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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**NOTICE 385 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND-USE MANAGEMENT BYLAW, 2016**

I, Amund Paul Beneke (Platinum Town and Regional Planners CC, 2008/161136/23), being the Applicant on Erf 1 Alphenpark (located at 3 Nuwe Hoop Street), gives herewith notice in terms of Section 16(1) of the City of Tshwane Land-use Management Bylaw (2016), that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme (2008)(revised 2014), for the rezoning of the property as described above from "Residential 1" to "Special", for one dwelling house, office and medical and dental consulting rooms.

Full details of the Application and plans (if any) can be studied during normal office hours at the Municipal Offices for a period of 28 days from 05 May 2021. The address of the Municipal Offices is: the Group Head: Economic Development and Spatial Planning, Centurion Municipal Offices, Room E10, co Basden and Rabie Streets, Centurion. Because of Covid19, an electronic copy of the Application can also be requested from the Municipality at newlanduseapplications@tshwane.gov.za or alternatively from the Applicant at amund@vodamail.co.za / 072 184 9621.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details which without the Municipality cannot communicate with the person or entity submitting the objection(s) and / or comment(s), have to be delivered or submitted in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 05 May 2021 to 02 June 2021.

Closing date for any objection(s) and / or comment(s): 02 June 2021

Address of the applicant: Platinum Town and Regional Planners CC; 4 Lindau Complex, 96 Scott Street, Schoemansville, Hartbeespoort; PO Box 1194, Hartbeespoort, 0216; 072 184 9621 or 083 226 1316; amund@vodamail.co.za

Dates when notice is published: 05 May 2021 and 12 May 2021 (Gauteng Provincial Gazette, Beeld and Citizen)

Reference: CPD 9/2/4/2-5963T

Item: 33319

5-12

KENNISGEWING 385 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURSBYWET, 2016**

Ek, Amund Paul Beneke (Platinum Town and Regional Planners CC, 2008/161136/23) synde die Applikant op Erf 1 Alphenpark (geleë te 3 Nuwe Hoop Straat) gee hiermee kennis in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuursbywet (2016) dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema (2008)(hersien 2014) vir die hersonering van die eiendom soos hierbo beskryf, vanaf "Residensieël 1" na "Spesiaal" vir een woonhuis, kantore en mediese en tandheekkunde spreekkamers.

Volle besonderhede van die Aansoek en planne (indien enige) kan gedurende normale kantoorure bestudeer word by die Munisipale Kantore vir 'n periode van 28 dae vanaf 05 Mei 2021. Die adres van die Munisipale Kantore is: die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Centurion Munisipale Kantore, Kamer E10, hv Basden en Rabie Strate, Centurion. Agv Covid19 kan 'n elektroniese kopie van die Aansoek van die Munisipaliteit versoek word by newlanduseapplications@tshwane.gov.za of alternatief van die Aansoeker by amund@vodamail.co.za / 072 184 9621.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waaronder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) indien nie, moet gelewer of skriftelik gerig word aan: die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of tot CityP_Registration@tshwane.gov.za vanaf 05 Mei 2021 tot 02 Junie 2021.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 02 Junie 2021

Adres van die applikant: Platinum Town and Regional Planners CC; Lindaukompleks 4, Scottstraat 96, Schoemansville, Hartbeespoort; Posbus 1194, Hartbeespoort, 0216; 072 184 9621 of 083 226 1316; amund@vodamail.co.za

Datums wanneer kennisgewing gepubliseer word: 05 Mei 2021 en 12 Mei 2021 (Gauteng Provinsiale Koerant, Beeld en Citizen)

Verwysing: CPD 9/2/4/2-5963T

Item: 33319

5-12

NOTICE 389 OF 2021**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 45 OF MOGALE CITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018
AMENDMENT SCHEME 1949**

We, Futurescope Town and Regional Planners, being the applicant of Portion 52 of the farm Zwartkop 525JQ hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to Mogale City Local Municipality for amendment of the Krugersdorp Town Planning Scheme, 1980, by the rezoning of the property as described above from 'Agriculture' to 'Special' for a wedding / function venue, overnight accommodation and a recreational facility with related uses. The property is situated north of the R374 between the M5 and R114, Muldersdrift, Krugersdorp.

