459/2019.
- 3.2.3 The whole of Erf 1027 is subject to a servitude for municipal purposes and right of way in favour of the Local Authority as indicated on the General Plan Number 1459/2019.

### 3.3 REGISTRATION OF SERVITUDES AND CONDITIONS IN FAVOUR OF THIRD PARTIES

- 3.3.1 Erf 1026 in the Township and/or sectional title units and/or real rights of extension and/or exclusive use areas, as defined in the Sectional Titles Act No 15 of 1986 (hereinafter referred to as "property") shall be made subject to the following conditions imposed in favour of The Retreat at Hazeldean Owners Association NPC, Registration Number 2008/006842/08 (hereinafter referred to as "the Association"):

- 3.3.1.1 Any owner of an erf and/or sectional title unit and/or real right of extension and/or exclusive use area in the township, shall automatically become and shall remain a member of the Association and be subject to its Memorandum of Incorporation and Rules until he/she ceases to be an owner as aforesaid.

- 3.3.1.2 No property within the township, nor any subdivision thereof, nor any interest therein shall be transferred to any person who has not bound him/herself to the satisfaction of the Association to become a member thereof and has been made aware of the following condition imposed by and in favour of the Local Authority:

"Municipal services in respect of the Retreat at Hazeldean sectional title schemes, of which the within mentioned unit forms a part, has been installed and provided by the Local Authority to Erf 380, Tijger Vallei Extension 10, Erf 472, Tijger Vallei Extension 20 and Erf 557, Tijger Vallei Extension 21, from where all said services to the said sectional title schemes have been taken over, installed and maintained by the developer of the Retreat at Hazeldean sectional title schemes, HAZELDEAN RETREAT (PROPRIETARY) LIMITED No 2003/027268/07, the HARIVA TRUST NO IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No IT3603/2007, or its successors in title, and by THE RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC NO 2008/006842/08, or its successors in title. All said municipal services to the within mentioned sectional title scheme, of which the within mentioned unit forms a part, shall be installed and secured to the satisfaction of the Local Authority, prior to the transfer of the first unit in the within mentioned sectional title scheme from the developer., where after the owner, and its successor in title, by purchasing the property knows, acknowledges and understands that the Local Authority shall only be responsible for the services up to the boundary of Erf 380, Tijger Vallei Ext 10, Erf 472, Tijger Vallei Extension 20 and Erf 557, Tijger Vallei Extension 21 and that all services from that point shall jointly and severally be and remain the responsibility of HAZELDEAN RETREAT (PROPRIETARY) LIMITED No 2003/027268/07, the HARIVA TRUST NO IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No IT3603/2007, or its successors in title, and by THE RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC NO 2008/006842/08, or its successors in title".

**LOCAL AUTHORITY NOTICE 1552 OF 2023****CITY OF TSHWANE****PERI-URBAN AREAS AMENDMENT SCHEME 737PU**

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 Tijger Vallei Extension 113, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

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

This amendment is known as Peri-Urban Amendment Scheme 737PU.

(CPD 9/1/1/1-TVLx113 0981)  
(CPD 9/2/4/2-737PU (Item 35761))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

NOVEMBER 2023  
(Notice 118/2023)

**CITY OF TSHWANE****DECLARATION OF TIJGER VALLEI EXTENSION 113 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 hereby declares the township of Tijger Vallei Extension 113 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-TVLx113 0981)  
(CPD 9/2/4/2-737PU) (Item 35761))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HAZELDEAN RETREAT (PTY) LTD, REGISTRATION No 2003/027268/07, HARIVA TRUST, REGISTRATION No IT3443/2007 AND THE INFINITY PROPERTY TRUST, REGISTRATION No IT3603/2007 (T), 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 263 (A PORTION OF PORTION 152) OF THE FARM ZWARTKOPPIES 364JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be Tijger Vallei Extension 113.

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan 1460/2019.

**1.3 ENDOWMENT**

No endowment is payable to the City of Tshwane Metropolitan Municipality in terms of Section 98(2) of the Ordinance, 1986 read with Regulation 44(1) of the Town-Planning and Townships Regulations, for open space as the area measuring **792m<sup>2</sup>** in extent, has been provided as part of Erf 1007, Tijger Vallei Extension 22.

**1.4 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.

**1.5 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 Metropolitan Municipality, when required to do so by the Municipality.

**1.6 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.

**1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD**

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, 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.

**1.8 LAND TO BE TRANSFERRED TO THE NON PROFIT COMPANY (HOMEOWNER'S ASSOCIATION)**

Erf 1029 shall be transferred to the non-profit Company (Homeowner's Association) as the first transfer after proclamation of the township, by and at the expense of the township owner.

A servitude for access and municipal services shall prior to or simultaneously with the transfer of Erf 1029 be registered over Erf 1029 in favour of the Municipality

The erf may not be transferred by the non-profit Company.

**1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

1.9.1 All erven shall be made subject to existing conditions and servitudes if any, including the following which affect all the erven in the township:

1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer T6636/54, dated the 25<sup>th</sup> August 1926, marked A.
2. Entitled to the following conditions:
  - (i) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division JR, district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T6636/54, dated the 20<sup>th</sup> March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, JR aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345,4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.



- (ii) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, JR aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.
- 3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27<sup>th</sup> of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
- 4. Subject to the terms of Notarial Deed 100/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division JR is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
- 5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR, district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
  - (i) Entitled to a servitude of right of way 15,74 metres wide over the Remainder of TWEEFONTEIN 371, JR measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
  - (ii) Subject to a servitude of right of way in favour of the Remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads;

as will more fully appear with reference to Notarial Deed 551/56-S dated the 15<sup>th</sup> May 1956.
- 6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division JR, district of Pretoria, measuring, 473,3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
  - (i) entitled to a servitude of right of way, 15,74 metres wide over Portion 15 of the farm Zwartkoppies 364, JR measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956;
- 7. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR, district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is: -
 

Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364, JR district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.

