

**LOCAL AUTHORITY NOTICE 555 OF 2020****HOUGHTON ESTATE ERF 1820**

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 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Condition (a), (c) and (d) from Deed of Transfer T20646/1972;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of 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 20-01-0094.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-0094 will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.124/2020

**LOCAL AUTHORITY NOTICE 556 OF 2020****REPEAL OF AMENDMENT SCHEME 01-15652R**

Notice is herewith given in terms of section 25.(4) of the City of Johannesburg Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has granted the request to repeal Amendment Scheme 01-15652R pertaining to the Remaining Extent of Erf 357 Westdene.

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. 126/2020

**LOCAL AUTHORITY NOTICE 557 OF 2020****GRESSWOLD ERF 103**

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 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Condition (h), (j) and (k) from Deed of Transfer T83614/2015;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf from "Residential 1" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-17769.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 01-17769 will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 122/2020

**LOCAL AUTHORITY NOTICE 558 OF 2020**

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 2102 Houghton Estate**.

The removal of Conditions (a), (c) and (d) from Deed of Transfer T4925/2011.

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.133/2020

**LOCAL AUTHORITY NOTICE 559 OF 2020****AMENDMENT SCHEME 01-11841**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of Erf 253 Mulbarton Extension 1 from "Residential 1" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-11841.

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 01-11841 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.127/2020

**LOCAL AUTHORITY NOTICE 560 OF 2020****LENASIA EXTENSION 3 ERF 3753**

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 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Condition 1.(f), 1.(g), 1.(i) to 1.(m) from Deed of Transfer T36550/2015;
- (2) The amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of Erf 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 13-16046.

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 13-16046 will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.128/2020

**LOCAL AUTHORITY NOTICE 561 OF 2020****LESEDI LOCAL MUNICIPALITY  
LESEDI AMENDMENT SCHEME 308**

It is hereby notified in terms of Section 38 of the Lesedi Local Municipality Spatial Planning and Land Use Management By Law 2015, that Lesedi Local Municipality have approved the amendment of the Lesedi Town Planning Scheme, 2003, being the Rezoning of Holding 248 Vischkuil Agricultural Holdings Extension 1 from "Agricultural" to "Public Garage", subject to certain restrictive conditions.

Map 3 and the Scheme clauses of this amendment Scheme are filed with the Executive Manager, Local Economic Development and Planning Department, Civic Centre Building, No. 1 HF Verwoerd Street, Heidelberg. The Amendments of this notice are open for inspection during normal office hours at the above address.

This amendment scheme is known as Lesedi Amendment Scheme 308 and shall come into operation on date of publication of this notice.

ADV GUGU THIMANE ACTING MUNICIPAL MANAGER (Ref No. HS 2762, 01/04/2020)

**LOCAL AUTHORITY NOTICE 562 OF 2020****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
KEMPTON PARK CUSTOMER CARE CENTRE EKURHULENI AMENDMENT SCHEME: K0566**

The City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) hereby gives notice in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with the Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013), that the application for the rezoning of Erf 1055 Glenmarais Extension 1 from "Residential 1" to "Business 3", for a dwelling house, offices, medical consulting rooms and beauty salon has been approved subject to certain conditions.

Amendment Scheme Annexure will be open for inspection during normal office hours at the office of the Head of Department, Department of Economic Development: Gauteng Provincial Government, 8<sup>th</sup> Floor Corner House, 63 Fox Street, Johannesburg, 2000, as well as the Manager City Planning, the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5<sup>th</sup> Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park. This amendment scheme is known as Ekurhuleni Amendment Scheme K0566, and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager: City of Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400  
Notice: CP005.2020 [15/2/7/K0566]

**LOCAL AUTHORITY NOTICE 563 OF 2020****AMENDMENT SCHEME 07-18701**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Halfway House and Clayville Town Planning Scheme, 1976, by the rezoning of Erf 110 Erand Gardens Extension 49 from "Special" for offices, hotel, training centres, conference centres and any other use with the consent of the local authority to "Special", for offices, hotel, training centres, conference centres and Place of Instruction, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 07-18701.