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: Manager: Economic Services, First Floor, Furn City Building, cnr Human & Monument Streets, Krugersdorp from 5 May until 2 June 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and can be obtained from the applicant at details listed below, for a period of 28 days from the date of first publication of the notice in the *Provincial Gazette* / Citizen newspaper. Address of Municipal offices: First Floor, Furn City Building, cnr Human & Monument Streets, Krugersdorp and at Futurescope, 146 Carol Road, Silverfields, Krugersdorp.

Closing date for any objections and/or comments: 2 June 2021

Address of applicant: Futurescope Town and Regional Planners CC, P.O. Box 59, Paardekraal, 1752, Tel: 011-955-5537; Cell: 082-821-9138; e-mail: petrus@futurescope.co.za

Dates on which notice will be published: 5 and 12 May 2021

5-12

NOTICE 391 OF 2021**EKURHULENI AMENDMENT SCHEME**

I, François du Plooy, being the authorised agent of the owners of Erf 242 Alberante Extension 1 Township, give notice in terms of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013, (SPLUMA), that I have applied to the Ekurhuleni Metropolitan Municipality (Alberton Customer Care Agency) for the Rezoning of the property described above, situated at 9 Jack Hindon Avenue, Alberante Extension 1 Township, from Special for a Guest house with a maximum of 16 rooms to Residential 1 for two (2) Dwelling Houses, subject to certain conditions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 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: City Planning Department, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton for the period of 28 days from **5 May 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 4, Alberton 1450, within a period of 28 days **from 5 May 2021 up to 2 June 2021**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 646-2013.
E-mail: francois@fdpass.co.za

5-12

NOTICE 392 OF 2021**NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) READ WITH SECTION 15(6) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorized applicant of the owners of the Remainder of Portion 2 of the farm Zwartkoppies 364-JR, hereby gives notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that I applied to the City of Tshwane Metropolitan Municipality for the subdivision of the above-mentioned property in terms of Section 16(12)(a)(iii) read with Section 15(6) of the City of Tshwane Land Use Management By-Law, 2016. The part of the property to be subdivided from the rest of the Remaining extent of Portion 2 of the farm Zwartkoppies 364-JR is situated adjacent west of Solomon Mahlangu Drive at the junction between Alwyn Road and Solomon Mahlangu Drive. The intension of the applicant in this matter is to subdivide the subject property measuring 677,1249 ha, into two (2) portions, as follows:

Number and area of proposed portions:

| | |
|--|---------------|
| Proposed Portion 319 of the farm Zwartkoppies 364-JR: | = 7,0711 ha |
| Proposed Remainder of Portion 2 of the farm Zwartkoppies 364-JR: | = 670,0538 ha |
| Total | = 677,1249 ha |

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 5 May 2021 until 2 June 2021. Full particulars and plans may be inspected during normal office hours at the Pretoria Municipal Offices: Registration Office LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld & Citizen newspapers.

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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 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.

Address of applicant: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen. P O Box 72729, Lynnwood Ridge, 0040. Tel: (012) 993 5848, Fax: (012) 993 1292, E-Mail: anna-marie.potgieter@plankonsult.co.za.

Date of first publication: 5 May 2021. Date of second publication 12 May 2021.

Closing date for objections: 2 June 2021. Reference no: CPD/0810/00364/R/2 (Item 33150).