8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division JR, district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is: -
  - (a) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
  - (b) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
9. By virtue of Notarial Deed of Servitude No K 2230/2013 S the within-mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 380, Tijger Vallei Extension 10, measuring 9 788 square metres and indicated by the figure ABCDEFGHJKLMNPQRSTA on diagram SG No 2751/2012 and over Erf 472, Tijger Vallei Extension 20, measuring 6 571 square metres and indicated by the figure ABCDEFGHJA on diagram SG No 2753/2012, as will more fully appear from the said notarial deed.
10. By virtue of Notarial Tie Agreement K2236/2013S dated 18 March 2013 the Remaining Extent of Portion 152 (portion of Portion 19) of the farm Zwartkoppies no 364 JR, Gauteng measuring 28.4371 hectares, of which the withinmentioned property registered herewith forms a portion, is notorially tied together with:
  - (i) Erf 589, Tijger Vallei Extension 24 = 6 074 square metres;
  - (ii) Erf 590, Tijger Vallei Extension 24 = 1,2907 hectares;
  - (iii) Erf 572, Tijger Vallei Extension 27 = 9 947 square metres;
  - (iv) Erf 571, Tijger Vallei Extension 26 = 484 square metres;
  - (v) Erf 573, Tijger Vallei Extension 27 = 1 199 square metres;
  - (vi) Erf 591, Tijger Vallei Extension 24 = 1 809 square metres;
  - (vii) Erf 570, Tijger Vallei Extension 26 = 1,2907 hectares;

As will more fully appear from the said notarial deed.
11. By virtue of Notarial Deed of Servitude No K 6356/2014 S the within-mentioned property is entitled to a perpetual servitude of right of way for the conveyance of municipal services and access purposes respectively over Erf 557, Tijger Vallei Extension 21 as indicated on General Plan SG No 10910/2006, as will more fully appear from the said notarial deed.

1.9.2 Excluding the following condition which affects Erf 1029 only:

By virtue of Notarial Deed of Servitude No K 6357/2014S the withinmentioned property is subject to a servitude of right of way for access purposes to a public road and for the provision and conveyance of municipal engineering services, electricity and the discharge and receipt of stormwater in favour of The Retreat at Hazeldean Owner's Association NPC, Registration Number 2008/006842/08 and in favour of the owners and occupiers of Tijger Vallei Extension 23, Tijger Vallei Extension 24, Tijger Vallei Extension 26, Tijger Vallei Extension 27, or any unit in a sectional title scheme that had been established thereon, or any further divided portions of The Remaining Extent of Portion 152 of the farm Zwartkoppies No 364, JR, or any erf in a township to be established thereon, or any unit in a sectional title scheme to be established thereon, which servitude area is indicated on General Plan Number 1459/2019 as will more fully appear from the said notarial deed and diagram SG No 453/2014 annexed thereto.

1.9.3 Excluding the following servitudes which do not affect the township due to locality.

1.9.3.1 The property hereby transferred is subject to a servitude in perpetuity for public purposes, 6 meters wide, in favour of the City Council of Pretoria, indicated by the figure A a b c d e f V W X Y Z A1 A on diagram SG No 9741/2006 as will more fully appear from Deed of Cession K5347/1994S with diagram SG No A4097/1993 annexed thereto.

1.9.3.2 Subject to a perpetual servitude of a right of way for municipal and electrical sub-station purposes and conveyance of electricity measuring 654 square metres indicated by the figure ABCDEA on servitude diagram SG No 741/2008 in favour of the City of Tshwane as will more fully appear from notarial deed K7603/2016S.

1.10 TOWNSHIP ACCESS TO A PUBLIC ROAD

Every owner/occupier of an erf or unit in the township shall have access to or egress from a public road to the satisfaction of the Local Authority.

1.11 TOWNSHIP ACCESS TO A PRIVATE PARK

Every owner/occupier of an erf or unit in the township will be entitled to have access to and from Erf 1007, Tijger Vallei Extension 22 ("private park erf") to the satisfaction of the Local Authority. The private park erf may not be rezoned without the consent of the Local Authority.

1.12 STORMWATER

The reciprocal receipt and discharge of stormwater on and from the township shall be along the roads and roadways constructed in the township.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE READ WITH SECTION 82 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE (15 OF 1986)

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. 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.

2.2 RESTRICTIONS ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in section 82 (1)(b)(ii)(cc) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 2.3.

In terms of Section 82(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no Erf or Erven in the township may be transferred, until the City of Tshwane has certified that the township owner has complied with his obligations as contained in Section 82 and the conditions of establishment have been complied with.

In terms of Section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as a condition of approval of township establishment, the registration of a Certificate of Registered Title, the opening of a Sectional Title Scheme or registration or transfer of a sectional title unit, resulting from the approval of this township may not be performed unless the Local Authority certifies that all the requirements and conditions for the registration thereof, have been complied with read with Section 53 of the Spatial Planning and Land Use Management Act, 16 of 2013 where applicable.

2.3 THE DEVELOPER'S OBLIGATIONS

2.3.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

### 2.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

### 2.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82(1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and stormwater services) have been completed. The developer must submit proof to the Municipality that:

2.3.3.1 the non-profit company has been furnished with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the roads and stormwater services, electricity services and sewer and water services, which guarantee must be for an amount that is equal to 10% of the contract cost of the civil roads and stormwater services, sewer and water services and the contract cost of the electrical services, prior to the commencement date of the contract.

## 3. CONDITIONS OF TITLE

3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION 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 WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 1.8

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 Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality 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 from thereof.

3.1.1.3 The City of Tshwane 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 City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

### 3.2 REGISTRATION OF NEW SERVITUDES AND ENTITLEMENTS

3.2.1 The whole of Erf 1029 is subject to a servitude for engineering services and right of way in favour of Erf 1028 as indicated on the General Plan Number 1460/2019.