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 07-18701 will come into operation on date of publication hereof

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.203/2020

**LOCAL AUTHORITY NOTICE 564 OF 2020****CITY OF EKURHULENI (BENONI 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), read together with SPLUMA, 2013 the City of Ekurhuleni, Benoni Customer Care Area hereby declares RYNFIELD EXTENSION 70 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 IS MADE BY ENJA PROPERTIES PTY LTD (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 448 OF THE FARM VLAKFONTEIN 69-IR PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be RYNFIELD EXTENSION 70.

**(2) DESIGN**

The township shall consist of erven and streets as indicated on the approved General Plan No: 1012/2019.

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

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

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

(a) The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers of SABTACO, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Local Authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(b) The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his / her expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.

(c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and storm water drainage system have been constructed as set out in sub-clause (b) above.

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

(e) The township owner shall ensure that all conditions and recommendations, as stipulated in the letter by the Gauteng Department of Public Transport, Roads and Works (GAUTRANS) dated 17 August 2006, are adhered to.

**(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**

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

- (6) **REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**  
If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owners. The township owners shall consult with the Local Authority before any existing municipal service(s) need to be replaced or removed.
- (7) **ENDOWMENT**  
The township owner shall, in terms of Section 98 (2) and (3) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority for the provision of land for parks (public open space).
- (8) **ACCEPTANCE AND DISPOSAL OF STORM WATER**  
The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all storm water running off or being diverted from the roads to be received and disposed of.
- The township owner shall ensure that all conditions and recommendations, as stipulated in the letter by the Gauteng Department of Public Transport, Roads and Works (GAUTRANS) dated 17 August 2006, are adhered to.
- (9) **ACCESS**  
Ingress and egress to and from the township shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department.
- (10) **SOIL CONDITIONS**  
Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.
- (11) **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.
- (12) **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 complied with and, when required, engineering certificates for the foundations of the structures are submitted.
- (13) **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.
- (14) **SPECIAL CONDITIONS**
- (a) The township owner shall ensure that a Body Corporate is established to the cost of the developer/owner.
  - (b) The said Body Corporate shall be in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance of the intercom and access control relating to the property.
  - (c) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 1986 (Act 95 of 1986) then and in such event the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 1986 shall be ready as pro-non-scripto.
  - (d) A security control facility which may include a guardhouse, a stop sign, a chain, a boom, a gate irrespective of whether same is manned or automated, may be erected on the internal private road

- for purpose of stopping and identifying vehicles and their occupants entering or leaving the township. A 24-hour access shall be available at all times for municipal and emergency purposes.
- (e) The Association referred to in (b) above may erect and man the facility referred to in (d) above, all costs in this regard will be borne by the Association.
  - (f) Should such facility conflict with any services of the Local Authority or Eskom or Telkom within the servitude area, the Local Authority shall have the sole discretion to inform the Association by registered letter that the security control facility has been discontinued, whereupon the facility shall be removed by the Association at its own cost.

## B. CONDITIONS OF TITLE

- (1) All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Township Ordinance, 15 of 1986:
  - (a) The property is subject to a servitude, 2m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude.
  - (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted tress shall be planted within the area of such servitude or within 2m thereof.
  - (c) The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains or other works being made good by the Local Authority.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni, Private Bag X1069 Germiston 1400, Notice CD16/2020

### NOTICE OF APPROVAL CITY OF EKURHULENI METROPOLITAN MUNICIPALITY EKURHULENI AMENDMENT SCHEME B0654

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-laws, 2019, the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares RYNFIELD EXTENSION 70 to be an approved township subject to the conditions set out in the schedule hereto.

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

This amendment is known as Ekurhuleni Amendment Scheme B0654 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, Civic Centre, Cross Street, Germiston. Notice No. CD16/2020

**LOCAL AUTHORITY NOTICE 565 OF 2020****AMENDMENT SCHEME 05-16739**

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 Roodepoort Town Planning Scheme, 1987, by the rezoning of Erf 1551 Discovery Extension 8 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 05-16739.