KENNISGEWING 392 VAN 2021**KENNISGEWING VAN AANSOEK OM ONDERVERDELING INGEVOLGE ARTIKEL 16(12)(a)(iii) SAAMGELEES MET ARTIKEL 15(6) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde applikant van die eienaars van die Restant van Gedeelte 2 van die plaas Zwartkoppies 364-JR, gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir onderverdeling van die bogenoemde eiendom in terme van Artikel 16(12)(a)(iii) saamgelees met Artikel 15(6) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016. Die gedeelte van die eiendom wat onderverdeel staan te word van die res van die Restant van Gedeelte 2 van die plaas Zwartkoppies 364-JR is geleë aangrensend wes van Solomon Mahlangu Rylaan by die aansluiting tussen Alwynweg en Solomon Mahlangu Rylaan. Die intensie van die applikant in hierdie saak is om die eiendom met 'n grootte van 677,1249 ha, in twee (2) gedeeltes te verdeel, soos volg:

Hoeveelheid en area van die voorgestelde gedeeltes:

| | |
|--|---------------|
| Voorgestelde Gedeelte 319 van die plaas Zwartkoppies 364-JR: | =7,0711 ha |
| Voorgestelde Restant van Gedeelte 2 van die plaas Zwartkoppies 364-JR: | = 670,0538 ha |
| Totaal | = 677,1249 ha |

Besware teen of verhoë, insluitend die redes vir die besware en/of verhoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of verhoë ingedien het moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gerig en ingedien word vanaf 5 Mei 2021 tot 2 Junie 2021. Besonderhede van die aansoek met planne lê ter insae gedurende gewone kantoorure by die Pretoria Munisipale kantore: Registrasiekantoor LG004, Isivuno Huis, 143 Lilian Ngoyi Straat, Pretoria, vir 'n periode van 28 dae vanaf die eerste dag van publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. Die aansoeker kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat aan die Munisipaliteit gestuur is na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van applikant: Plankonsult Ingelyf, 389 Lois Laan Waterkloof Glen, Posbus 72729, Lynnwood Ridge, 0040. Tel:(012) 993 5848. Faks:(012) 993 1292, E-pos: anna-marie.potgieter@plankonsult.co.za

Datum van eerste publikasie: 5 Mei 2021. Datum van tweede publikasie: 12 Mei 2021.

Sluitingsdatum vir besware en/of verhoë: 2 Junie 2021. Verwysing nr: CPD/0810/00364/R/2 (Item 33150).

NOTICE 395 OF 2021**CITY OF TSHWANE LAND USE MANAGEMENT
NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE
CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016)**

I, Gerrit Hendrik De Graaff of Developlan Town and Regional Planners Incorporated, being the applicant Portion 87 of the farm De Onderstepoort 300 JR, Province of Gauteng 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 property described below.

The intension of the applicant in this matter is to create 3 new portions. Each portion will be used for residential and agricultural purposes.

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 5 May until 2 June 2021. 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, The Star and Die Beeld newspapers.

Schedule 23: Extra-ordinary measure in line with the Disaster Management Act, 2002 for the public participation of land development applications: "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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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."

Address of Municipal offices: LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

Address of applicant: 54B Van Wouw St., Groenkloof 0181; / PO Box 1516, Groenkloof, 0027. Tel: 012-346 0283.

Publication dates of notice: 05/05/2021 & 12/05/2021. Closing date for any objections: 02/06/2021.

Description of property: Portion 87 of the farm De Onderstepoort 300 JR, Province of Gauteng.

Number and area of proposed portions: Remainder of Portion 87 (±3,1789ha); Portion 1 of Portion 87 (±2,6890ha) and Portion 2 of Portion 87 (±2,6974ha).

Reference: CPD 300-JR/0152/87 (Item 32395).

KENNISGEWING 395 VAN 2021**STAD VAN TSHWANE GRONDGEBRUIKSBEHEER
KENNISGEWING VAN 'N AANSOEK VIR ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEHEER VERORDENINGE, 2016**

Ek, Gerrit Hendrik De Graaff van Developlan Stads-en Streekbeplanners Ingelyf, synde die applikant van Gedeelte 87 van die plaas De Onderstepoort 300 JR, Provinsie van Gauteng gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir Onderverdeling van die eiendom hieronder beskryf. Die intensie van die applikant in hierdie aangeleentheid is om 3 nuwe gedeeltes te skep. Elke gedeelte sal gebruik word vir residensiele en landbou doeleindes.