- 3.2.2 The whole of Erf 1028 is entitled to a servitude for engineering services and right of way over Erf 1029 as indicated on the General Plan Number 1460/2019.
- 3.2.3 The whole of Erf 1029 is subject to a servitude for municipal purposes and right of way in favour of the Local Authority as indicated on the General Plan Number 1460/2019.
- 3.3 REGISTRATION OF SERVITUDES AND CONDITIONS IN FAVOUR OF THIRD PARTIES
- 3.3.1 Erf 1028 in the township and/or sectional title units and/or real rights of extension and/or exclusive use areas, as defined in the Sectional Titles Act No 15 of 1986 (hereinafter referred to as "property") shall be made subject to the following conditions imposed in favour of The Retreat at Hazeldean Owners Association NPC, Registration Number 2008/006842/08 (hereinafter referred to as "the Association"):
- 3.3.1.1 Any owner of an erf and/or sectional title unit and/or real right of extension and/or exclusive use area in the township, shall automatically become and shall remain a member of the Association and be subject to its Memorandum of Incorporation and Rules until he/she ceases to be an owner as aforesaid.
- 3.3.1.2 No property within the township, nor any subdivision thereof, nor any interest therein shall be transferred to any person who has not bound him/herself to the satisfaction of the Association to become a member thereof and has been made aware of the following condition imposed by and in favour of the Local Authority:
- "Municipal services in respect of the Retreat at Hazeldean sectional title schemes, of which the within mentioned unit forms a part, has been installed and provided by the Local Authority to Erf 380, Tijger Vallei Extension 10, Erf 472, Tijger Vallei Extension 20 and Erf 557, Tijger Vallei Extension 21, from where all said services to the said sectional title schemes have been taken over, installed and maintained by the developer of the Retreat at Hazeldean sectional schemes, HAZELDEAN RETREAT (PROPRIETARY) LIMITED No 2003/027268/07, the HARIVA TRUST No IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No IT3603/2007, or its successors in title, and by THE RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC NO 2008/006842/08, or its successors in title. All said municipal services to the within mentioned sectional title scheme, of which the within mentioned unit forms a part, shall be installed and secured to the satisfaction of the Local Authority, prior to the transfer of the first unit in the within mentioned sectional title scheme from the developer, where after the owner, and its successor in title, by purchasing the property knows, acknowledges and understands that the Local Authority shall only be responsible for the services up to the boundary of Erf 380, Tijger Vallei Extension 10, Erf 472, Tijger Vallei Extension 20 and Erf 557, Tijger Vallei Extension 21 and that all services from that point shall jointly and severally be and remain the responsibility of HAZELDEAN RETREAT (PROPRIETARY) LIMITED No 2003/027268/07, the HARIVA TRUST No IT3443/2007, the INTERCARE INFINITY PROPERTY TRUST No IT3603/2007, or its successors in title, and by THE RETREAT AT HAZELDEAN OWNERS ASSOCIATION NPC No 2008/006842/08, or its successors in title".

**LOCAL AUTHORITY NOTICE 1553 OF 2023****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 T31925/13, with reference to the following property: The Remainder of Erf 521, Menlo Park.

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

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

(CPD MNP/0614/521/R (Item 23289)  
(CPD 9/2/4/2-3214T) (Item 23289))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 646/2023)

**LOCAL AUTHORITY NOTICE 1554 OF 2023****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 T55213/2018, with reference to the following property: Erf 251, Eldoraigne.

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

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

(CPD ELD/0205/251 (Item 35639))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 648/2023)

**LOCAL AUTHORITY NOTICE 1555 OF 2023****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 T75618/2020, with reference to the following property: Portion 1 of Erf 36, Erasmia.

The following conditions and/or phrases are hereby removed: Conditions C.c.(i) and C.d.

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

(CPD ERS/0216/36/1 (Item 37432))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 644/2023)

**LOCAL AUTHORITY NOTICE 1556 OF 2023****CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 6(8) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT NO 3 OF 1996): ERF 673, ERASMIA**

It is hereby notified in terms of the provisions of section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act No 3 of 1996), that the City of Tshwane has approved the application of the removal of certain conditions as contained in Deed of Transfer T45865/96, with reference to the following property: Erf 44, Alphen Park.

The following condition and/or phrases are hereby cancelled: Condition C(l).

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

(CPD ALP/0004/44 (Item 16090))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 647/2023)



**LOCAL AUTHORITY NOTICE 1557 OF 2023****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 T5074/2012, with reference to the following property: Erf 194, Christoburg.

The following conditions and/or phrases are hereby removed: Conditions 2.(j) and 2.(l).

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

(CPD CTB/0100/194 (Item 36952))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

29 NOVEMBER 2023  
(Notice 645/2023)

**LOCAL AUTHORITY NOTICE 1558 OF 2023****AMENDMENT SCHEME 20-04-4676**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 233 Blairgowrie from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-4676. Amendment Scheme 20-04-4676 will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice 447/2023**

**LOCAL AUTHORITY NOTICE 1559 OF 2023****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 Rationalisation of Government Affairs Act 1998)

**NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,**

Pursuant to the provision of Chapter 7 of the Rationalisation of Government Affairs Act 1998, HAS CONSIDERED AND PROVISIONALLY APPROVED the following Security Access Restriction and thereto authorised the Johannesburg Roads Agency to give effect to the said interim approval and further manage the process and resultant administrative processes of the interim approval.

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

**SPECIFIED RESTRICTRIONS APPROVED:**

Suburb	Applicant	Application Ref No.	Road Name	Type of Restriction Relaxation Hours
Ruiterhof, Randburg	Nicolyn Avenue Randburg Association	354	Nicolyn Avenue	Security access restriction between 18h00 to 06h00

Should there be no objections the restriction will officially come into operation two months from the date of display of the final decision in the Government Provincial Gazette and shall be valid for 02 years.

Further particulars relating to the application as well as a plan to indicate the proposed closure may be inspected by appointment 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 to this approval.
- ☐ No person/guard is entitled to request or demand proof of identification or to sign any register as a condition of access to an area.
- ☐ All pedestrian gates should be left accessible (and not locked in any way) for 24/7 unless stated pedestrian gates have limited hours operation.
- ☐ Any violation to the conditions of approval (as detailed in the approval documents) for the permitted 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  
75 Helen Joseph Street  
Johannesburg, 201

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 appearance of this notice.