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 05-16739 will come into operation on date of publication hereof

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.204/2020

**LOCAL AUTHORITY NOTICE 566 OF 2020**

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

I, Petru Wooldridge, being the applicant of Portion 129 (a portion of portion 3) of the farm Kameelfontein 297JR hereby give notice in terms of Clause 16(1)(f) of the Tshwane Land-use Management Bylaw, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the abovementioned property. The property is 4,4083ha and is situated at 129 Pofadder Street, Kameelfontein, Pretoria.

The existing zoning of the property is Undetermined. The intension of the applicant in this matter is to subdivide the property into 2 portions of 1,14 ha en 3,2683ha respectively. Both portions will have access from Pofadder street. 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 1 April 2020 (*the first date of the publication of the notice in the Provincial Gazette, Beeld and Citizen*) until 29 April 2020.

Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspaper. Address of Municipal office: The Strategic Executive Director: City Planning and Development Room LG004, Registration, Isivuno House, 143 Lilian Ngoyi Street, Pretoria

Postal address: P O Box 3242, Pretoria, 0001

Closing date for any objections and/or comments: 29 April 2020.

Address of applicant: P O Box 66211, Woodhill, 0076, Tel no: 012 993 2200, Cell 083 235 4390

Date on which notice will be published: 1 April 2020 and 8 April 2020.

**Reference:** CPD /0290/129 (Item 31545)

01-08

**PLAASLIKE OWERHEID KENNISGEWING 566 VAN 2020****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR 'N AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL  
16(12)(a)(iii) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR BYWET, 2016**

In terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs Bywet, 2016 word hiermee aan alle belanghebbendes kennis gegee dat ek, Petru Wooldridge, die gemagtigde agent van die eienaar van Gedeelte 129 (Gedeelte van Gedeelte 3) van die plaas Kameelfontein297JR aansoek gedoen het vir die onderverdeling van bogemelde eiendom. Die eiendom is 4,4083ha groot en is gelee te Pofadderstraat 129, Kameelfontein, Pretoria. Die bestaande sonering is Onbepaald. Die intensie met die aansoek is om die eiendom in 2 gedeeltes te onderverdeel van 1,14 ha en 3,2683ha onderskeidelik. Beide gedeeltes sal toegang verkry vanaf Pofadderstraat.

Enige beswaar en/of kommentaar, met die redes daarvoor, met volle kontakbesonderhede van die beswaarmaker (waarsonder die Munisipaliteit nie met die persoon/instansie wie beswaar/kommentaar aangeteken het, kan korrespondeer nie) moet binne 28 dae na publikasie van die advertensie in die Provinsiale Koerant, *Beeld en Citizen* skriftelik by of tot die Strategiese Uitvoerende Direkteur Stedelike beplanning en Ontwikkeling ingedien of gerig word by Posbus 3242, Pretoria 0001 of aan **CityP\_Registration@tshwane.gov.za** ge e-pos word vanaf 1 April 2020 tot 29 April 2020.

Volledige besonderhede en planne kan gedurende gewone kantoorure by onderstaande Munisipale kantoor besigtig word vir 'n periode van 28 dae na die eerste publikasie van die kennisgewing in die Provinsiale Koerant, *Beeld en Citizen*.

Adres van Munisipale kantore: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Kamer LG004, Isivuno House, Lilian Ngoyistraatstraat 143, Pretoria

Posadres: Posbus 3242, Pretoria, 0001

Sluitingsdatum vir besware: 29 April 2020

Adres van aanvrager: Posbus 66211, Woodhill, 0076, Tel no: 012 993 2200, Sel no 083 235 4390

Datum van publikasie: 1 April 2020 en 8 April 2020

Verwysing: CPD /0290/129 (Item 31545)

01-08

**LOCAL AUTHORITY NOTICE 567 OF 2020****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 T54234/2017 and T54237/2017, with reference to the following properties: Erven 106 and 107, Lynnwood Glen.