Enige beswaar(e) en/of kommentaar(e), insluit die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak details, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, moet ingedien of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 5 Mei tot 2 Junie 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Provinsiale Gazette, The Star en Die Beeld.

Skedule 23: Buitengewone maatreeël in ooreenstemming met die Wet op Rampbestuur, 2002 vir die publieke deelname aan grondontwikkelings-aansoeke: "Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of bekom, kan 'n afskrif van die munisipaliteit aangevra word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker, by die indiening van die aansoek, 'n afskrif elektronies aanstuur of die aansoek publiseer, saam met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die eksemplaar is wat by die munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party, die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die aansoeker inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging te verbied van die aansoek nie."

Adres van Munisipale kantore: LG004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria.

Adres van applikant: Van Wouw Str. 54B, Groenkloof 0181; / Posbus 1516, Groenkloof, 0027. Tel: 012-346 0283.

Publikasiedatums van kennisgewing: 05/05 & 12/05/21. Sluitingsdatum vir besware en/of kommentare:02/06/21.

Eiendomsbeskywing: Gedeelte 87 van die plaas De Onderstepoort 300 JR, Provinsie van Gauteng.

Aantal en oppervlakte van voorgestelde gedeeltes: Restant van Gedeelte 87 (±3,1789ha); Gedeelte 1 van Gedeelte 87 (±2,6890ha) en Gedeelte 2 van Gedeelte 87 (±2,6974ha).

Reference: CPD 300-JR/0152/87 (item 32395).

NOTICE 396 OF 2021**NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) READ WITH SECTION 15(6) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AND OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

I, Rajendra Somandass being the authorized applicant of Erf 305 Waterkloof Ridge Township, situated at 266 Johann Rissik Drive, hereby gives notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of this property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 read with the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996). The application is for the removal of conditions 2, 5, 6, 10, 11 & 12 contained in Deed of Transfer No T50086/2014. Notice is also given in terms of Clause 16 of the Tshwane Town-Planning Scheme 2008, Revised 2014, read with Section 16(3) and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that I have also applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a "Guest House" restricted to 10 guest rooms. The current zoning of the property is "Residential 1". The intension of the applicant in this matter is to free the property of title conditions that are restrictive with regards to the proposed consent use rights for a guesthouse as well as to enable the approval of existing building plans. 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, P.O. Box 14013, Lyttelton, 0140 or to CityP_Registration@tshwane.gov.za from 05 May 2021, until 02 June 2021. 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, Citizen and Beeld newspapers. Address of Municipal offices: Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices.

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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 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. Address of Owner: 1080 Frederik Avenue, Eldoraingne, Centurion, 0157 Tel: (082) 929 8239, E-Mail: royalrt2@gmail.com; Date of first publication: 05 May 2021; Date of second publication 12 May 2021; Closing date for objections: 02 June 2021; Ref no (Removal): CPD/WKR/0744/305 (Item 33279); Ref no (Consent): CPD WKR/0744/305 (Item 33278).

KENNISGEWING 396 VAN 2021**KENNISGEWING VAN 'N AANSOEK OM DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTIE INGEVOLGE AFDELING 16 (2) LEES MET AFDELING 15 (6) VAN DIE STAD TSHWANE VERORDENING OM GRONDGEBRUIKSBESTUUR, 2016 EN VAN 'N TOEPASSING OP GEBRUIK VAN TOESTEMMINGSGEBRUIK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIENE 2014)**