**LOCAL AUTHORITY NOTICE 1560 OF 2023****AMENDMENT SCHEME 20-01-4341**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 1911 Parkhurst from "Residential 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4341.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-4341 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 552/2023

**LOCAL AUTHORITY NOTICE 1561 OF 2023****ERVEN 101 AND 102 NORTHCLIFF  
AMENDMENT SCHEME 20-01-4477**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erven 101 and 102 Northcliff**:

- (1) The removal of restrictive conditions (d), (f), (h) and (i) as contained in Deed of Transfer No T34104/2022 and T34105/2022 respectively;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the erf from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4477, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 534/2023

**LOCAL AUTHORITY NOTICE 1562 OF 2023****AMENDMENT SCHEME 20-02-3935**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the Remaining Extent of Erf 2 Sandown from "Special" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3935.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-02-3935 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 410/2023

**LOCAL AUTHORITY NOTICE 1563 OF 2023****AMENDMENT SCHEME 20-01-0627**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the Remaining Extent, Portions 1, 2, 3 and 5 of Erf 219 and Erf 220 Craighall Park from "Residential 2" and "Residential 1" to "Residential 2" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0627.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-0627 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 421/2023

**LOCAL AUTHORITY NOTICE 1564 OF 2023****LOCAL AUTHORITY NOTICE 612 of 2023**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 3104 Bryanston Extension 7**:

The removal of Conditions A, B(a-m) and C(a-c) from Deed of Transfer T 51628/2010.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 612/2023

**LOCAL AUTHORITY NOTICE 1565 OF 2023****AMENDMENT SCHEME 20-01-4533**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the Erf 145 Bezuidenhout Valley from "Residential 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4533.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-4533 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 338/2023

**LOCAL AUTHORITY NOTICE 1566 OF 2023****AMENDMENT SCHEMES 20-01-4102**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme 2018, by the rezoning of Erf 39 Parkview from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4102 and will come into operation on 29 November 2023 date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No 235/2023

**LOCAL AUTHORITY NOTICE 1567 OF 2023****SCHEDULE 50- DECLARATION OF AN APPROVED REZONING APPLICATION****RZ-4**

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
**CITY OF EKURHULENI AMENDMENT SCHEME B0934C**  
**PORTION 8 OF ERF 1930 RYNFIELD TOWNSHIP**

It is hereby notified in terms of the provisions of section 48(2) 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 and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of Portion 8 of Erf 1930 Rynfield Township from "Residential 3" with 20 dwelling units per hectare to "Residential 3" for 35 dwelling units per hectare, subject to certain further conditions.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Benoni Sub Section, City of Ekurhuleni Municipality, 6th Floor, Benoni Customer Care Centre, 76 Elston Avenue, Benoni, during normal office hours.

This amendment scheme is known as City of Ekurhuleni Amendment Scheme **B0934C** and shall come into operation on the date of publication of the notice.

**(Reference number: CD43/2023)**

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

November 2023

**LOCAL AUTHORITY NOTICE 1568 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(BRAKPAN SUB-SECTION)  
ERF 10 DENNEOORD 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 conditions 4 from Deed of Transfer T39541/1992, subject to certain further conditions.

The approved documents will lie for inspection at the Manager: Town Planning, Brakpan Sub Section during normal office hours.

This approval shall come into operation on the date of publication of this notice.

(Reference number 15/2/Denneoord/Erf 10) CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
Notice no: 12/2023 29/11/2023

**LOCAL AUTHORITY NOTICE 1569 OF 2023****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 632 BEDFORDVIEW EXTENSION 127 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 1 from Deed of Transfer No. T20678/2010

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

This approval shall come into operation on the date of publication of this notice.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, Dr Imogen Mashazi, City Manager, 2<sup>nd</sup> Floor, Head Office Building, Cnr Cross & Roses Streets, Germiston  
29/11/2023



**LOCAL AUTHORITY NOTICE 1570 OF 2023****ERF 241 GLENHAZEL**

Notice is hereby given in terms of Section 42.(4) and Section 42.(5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in terms of reference number 20/13/1830/2023:

The removal of Conditions 1.(a) to 1.(h) and 2.(a) to 2.(c) from Deed of Transfer T07721/2015.

The Application is filed with the Executive Director : Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> floor, Braamfontein, 2017 and is open for inspection at all reasonable times.

This notice will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 572/2023

**LOCAL AUTHORITY NOTICE 1571 OF 2023****AMENDMENT SCHEME 20-01-2801**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, in respect of the rezoning of **Erven 2340, 2342 and 2343 Jeppestown** from "Residential 4" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-2801.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-2801 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 342/2023

**LOCAL AUTHORITY NOTICE 1572 OF 2023****CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
CORRECTION NOTICE: TIRONG EXTENSION 19**

- A. The City of Johannesburg Metropolitan Municipality herewith gives notice that Local Authority Notice 2274 of 2022 that appeared in the Gazette on 14 December 2022 in respect of Tirong **Extension 19**, be amended as follows:

1. By replacing condition 2. A(a), (b) and (c) with the following wording:

**2. CONDITIONS OF TITLE****A. The following which does affect the township due to its locality:**

- 1.a. "De eigenaren hun rechtverkrijgenden, van Gedeelten: "A", "B" en "C" en het Resterende Gedeelte van gezegde plaats groot respektievelik 160,2415 Hectares, 160,2429 Hectares, 160,2429 Hectares en als zodanig 168,9067 Hectares, geregistreerd op die 9de November 1923, respektievelik ten name JAN HARM ROOS, CHRISTIAAN PAUL ROOS (overladen), JOHANNES CHRISTIAAN ROOS en STEPHANUS LODEWYK ROOS by Akten van Transport Nos. T10582/1923, T10583/1923, T10584/1923 en T10585/1923, zullen niet gerechtigd zijn inbreuk te maken op het bestaande lopende water op die gezegde gedeelten "A", "B", "C" en het Resterende Gedeelte van gezegde plaats doch zal gezegd water vrij en onbelemmerd blijven voor het gebruik van alle eigenaren voor irrigatie doeleinden."
- b. "De eigenaren, hun rechtverkrijgenden, van gezegde Gedeelten: "A", "B" en "C" en het Resterende Gedeelte van gezegde plaats zullen verplicht zijn de voor van de bovenste dam liggende half op gezegde Gedeelte "A" en half op gezegde Gedeelte "C" als aangemerkt op kaart S.G.NO. A 863/1923, gehecht aan voormeld Transport van Gedeelte "A" gezamentlik en in gelijke delen schoon en in behoorlik staat te houden voor die afstand als aangemerkt in gezegde kaart S.G. NO. A863/1923 met die letters M.L.K.J en ingeval het nodig blijkt, ter eniger tijd, om de dammen voor of aquaduct over de Spruit te verbeteren of te repareren, zullen de gezegde eigenaren, hun rechtverkrijgenden, van gezegde Gedeelten "A", "B", "C" en het Resterende Gedeelte verplicht zijn, naar verhouding van die grootte van hun grond, de kosten van zodanige reparaties of verbeteringen te betalen."
- c. "De eingenaren, hun rechtverkrijgenden, van Gedeelten "A" en "B" voormeld van gezegde plaats, zullen gerechtigd zijn tot water van de dammen zoals aangemerkt op gezegde kaart S.G. A863/1923 en S.G. No. A 865/1923, gehecht aan het Transport van gezegde Gedeelte "C" en van de Spruit, voor 2 ½ (Twee en een halve) dag en de eigenaren hun rechtverkrijgenden, van Gedeelte "C" en het Resterende Gedeelte voormeld, voor 1 ½ (anderhalve) dag. Deze tijdperken te gaan in rotatie en zullende elke tijdperk geberekend worden te beginnen van het ogenblik dat het water op de landen komt."

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

**LOCAL AUTHORITY NOTICE 1573 OF 2023****PRINCESS EXTENSION 54**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Princess extension 54 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 RAZZMATAZZ TRADING AND INVESTMENT 34 PROPRIETARY LIMITED REGISTRATION NUMBER 2007/026477/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) INTERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 544 OF THE FARM ROODEPOORT 237 IQ, GAUTENG PROVINCE HAS BEEN APPROVED.**

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

The name of the township is Princess extension 54

**(2) DESIGN**

The township consists of erven as indicated on general Plan SG No. 875/2018

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

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

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

(a) Should the development of the township not been completed before 23 April 2020 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 fulfilment 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).

**(5) ACCESS**

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

**(6) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**

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

**(7) REFUSE REMOVAL**

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

(8) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(9) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(10) 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.

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

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

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

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

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

(13) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 476 and 477, to the local authority for approval.

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

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

**3. CONDITIONS OF TITLE.**

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

(1) ALL ERVEN

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geotechnical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as C2, soil zone II

(2) ALL ERVEN

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

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

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

(3) ALL ERVEN

The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 384 kVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

**B.** The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Roodepoort Town planning scheme, 1987, comprising the same land as included in the township of Princess extension 54. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 05-10686.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T149/2023**  
**29 November 2023**

**LOCAL AUTHORITY NOTICE 1574 OF 2023****AMENDMENT SCHEME 20-01-4431**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of **Erf 1920 Parkhurst** from **“Residential 1”** to **“Business 1”**, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-01-4431**, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 587/2023

**LOCAL AUTHORITY NOTICE 1575 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY : (KEMPTON PARK SUB SECTION)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality, Kempton Park Sub Section hereby declares POMONA EXTENSION 234 township to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ABOARD GROUP CC (REGISTRATION NUMBER 2004/105010/23) (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 679 (A PORTION OF PORTION 15) OF THE FARM RIETFontein 31, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED

**A. CONDITIONS OF ESTABLISHMENT**

- (1) NAME  
The name of the township shall be Pomona Extension 234.
- (2) DESIGN  
The township shall consist of erven and streets as indicated on General Plan S.G. No. 3697/2017.
- (3) DISPOSAL OF EXISTING CONDITIONS OF TITLE  
All erven shall be made subject to existing conditions and servitudes, if any, but excluding:
  - (a) excluding the following entitlement which will not be passed on the erven in the township:
    - A. The original Remaining Extent of Portion A of the farm Rietfontein No. 31, District Kempton Park, measuring as such 1205, 8671 Hectares (comprised of Portions C and D now forming Portion of Portion G of Portion A of the said farm) held under Deed of Transfer No. 3159/1919, and the remaining extent measuring as such 236, 6626 Hectares, held under Deed of Transfer No. 3708/17 of which the aforesaid Holding is a Portion, is entitled to one-half of the water coming out of the fountain (running from three sources) situated near the Western boundary line of that portion of the property held under the said Certificate of Amended Title 4882/1924, as indicated on the diagram annexed to the said Certificate of Amended Title by the figure a, F, b, G, e, o, p, u, t, O and close to the Kaffir Dam namely the Dam from which a furrow is led to the windmill and the right to lead the water aforesaid by means of pipes or a water furrow on to the said original remaining extent of Portion A measuring as such 1205,8671 Hectares (now comprised as aforesaid), with the further right of access to the fountain and pipes or furrow for the purposes of up-keep and repair.
- (4) PRECAUTIONARY MEASURES  
The township owner shall as his own expense, make arrangements with the local authority in order to ensure that:
  - (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen: and
  - (ii) the recommendations as laid down in the geological report/soil of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) ACCESS  
Access to the township shall be obtained from EP Malan Road.
- (6) ENGINEERING SERVICES  
The applicant shall enter into a Services Agreement with the Local Authority.



## (7) DEMOLITION OF BUILDINGS AND STRUCTURES

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

## (8) ACCEPTANCE AND DISPOSAL OF STORMWATER

The Township owner shall arrange for the drainage of the township to fit in with that of the existing road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

## (9) REMOVAL OF LITTER

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

## (10) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 3784 and 3785 in the township to be consolidated.

## B. CONDITIONS OF TITLE

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

## ALL ERVEN

- (i) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, 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.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CIT OF EKURHULENI AMENDMENT SCHEME K0485C : POMONA EXTENSION 234

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment scheme with regard to the properties in the township of POMONA EXTENSION 234 Township, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Kempton Park Sub Section during normal office hours. This amendment is known as City of Ekurhuleni Amendment Scheme K0485C and shall come into operation on the date of publication of the notice.