The following conditions and/or phrases are hereby removed:

Erf 106 – Title Deed T54234/2017: Conditions 2.A.(c), 2.A.(g) and 2.C.(a) up to and including 2.C.(e); and

Erf 107 – Title Deed T54237/2017: Conditions 2.A.(c), 2.A.(g) and 2.C.(a) up to and including 2.C.(d) and 2.D.

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

(CPD LWG/0384/106+107 (Item 27136))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 APRIL 2020

(Notice 540/2020)

**LOCAL AUTHORITY NOTICE 568 OF 2020****LOCAL AUTHORITY NOTICE T016/2020  
LINBRO PARK EXTENSION 190**

A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Linbro Park Extension 190** 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 CHAMBER LANE PROPERTIES 3 PROPRIETARY LIMITED (REGISTRATION NUMBER 2007/001864/07) (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 305 OF THE FARM MODDERFONTEIN NO. 35-I.R., GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **LINBRO PARK EXTENSION 190**.

**(2) DESIGN**

The township consists of erven and streets as indicated on the General Plan S.G. No. 1698/2019.

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

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

**(4) ELECTRICITY**

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

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

Should the development of the township not been commenced within before the 15<sup>th</sup> June 2023, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not been completed before the 29<sup>th</sup> May 2028, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

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

Should the development of the township not been completed before the 30<sup>th</sup> July 2024 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

**(8) ACCESS**

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority.

(b) No access to or egress from the township shall be permitted via the line/lines of no access

as indicated on the approved layout plan of the township No.02-18537/P1/X190.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(10) REFUSE REMOVAL

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

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(13) OPEN SPACE CONTRIBUTION

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

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

(a) The township owner shall, after compliance with clause 1.(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 storm water 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 storm water drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 1.(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.

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

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

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

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

### 3. CONDITIONS OF TITLE.

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

(1) ALL ERVEN

(a) The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structures must be designed by a competent professional engineer unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC classification for foundations is considered **S/C2**. It is recommended that the site be zoned as Soil Zone III.

(b) (i) 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.

(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 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.

(2) ERVEN 190 AND 191

The erf as indicated on the General Plan is subject to a servitude for municipal purposes and right of way in favour of the local authority.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54 of the By-Law of the City of Johannesburg, declares that it has approved an amendment scheme being an amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the township of **Linbro Park Extension 190**. 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 02-18537.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T016/2020**

**LOCAL AUTHORITY NOTICE 569 OF 2020****AMENDMENT SCHEME 01-18722**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of Erven 257 to 262 Kenilworth from "Residential 4" to "Municipal", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18722.

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 01-18722 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.129/2020

**LOCAL AUTHORITY NOTICE 570 OF 2020****AMENDMENT SCHEME 02-18006**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Sandton Town Planning Scheme, 1980, by the rezoning of the Remaining Extent of Erf 166 Edenburg from "Business 4" including a restaurant to "Special", for dwelling units, residential buildings, private open space purposes, convenience business associated with the development on the site but not restricted to coffee shops,, hairdresser, printing shop and laundry facilities and subject to inter alia and height restriction of 5 storeys (excluding parking structures) and a FAR of 1.35, and the rezoning of the Remaining Extent and Portion 1 of Erf 167 Edenburg from "Residential 4" to "Special" for dwelling units, residential buildings, private open space purposes, subject to a height restriction of 4 Storeys (excluding parking structures) and a density of 120 du/ha, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-18006.

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 02-18006 will come into operation on date of publication hereof

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.202/2020

**LOCAL AUTHORITY NOTICE 571 OF 2020****AMENDMENT SCHEME 05-17985 AND 13/3395/2017**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 1138 Discovery Extension 3**:

- (1) The removal of Conditions 1(c), (d), (e), (f), (g), (h), (i), (j), (k), and (l) from Deed of Transfer No T2358/2000;
- (2) The amendment of the Roodepoort Town Planning Scheme, 1987, by the rezoning of the erf from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 05-17985, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.201/2020

**LOCAL AUTHORITY NOTICE 572 OF 2020****AMENDMENT SCHEME 01-18513**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979, by the rezoning of Erf 498 Selby Extension 19 from "Commercial 2" to "Public Garage", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18513.