Ek, Rajendra Somandass, as die gemagtigde aansoeker van Erf 305 Waterkloof Ridge Township, geleë te Johann Rissikrylaan 266, gee hiermee kennis ingevolge Artikel 16 (1) (f), Bylae 13 en Bylae 23 van die Stad Tshwane Grondgebruikbestuur -wet, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die titelakte van hierdie eiendom ingevolge artikel 16 (2) van die Stad Tshwane-verordening op grondgebruikbestuur, 2016 gelees met die Gautengse Wet op die Opheffing van Beperkings 1996 (Wet 3 van 1996). Die aansoek is vir die opheffing van voorwaardes 2, 5, 6, 10, 11 en 12 vervat in Transportakte Nr T50086 / 2014. Kennisgewing word ook gegee in terme van Klousule 16 van die Tshwane Stadsbeplanningskema 2008, hersien 2014, gelees met Artikel 16 (3) en Bylae 23 van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, dat ek ook van toepassing is. na die stad Tshwane Metropolitaanse munisipaliteit vir toestemmingsgebruik vir 'n 'gastehuis' wat beperk is tot tien gastekamers. Die huidige sonering van die eiendom is "Residensieel 1". Die voorneme van die aansoeker in hierdie aangeleentheid is om die eiendomsvoorwaardes vry te stel wat beperkend is met betrekking tot die voorgestelde gebruiksregte vir 'n gastehuis, asook om die goedkeuring van bestaande bouplanne moontlik te maak. 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 of skriftelik gerig word aan: die groefhoof: ekonomiese ontwikkeling en ruimtelike beplanning, PO Box 14013, Lyttelton, 0140 of na CityP_Registration@tshwane.gov.za vanaf 05 Mei 2021 tot 02 Junie 2021. Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerante Provinsiale Koerant, Citizen en Beeld. Adres van Munisipale kantore: Kamer E10, h / v Basden- en Rabiestraat, Centurion Munisipale Kantore.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. Die applikant kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat aan die Munisipaliteit gestuur is na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieeer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie. Adres van eienaar: 1080 Frederik Avenue, Eldoraigne, Centurion, 0157 Tel: (082) 929 8239, E-Mail: royalrt2@gmail.com; Datum van eerste publikasie: 05 May 2021. Datum van tweede publikasie: 12 May 2021. Sluitings datum vir besware: 02 June 2021; Verw no (Opheffing): CPD/WKR/0744/305 (Item 33279); Verw no (Toestemming): CPD WKR/0744/305 (Item 33278)

NOTICE 400 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND-USE MANAGEMENT BYLAW, 2016**

I, Amund Paul Beneke (Platinum Town and Regional Planners CC, 2008/161136/23), being the Applicant on the Remainder of Erf 55 Dorandia X2 (located at 292 Petricola Street, Dorandia), gives herewith notice in terms of Section 16(1) of the City of Tshwane Land-use Management Bylaw (2016), that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme (2008)(revised 2014), for the rezoning of the property as described above from "Residential 1" to "Residential 3", limited to 8 dwelling units.

Full details of the Application and plans (if any) can be studied during normal office hours at the Municipal Offices for a period of 28 days from 05 May 2021. The address of the Municipal Offices is: the Group Head: Economic Development and Spatial Planning, Akasia Municipal Complex, 485 Heinrich Avenue (entrance Dale Street), 1st Floor, Room F12, Karenpark, Akasia. Because of Covid19, an electronic copy of the Application can also be requested from the Municipality at newlanduseapplications@tshwane.gov.za or alternatively from the Applicant at amund@vodamail.co.za / 072 184 9621.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details which without the Municipality cannot communicate with the person or entity submitting the objection(s) and / or comment(s), have to be delivered or submitted in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP.Registration@tshwane.gov.za from 05 May 2021 to 02 June 2021.

Closing date for any objection(s) and / or comment(s): 02 June 2021

Address of the applicant: Platinum Town and Regional Planners CC; 4 Lindau Complex, 96 Scott Street, Schoemansville, Hartbeespoort; PO Box 1194, Hartbeespoort, 0216; 072 184 9621 or 083 226 1316; amund@vodamail.co.za

Dates when notice is published: 05 May 2021 and 12 May 2021 (Gauteng Provincial Gazette, Beeld and Citizen)

Reference: CPD 9/2/4/2-5922T

Item: 33138

5-12

KENNISGEWING 400 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURSBYWET, 2016**

Ek, Amund Paul Beneke (Platinum Town and Regional Planners CC, 2008/161136/23) synde die Applikant op die Restant van Erf 55 Dorandia X2 (geleë te 292 Petricola Straat, Dorandia) gee hiermee kennis in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuursbywet (2016) dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema (2008)(hersien 2014) vir die hersonering van die eiendom soos hierbo beskryf, vanaf "Residensieël 1" na "Residensieël 3", beperk tot 8 wooneenhede.