(Reference number [15/3/7/P2 x234] CITY OF EKURHULENI METROPOLITAN MUNICIPALITY 29/11/2023

**LOCAL AUTHORITY NOTICE 1576 OF 2023****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares WITFONTEIN EXTENSION 95 township to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY EXTENSION 95 INVESTMENT (PTY)LTD (REGISTRATION NUMBER 2023/699080/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 179 OF THE FARM WITFONTEIN 15 I.R. HAS BEEN GRANTED.

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

The name of the township shall be Witfontein Extension 95.

**1.2 DESIGN**

The township shall consist of erven and a street as indicated on General Plan S.G. No. 820/2022.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

(a) including the following conditions and servitudes which will be brought forward onto the erven in the township:

B. Kragtens Notariële Akte Nr. 193/1965-S gedateer 22 Januarie 1965 is die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1974,6104 morge (hierna genoem die dienende eiendom), waarvan die eiendom hiermee geregistreer deel uitmaak:

(a) Onderhewig aan en geregtig tot 'n ooreenkoms betreffende waterverdeling met sekere Gedeelte D van die plaas Witfontein voormeld, (hierna genoem die heersende eiendom), gehou kragtens Transportakte Nr. 907/1934, gedateer 1 Februarie 1934, in terme waarvan vanaf Maandagoggend om sesuur voormiddag in elke week die eienaar van die dienende eiendom geregtig sal wees om die water in die hiernavermelde watervoor te neem en sal die eienaar van die heersende eiendom geregtig wees om vanaf sesuur voormiddag Donderdagoggend tot sesuur voormiddag Sondagoggend in elke week die water in die gemelde voor te neem. Vir die oorblywende dag van elke week vanaf sesuur voormiddag Sondagoggend tot sesuur voormiddag Maandagoggend, sal die partye die water ongehinderd in die spruit laat vloei met die reg aan die eienaar van die dienende eiendom om na gelang van die toestand van die vlei, die water so af te keer dat dit of in die vlei of laer af in die spruit ingekeer word.

- (b) Ten einde die eienaar van die heersende eiendom in staat te stel om water vanaf die stuwal na haar eiendom te neem, verleen die eienaar van die dienende eiendom aan die eienaar van die heersende eiendom 'n servituut van waterleiding langs die bestaande watervoor aangedui deur die lyn A-B op Kaart Nr. A.2905/63 geheg aan Notariële Akte Nr. 193/65-S en op voormelde Kaart Nr. 2453/83 deur die figuur S1 geheg aan Grondbrief gedateer 11 Julie 1859. Die gemelde watervoor sal nie wyer as sy huidige wydte gemaak word tensy die partye skriftelik andersins ooreenkom. Die bestaande afmetings van die gesementeerde gedeelte van die voor is, 0,4004 (NUL komma VIER NUL NUL VIER) meter wyd op die bodem, 0,5037 (NUL komma VYF NUL DRIE SEWE) meter wyd bo, en 0,3616 (NUL komma DRIE SES EEN SES) meter diep.
  - (c) Elk van die partye sal verantwoordelik wees vir die instandhouding van een-helfte van die gemelde watervoor, te wete, die eienaar van die heersende eiendom vir helfte naaste aan haar eiendom geleë en die eienaar van die dienende eiendom die ander helfte wat strek tot by die stuwal. Die eienaar van die heersende eiendom en/of haar werknemers sal te alle tye toegang tot die betrokke voor hê om haar regte en verpligtinge uit te oefen. Die partye sal gesamentlik verantwoordelik wees vir die herstel en instandhouding van die bogenoemde stuwal, wanneer nodig.
  - (d) Die partye wie se beurt aanbreek sal die sluise verander sodat die water vir haar eiendom aangewend word en die plig om die verandering aan te bring wanneer die beurt omruil, sal nie op die persoon rus wie se beurt dan verstreke is nie.
- H. FURTHER SUBJECT TO THE FOLLOWING CONDITIONS IN FAVOUR OF AND ENFORCEABLE BY THE RIVERFIELDS MANAGEMENT ASSOCIATION (RF) NPC, REGISTRATION NUMBER 2014/173516/08:
- i) Every owner of the erf, or any subdivided portion thereof, or any person who has an interest therein, shall become and shall remain a member of the Riverfields Management Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid. Neither the property nor any subdivision thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of the Riverfields Management Association to become a member of the Association.
  - ii) The owner of the property, or of any subdivision thereof, or any person who has an interest therein shall not be entitled to transfer the property or any subdivision thereof or any interest therein without a clearance certificate from the Association confirming that the provisions of the Articles of Association of the Riverfields Management Association have been complied with.
  - iii) The term "Association" in the aforesaid Conditions of Title shall mean the Riverfields Management Association (RF) NPC, Registration Number 2014/173516/08, an Association established in terms of Section 1(1) of Schedule 1 of the Companies Act, Act 71 of 2008.
- (b) but excluding the following conditions and servitudes, which do not affect the township due to its locality:
- A. Die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 2023 morge 410 vierkante roede (waarvan die eiendom hiermee geregistreer deel uitmaak), is onderworpe aan 'n reg ten gunste van die VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED om elektrisiteit te vervoer oor hierdie eiendom, tesame met

sodanige bykomende regte, soos meer ten volle sal blyk uit Notariële Akte Nommer K646/1928S.