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 01-18513 will come into operation on date of publication hereof

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 200/2020

**LOCAL AUTHORITY NOTICE 573 OF 2020**  
**AMENDMENT SCHEME 06-17572**

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 Lenasia South-East Town Planning Scheme, 1998, by the rezoning of Erven 2732, 2733 and 2734 Lenasia South Extension 2 from "Residential 1" to "Institutional", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 06-17572.

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 06-17572 will come into operation on date of publication hereof

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 199/2020

**LOCAL AUTHORITY NOTICE 574 OF 2020**  
**CROWN EXTENSION 25**

A. The City of Johannesburg Metropolitan Municipality herewith gives notice that Local Authority Notice 92 of 2020 dated 5 February 2020 in respect of **CROWN Extension 25**, has been amended as follows:

(a) By adding clause 3. A.(3) under the Conditions of Title with the following wording.

**(2) ERVEN 412 and 413**

"The erven in the township 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 transferees accepted the following condition: The local authority has limited the electrical supply to the erven to 140kVA and should the registered owner 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"

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

**LOCAL AUTHORITY NOTICE 575 OF 2020****REPEAL OF AMENDMENT SCHEME 01-14015R**

Notice is hereby given in terms of section 25(3)(b) read with Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has granted the request to repeal Amendment Scheme 01-14015R pertaining to Portion 13 of Erf 28 Parktown.

This notice will come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No 125/2020

**LOCAL AUTHORITY NOTICE 576 OF 2020****AMENDMENT SCHEME 01-18469**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of the Remaining Extent of Erf 5240 Johannesburg from "Residential 3" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18469.

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 01-18469 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.130/2020

**LOCAL AUTHORITY NOTICE 577 OF 2020****MOSTYN PARK EXTENSION 16 TOWNSHIP****CITY OF JOHANNESBURG LAND USE SCHEME, 2018 FORMERLY THE PERI-URBAN AREAS TOWN PLANNING SCHEME, 1975****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Geza Douglas Nagy, the undersigned; intend to apply to the City of Johannesburg for the establishment of a township.

**SITE DESCRIPTION:**

Erf/Erven (stand) No(s): Holding 9 Mostyn Park Agricultural Holdings, Registration Division IQ, Province of Gauteng.  
 Township (Suburb) Name: Mostyn Park Agricultural Holdings.  
 Street Address: The Site's has no specific street address, it is bound by Helen Road to the east and Bertha Road to the west in Mosteyn Park Agricultural Holdings. Holdings 10 and 11 Mosteyn Park Agricultural Holdings forms the northern boundary.  
 Code: 2040

**APPLICATION TYPE:**

Amendment to the approved in principle township: Mostyn Park Extension 16.

**APPLICATION PURPOSES:**

Amendment of the approved in principle Mostyn Park Extension 16 township for the following:

- ♦ Reducing the number of erven from 6 to 2 to accommodate inter alia one a large erf measuring approximately 2 hectares.
- ♦ Increasing the floor area ratio from 0.4 to 0.5 in order to increase the developable floor area for large erf in the township; and
- ♦ Amending the zoning provisions as it relates to the erven in the township, accordingly, as follows:

**Proposed Erf 1:**

Use Zone: "Industrial 1".  
 Primary Rights: Industrial buildings, Business Premises and Commercial purposes.  
 F.A.R.: 0.5  
 Height: Two Storeys.  
 Coverage: 60%

**Proposed Erf 2:**

Use Zone: "Private Road".  
 Primary Rights: As per Scheme.  
 F.A.R.: As per Scheme  
 Height: As per Scheme.  
 Coverage: As per Scheme

The above application in terms of the City of Johannesburg Land Use Scheme, 2018 formerly the Peri-Urban Areas Town Planning Scheme, 1975, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A- Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than 29 April 2020.

Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

**AUTHORISED AGENT**

Full name: Geza Douglas Nagy  
 Postal Address: PO Box 2887, Rivonia, 2128  
 Residential Address: 4A Homestead Road, Rivonia  
 Tel No (w) 011 803 8437  
 Fax No: 086 5793 057 / 011 803 7807  
 Cell: 083 6000 025  
 E-mail address: boston@pixie.co.za  
 Date of publication: 1 April 2020.

Reference: 3793

**LOCAL AUTHORITY NOTICE 578 OF 2020****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 TO BE KNOWN AS MONTANA TUINE EXTENSION 75**

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owner of **Portion 288 of the farm Hartebeestfontein 324JR** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township Montana Tuine Extension 75 in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereto.

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](mailto:CityP_Registration@tshwane.gov.za) from 1 April 2020 until 29 April 2020. 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 publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

**Address of Municipal offices:** Isivuno House, 143 Lilian Ngoyi Street, Room LG004. **Closing date of any objection(s) and/or comment(s):** 29 April 2020 **Address of authorised agent:** The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054, Lombardy Corporate Park, Block B, Unit 13, Cole Rd, Shere AH, 0084. Tel: (012) 809 2229 Ref: TPH19354 **Dates on which notice will be published:** 1 and 8 April 2020

**ANNEXURE**

**Name of Township:** Montana Tuine Extension 75

**Name of applicant:** Beatrix Elizabeth Fletcher from the firm The Town Planning Hub cc

**Number of erven, proposed zoning and development control measures:**

2 Erven zoned "Public Garage" including a car wash and place of refreshment of 500m<sup>2</sup>, with a height of 1 storey, coverage of 30% and an FSR of 0.3.

**The intention of the applicant in this matter is to:** obtain rights to develop a filling station together with a Car Wash and Place of Refreshment of 500m<sup>2</sup>.

**Locality and description of property:** Portion 288 of the farm Hartebeestfontein 324JR is situated on the south-eastern corner of Bougainvillea Drive and Enkeldoorn Avenue, Montana Tuine.

**Ref no:** CPD 9/2/4/2-5607T **Item nr:** 31762

**PLAASLIKE OWERHEID KENNISGEWING 578 VAN 2020****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP IN GEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016 WAT BEKEND GAAN STAAN AS MONTANA TUINE UITBREIDING 75**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die **Gedeelte 288 van die plaas Hartebeestfontein 324JR** gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die totstandkoming van die Montana Tuine Uitbreiding 75 dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuur By-wet, 2016, soos beskryf in die onderstaande bylaag.

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar tesame met volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word of skriftelik gerig word tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 1 April 2020 tot 29 April 2020. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante.

**Adres van Munisipale Kantore:** Isivuno House, 143 Lilian Ngoyi Straat, Kamer LG004. **Sluitingsdatum vir enige besware en/of kommentaar:** 29 April 2020 **Adres van agent :** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid 13, Cole Str, Shere. 0084. Tel: (012) 809 2229 Ref: TPH19354 **Datums waarop die advertensie geplaas word:** 1 en 8 April 2020

**BYLAAG**

**Naam van dorp:** Montana Tuine Uitbreiding 75

**Naam van gemagtigde agent:** Beatrix Elizabeth Fletcher van die firma The Town Planning Hub cc

**Aantal erwe, voorgestelde sonering en ontwikkelings kontroles:**

2 Erwe soneer "Openbare Garage" insluitend 'n karwas en plek van verversing van 500 m<sup>2</sup>, met 'n hoogte van 1 verdieping, Dekking van 30% en 'n VRV van 0.3.

**Die voorneme van die aansoeker in hierdie saak is om:** regte te verkry om 'n vulstasie, 'n karwas en plek van verversing van 500 m<sup>2</sup> op te rig.