Volle besonderhede van die Aansoek en planne (indien enige) kan gedurende normale kantoorure bestudeer word by die Munisipale Kantore vir 'n periode van 28 dae vanaf 05 Mei 2021. Die adres van die Munisipale Kantore is: die Groefhoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Akasia Munisipale Kompleks, 485 Heinrichstraat (ingang Dalestraat), 1st Vloer, Kamer F12, Karenpark, Akasia. Agv Covid19 kan 'n elektroniese kopie van die Aansoek van die Munisipaliteit versoek word by newlanduseapplications@tshwane.gov.za of alternatief van die Aansoeker by amund@vodamail.co.za / 072 184 9621.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) indien nie, moet gelewer of skriftelik gerig word aan: die Groefhoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of tot CityP.Registration@tshwane.gov.za vanaf 05 Mei 2021 tot 02 Junie 2021.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 02 Junie 2021

Adres van die applikant: Platinum Town and Regional Planners CC; Lindaukompleks 4, Scottstraat 96, Schoemansville, Hartbeespoort; Posbus 1194, Hartbeespoort, 0216; 072 184 9621 of 083 226 1316; amund@vodamail.co.za

Datums wanneer kennisgewing gepubliseer word: 05 Mei 2021 en 12 Mei 2021 (Gauteng Provinsiale Koerant, Beeld en Citizen)

Verwysing: CPD 9/2/4/2-5922T

Item: 33138

5-12

NOTICE 403 OF 2021**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Willem Johannes Stefanus Roets (Stefan) / Pieter C le Roux, 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 I/we have applied to the City of Ekurhuleni for the establishment of townships, referred to in the Annexure hereto. Simultaneously an application is also made in terms of Section 124 of the City of Ekurhuleni Spatial Planning and Land Use Management By-Law, 2019 for the excision of Holdings 259 and 260 Pomona Estates Agricultural Holdings and Holding R/195 Bredell Agricultural Holdings from the Agricultural Holdings Register in terms of the Agricultural Holdings (Transvaal) Registration Act No. 22 of 1919.

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 05/05/2021.

Any objections and/or comments, including the grounds for such objections and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objections and/or comments, shall be lodged with, or made in writing to: Area Manager, City Planning Department, PO Box 13, Kempton Park, 1620 from 05/05/2021 until 02/06/2021.

Address of Municipal offices: Department City Planning, 5th Floor, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

ANNEXURE: POMONA EXTENSION 282

Name of township: Holding 260 Pomona Estates Agricultural Holdings

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Setel Properties Pty Ltd

The township will comprise of two erven (to be consolidated), and will be zoned as follow: Zoning: "Residential 3", Coverage: 60%, Floor area ratio: N/A, Height restriction: 3 storeys, Density: 55 units/Ha (Maximum of 76 Units). The property is located at 260 Stanley Road, Pomona Estates Agricultural Holdings (Our ref DP1013)

ANNEXURE: POMONA EXTENSION 283

Name of township: Holding 259 Pomona Estates Agricultural Holdings

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Zong's Property Investments CC

The township will comprise of two erven (to be consolidated), and will be zoned as follow: Zoning: "Residential 3", Coverage: 60%, Floor area ratio: 0.8, Height restriction: 3 storeys, Density: 85 units/ha. The property is located at 259 Stanley Road, Pomona Estates Agricultural Holdings. (Our ref DP1019)