- C. Die voormalige resterende gedeelte van die gemelde plaas groot as sodanig 1985,4234 morge, waarvan die eiendom hiermee geregistreer deel uitmaak, is onderhewig aan 'n ondergrondse elektriese kabelroete 3,15 meter wyd ten gunste van die Regering van die Republiek van Suid-Afrika (in sy Spoorweë en Hawens Administrasie hoedanigheid), tesame met sodanige bykomstige regte soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr. 1071/1953-S gedateer 14 November 1953.
- D. Die voormalige resterende gedeelte van die genoemde plaas, groot 644,9544 (SES HONDERD VIER EN VEERTIG komma NEGE VYF VIER VIER) hektaar, waarvan die eiendom hierby geregistreer 'n deel uitmaak is onderhewig aan 'n pyplynserwituut, tesame met sodanige bykomende regte, ten gunste van die Republiek van Suid-Afrika (in sy Spoorweë en Hawens Administrasie hoedanigheid) soos meer volledig sal blyk uit Notariële Akte van Sessie K341/1976S gedateer 19 Januarie 1976.
- E. The former remaining extent of the Farm Witfontein No 15 I.R, Registration Division, Province of Gauteng in extent 525,8526 (Five Hundred and Twenty Five comma Eight Five Two Six) hectares (of which property hereby registered forms a part) is subject:
  - (i) By virtue of Notarial Deed of Servitude K5309/2012S, dated the 20<sup>th</sup> of September 2012, the withinmentioned property is subject to a right-of-way servitude for access and services 2,6593 (TWO comma SIX FIVE NINE THREE) hectares and 952 (NINE HUNDRED AND FIFTY TWO) square metres in extent respectively, in favour of the Local Authority, which servitude is indicated by the figures ABCDEFGHJKLMNPQ and ABC on servitude diagrams S.G. No. 4858/2011 and S.G. No. 4857/2011, attached to said Notarial Deed, which servitudes has ancillary rights, as will more fully appear from said Notarial Servitude.
  - (iii) By virtue of Notarial Deed of Servitude K7109/2017S dated 4 December 2017 the withinmentioned property is subject to a servitude for municipal purposes, 5 473 (FIVE THOUSAND FOUR HUNDRED AND SEVENTY THREE) square metres in extent, together with ancillary rights, as indicated by the figure ABCDEF on diagram S.G. No. 2180/2016 in favour of the CITY OF EKURHULENI METROPOLITAN MUNICIPALITY. As will more fully appear on the said Notarial Deed.
- F. The remaining extent of the Farm Witfontein No 15 I.R, Registration Division, Province of Gauteng, measuring 480,5117 (Four Hundred and Eighty comma Five One One Seven) hectares (of which property hereby registered forms a part) is subject to the following:
  - (i) By virtue of Notarial Deed K7882/2019S dated 5 July 2019 the withinmentioned property is subject to a sidewalk servitude, together with ancillary rights, in favour Riverfields Management Association (RF) NPC, Registration Number 2014/173516/08, which servitude is indicated by the figure A B C D E F G H J K L M N P Q R S T U V W X Y Z a b c d e f g h j k A on servitude diagram S.G. No. 8141/2008 annexed to the said Notarial Deed. As will more fully appear from the said Notarial Deed.
  - (ii) By virtue of Notarial Deed K7883/2019S dated 5 July 2019 the withinmentioned property is subject to a right of way servitude, for access and services, together with ancillary rights, in favour Riverfields Management Association (RF) NPC, Registration Number 2014/173516/08 and Serengeti Golf and Wildlife Property Owners Association (RF) NPC, Registration Number 2007/013033/08, which servitude is indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZabcde fghj kA on servitude diagram S.G. No.

8141/2008, annexed to the said Notarial Deed. As will more fully appear from the said Notarial.

- (iii) By virtue of Notarial Deed of Sidewalk and Air Right Servitude K3559/2022S dated 31 March 2022 the withinmentioned property is subject to a sidewalk and air right servitude, together with ancillary rights, in favour of Riverfields Management Association, as indicated by the figure A B C D E F G H J K L M N P Q R S A on servitude diagram S.G. No. 1098/2021, annexed to the said Notarial Deed, which servitude is 1,6325 (One comma Six Three Two Five) Hectares in extent. As will more fully appear from the said Notarial Deed.
- G. The former remaining extent of the Farm Witfontein No. 15, Registration Division I.R., Province of Gauteng, measuring 460,7975 (Four Hundred and Sixty comma Seven Nine Seven Five) hectares (of which property hereby registered forms a part) is subject to the following:
  - (i) By virtue of Notarial Deed of Sidewalk Servitude K3560/2022S dated 31 March 2022 the withinmentioned property is subject to a sidewalk servitude, together with ancillary rights, in favour of Riverfields Management Association, as indicated by the figure A B C D A on servitude diagram S.G. No. 1099/2021, annexed to the said Notarial Deed, which servitude is 1,0868 (One comma Zero Eight Six Eight) Hectares in extent. As will more fully appear from the said Notarial Deed.
  - (ii) By virtue of Notarial Deed of Sidewalk Servitude K3561/2022S dated 31 March 2022 the withinmentioned property is subject to a sidewalk servitude, together with ancillary rights, in favour of Riverfields Management Association, as indicated by the figure A B C D E F A on servitude diagram S.G. No. 1100/2021, annexed to the said Notarial Deed, which servitude is 5656 (Five Thousand Six Hundred and Fifty Six) Square Metres in extent. As will more fully appear from the said Notarial Deed.
- (c) but excluding the following entitlement which will not be passed on to the erven in the township:
  - E. The former remaining extent of the Farm Witfontein No 15 I.R., Registration Division, Province of Gauteng in extent 525,8526 (Five Hundred and Twenty Five comma Eight Five Two Six) hectares (of which property hereby registered forms a part) is subject:
    - (ii) Kragtens Notariële Akte K6616/2013S gedateer 26 September 2013 is die hierinvermelde eiendom geregtig op 'n serwituut van Reg van Weg oor Gedeelte 76 Witfontein No. 15, Registrasie Afdeling I.R., Provinsie van Gauteng, welke serwituut aangedui word deur die figuur ABCDEFGH op diagram L.G. Nr. 6326/1995 aangeheg by die genoemde Notariële Akte. Soos meer volledig sal blyk gemelde akte.

#### 1.4 PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

#### 1.5 ACCESS

Access to the township will be allowed from the new public road indicated along the western boundary of the township.

Access to Erven 1943 and 1944 must at least be 60m away from Serengeti Boulevard.