**Ligging van die eiendom waarop die dorp gestig word:** Gedeelte 288 van die plaas Hartebeestfontein 324JR is geleë op die suidoostelike hoek van Bougainvillea-rylaan en Enkeldoornlaan, Montana Tuine.

**Verwysing nr:** CPD 9/2/4/2-5607T **Item nr:** 31762

1-8

**LOCAL AUTHORITY NOTICE 579 OF 2020****REPEAL OF AMENDMENT SCHEME 01-18284R**

Notice is herewith given in terms of section 25.(4) of the City of Johannesburg Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has granted the request to repeal Amendment Scheme 01-18284R pertaining to Orchards Ptn 1 of Erf 16 and Erf 17.

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. 121/2020

**LOCAL AUTHORITY NOTICE 580 OF 2020****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 T0028884/2019, with reference to the following property: Portion 1 of Erf 606, Lynnwood.

The following conditions and/or phrases are hereby removed: Conditions 1.(a), 1.(b), 1.(c), 1.(d), 1.(e), 1.(f), 1.(g), 2.(a), 2.(b), 2.(c), 2.(c)(i), 2.(c)(ii), 2.(c)(iii), 2.(d), 2.(e), 4.(a), 4.(b), 5.(a) and 5.(b).

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

(CPD LYN/0376/606/1 (Item 30598))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 APRIL 2020  
(Notice 541/2020)

**LOCAL AUTHORITY NOTICE 581 OF 2020****CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 6(8) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT NO 3 OF 1996)**

It is hereby notified in terms of the provisions of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act No 3 of 1996), that the City of Tshwane has approved the application for the removal and amendment of certain conditions contained in Title Deed T135181/2006, with reference to the following property: Holding 73, Laezonia Agricultural Holdings.

The following conditions and/or phrases are hereby removed: Conditions 2.(a), (b), (c)(i), (ii), (d)(i), (ii), (iii), (iv), (v), (vi), (e), (f), (g), (h), (i) and 3.(i), (ii), (iii) and (iv).

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

**AND/AS WELL AS**

that the City of Tshwane has approved the application for the amendment of the Tshwane Town-planning Scheme, 2008, being the rezoning of Holding 73, Laezonia Agricultural Holdings, from "Undetermined", to "Special", Lodge and Dwelling House, subject to certain further conditions.

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

This amendment is known as Tshwane Amendment Scheme **1393T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-1393T (Item 16881))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 APRIL 2020  
(Notice 257/2020)

**LOCAL AUTHORITY NOTICE 582 OF 2020****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 T0044612/2019, with reference to the following property: Erf 613, Menlo Park.

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

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

(CPD MNP/0416/613 (Item 30968))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 APRIL 2020  
(Notice 541/2020)

**LOCAL AUTHORITY NOTICE 583 OF 2020****CITY OF TSHWANE****NOTICE OF RECTIFICATION****NOTICE OF THE TSHWANE AMENDMENT SCHEME 2410T**

It is hereby notified in terms of the provisions of Section 23(1)(b) of the Tshwane Land Use Management By-Law, 2016, that Local Authority Notice 1344 in the Gauteng Provincial Gazette No 258, dated 17 September 2014, is hereby rectified as follows:

Sheets AN21 of the Map 3 documents of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), should be rectified to substitute the zoning for Portion 214 of the Farm Zwavelpoort 373JR, from "Undetermined", Table B, Column (3), to "Undetermined", Table B, Column (3), including Institution and Place of Instruction, subject to Annexure T T1416, subject to certain further conditions.

(CPD 9/2/4/2-2410T)  
(13/4/3/Tshwane Town-planning Scheme, 2008 (2410T))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 APRIL 2020  
(Notice 253/2020)

**LOCAL AUTHORITY NOTICE 584 OF 2020**  
**REMAINING EXTENT OF ERF 205 OBSERVATORY**

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 **Remaining Extent of Erf 205 Observatory**:

The removal of Conditions 3 and 4 from Deed of Transfer No. T62705/1998.

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. 205/2020





Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,  
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)  
Publications: Tel: (012) 748 6053, 748 6061, 748 6065