**1.6 ENGINEERING SERVICES**

- (i) The applicant shall be responsible for the installation and provision of internal engineering services.
- (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks.

**1.7 DEMOLITION OF BUILDINGS AND STRUCTURES**

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

**1.8 ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange for the drainage of the township to fit in with that of the existing road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

**1.9 REMOVAL OF LITTER**

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

**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.

**2. CONDITIONS OF TITLE**

Conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

**2.1 All Erven**

- (a) The erf is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along any two boundaries of the erf other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within two metres thereof.
- (c) The Local Authority shall be entitled to temporarily deposit 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 process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Local Authority.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
KEMPTON PARK CUSTOMER CARE CENTRE  
CITY OF EKURHULENI LAND USE SCHEME, 2021 : AMENDMENT SCHEME K0833C

The City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013 declares that it has approved an amendment scheme, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021, comprising the same land as included in the township of WITFONTEIN EXTENSION 95 Township.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Kempton Park Sub Section during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme K0833C and shall come into operation on the date of publication of the notice.

(Reference number CP023.2023) CITY OF EKURHULENI METROPOLITAN MUNICIPALITY 29/11/2023

**LOCAL AUTHORITY NOTICE 1577 OF 2023**

**AMENDMENT SCHEME 20-01-3575**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, in respect of the rezoning of **Erf 845 Mulbarton Extension 3** from "Residential 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3575.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-3575 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 493/2023



**LOCAL AUTHORITY NOTICE 1578 OF 2023**

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**ERF 1834 BLAIRGOWRIE**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of conditions (a) to (g), (h)(i), (h)(ii), (h)(iii), (i), (j), (k)(i) and (k)(ii) from Deed of Transfer T14783/2022 in terms of reference number 20/13/0926/2022 which will come into operation on date of publication :
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-3896. Amendment Scheme 20-04-3896 will come into operation on date of publication.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 502/2023

**LOCAL AUTHORITY NOTICE 1579 OF 2023****EMFULENI LOCAL MUNICIPALITY****PROPOSED PERMANENT ROAD CLOSURE AND ALIENATION OF A PORTION OF ROAD KNOWN AS ANNESU DE VOS STREET, A PORTION BETWEEN SMARAG AND VAN DER HEEVER STREETS, STEPHANOPARK**

Notice is hereby given in terms of Sections 67, 68 and 79(18), of the Local Government Ordinance, 1939 (17 of 1939) as amended, that the Emfuleni Local Municipality intends to permanently close and alienate a portion of Annesu de Vos Street, a Portion between Smarag and Van Der Heever Streets, Stephanopark.

Further particulars and details such as a locality plan, Council resolution and conditions in respect of the proposed permanent closing and alienation of the property may be inspected during office hours being 08:00 to 16:00 (Monday to Friday) at the Economic Development, Planning & Human Settlements Offices (old Trust Bank Building), first floor room 261, on the corner of President Kruger and Eric Louw Streets, Vanderbijlpark.

Any person who wishes to lodge an objection or who will have any claim for compensation to the proposed road closure and/or alienation in terms of Sections 67, 68 and 79(18) of the Local Governance Ordinance, 1939 (17 of 1939) as amended, may lodge such objection, or claim in writing with the Municipal Manager, Emfuleni Local Municipality ([mmsecretary@emfuleni.gov.za](mailto:mmsecretary@emfuleni.gov.za) / [belindap@emfuleni.gov.za](mailto:belindap@emfuleni.gov.za)), no later than 30 days from the date of this publication. Any person who cannot write may come to the office where a staff member will assist that person to transcribe his/hers comments and representations.

PO BOX 3  
VANDERBIJLPARK 1900  
DATE OF FIRST PUBLICATION: 29 November 2023

**A. NTULI**  
**MUNICIPAL MANAGER**

**PLAASLIKE OWERHEID KENNISGEWING 1579 VAN 2023****EMFULeni PLAASLIKE MUNISIPALITEIT****VOORGESTELDE PERMANENTE PADSLUITING EN VERVREEMDING VAN 'N GEDEELTE VAN 'N PAD BEKEND AS ANNESU DE VOSSTRAAT, 'N GEDEELTE TUSSEN SMARAG EN VAN DER HEEVERSTRATE, STEPHANOPARK**

Kennis geskied hiermee ingevolge die bepalings van Artikels 67, 68 en 79(18) van die Ordonnansie op Plaaslike Bestuur, 1939 (17 van 1939) soos gewysig, van die Emfuleni Plaaslike Munisipaliteit se voorneme om 'n gedeelte van 'n pad bekend as Annesu De Vosstraat, 'n gedeelte tussen Smarag en Van Der Heeverstrate Stephanopark permanent te sluit en te verkoop.

Verdere besonderhede en inligting soos 'n liggingsplan, Raadsbesluit en voorwaardes met betrekking tot die voorgestelde permanente padsluiting en vervreemding kan besigtig word tydens kantoorure 08:00 tot 16:00 (Maandag tot Vrydag) by die Economic Development, Planning & Human Settlements kantore, eerste vloer kamer 261 op die hoek van President Kruger en Eric Louwstrate, Vanderbijlpark.

Enige persoon wat beswaar teen die die voorgestelde padsluiting en vervreemding mag hê of enige eis op skadevergoeding mag hê, moet sodanige beswaar of eis, skriftelik by die Munisipale Bestuurder, Emfuleni Plaaslike Munisipaliteit ([mmsecretary@emfuleni.gov.za](mailto:mmsecretary@emfuleni.gov.za) / [belindap@emfuleni.gov.za](mailto:belindap@emfuleni.gov.za)) indien, nie later as 30 dae vanaf die datum van die publikasie hiervan nie. Enige persoon wat nie kan skryf nie, kan die kantore besoek waar 'n personeelid hom/haar sal help om hul kommentaar of verhoë af te neem.

POSBUS 3  
VANDERBIJLPARK 1900  
DATUM VAN EERSTE PUBLIKASIE: 29 November 2023

A. NTULI  
MUNISIPALE BESTUURDER





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