ANNEXURE: BREDELL EXTENSION 103

Name of township: Holding R/195 Bredell Agricultural Holdings

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Wil Power Trans CC

The township will comprise of two erven (to be consolidated), and will be zoned as follow: Zoning: "Industrial 2" only for commercial purposes and care takers dwelling, Coverage: 30%, Floor area ratio: 1500m², Height restriction: 3 storeys, Density: N/A. The property is located at 195 Seventh Road, Bredell Agricultural Holdings. (Our ref DP1011)

Dates on which notice will be published: 05/05/2021 AND 12/05/2021

Closing date for any objections and/or comments: 02/06/2021

Address of applicant: PO Box 1903, Kempton Park, 1620 / 1st Floor, Forum Building, 6 Thistle Road, Kempton Park. Tel No: 011 394 1418, Fax No: 011 975 3716, E-Mail: jhb@terraplan.co.za

NOTICE 412 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

We, **VAN ZYL & BENADE STADSBEPLANNERS BK**, being the applicant of **ERVEN 822, 823 AND 824 MENLO PARK** 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:

1. The amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The properties are situated respectively at **422 THE VILLAGE ROAD, 328 BORDER ROAD WEST AND 426 THE VILLAGE ROAD, MENLO PARK**. The rezoning is from **RESIDENTIAL 1 (ERVEN 822,823 AND 824)** to **SPECIAL FOR A RETIREMENT CENTRE** as defined in the application. The intension of the applicant in this matter is to **DEVELOP A RETIREMENT CENTRE WITH A MAXIMUM OF 100 DWELLING-UNITS, TOGETHER WITH SUPPORTIVE USES, ON THE CONSOLIDATED ERF (HEIGHT 3 STOREYS (13 METRES) FAR 1.0 AND COVERAGE 50%)**.
2. The removal of certain conditions contained in the Title Deeds in terms of section 16(2) of the of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The application is for the removal of **Conditions (a) up to and including (k); Conditions (l)(i) and (l)(ii); and Conditions (m) up to and including (q) in the Title Deeds T108862/2016 (ERF 822), T108863/2016 (ERF 823) AND T108861/2016 (ERF 824)**. The intension of the applicant in this matter is to **remove the restrictive conditions in the title deeds regarding the land uses permitted on the erf; the number of dwelling houses to be erected on the erf; the street building line; the restriction to subdivide the erf; and to remove all other redundant and irrelevant conditions in the title deeds**.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or applicant's offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette and newspapers (Beeld & The Star). Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or alternatively by requesting such copy from the applicant.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (including e-mail address), 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: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **5 MAY 2021** until **3 JUNE 2021**.

ADDRESS OF MUNICIPAL OFFICES: Centurion Municipal Offices, Registration Office, Room E10, c/o Basden and Rabie Streets, Centurion.

ADDRESS OF APPLICANT: Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 32709, Glenstantia, 0010, 29 Selati Street, Ashlea Gardens, Telephone No: 012-346 1805, e-mail: vzbd@esnet.co.za

Closing date for any objections and/or comments: **3 JUNE 2021**

Dates on which notice will be published: **5 MAY 2021 & 12 MAY 2021**

REFERENCE: CPD MNP/0416/824 (ITEM 33302) (REMOVAL)

REFERENCE: CPD 9/2/4/2-5960T (ITEM 33307) (REZONING)

KENNISGEWING 412 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) EN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23 DAARTOE**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant van **ERWE 822, 823 EN 824 MENLO PARK** gee hiermee ingevolge artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om:

1. Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van The City of Tshwane Land Use Management By-law, 2016, van die eiendomme hierbo beskryf. Die eiendomme is geleë te **THE VILLAGEROAD 422, BORDERROAD WES 328 EN THE VILLAGEROAD 426, MENLO PARK**. Die hersonering is van **RESIDENSIEEL 1 (ERWE 822, 823 EN 824)** na **SPESIAAL VIR 'N AFTREE-SENTRUM** soos gedefinieer in die aansoek. Die applikant se bedoeling met hierdie saak is om **'N MAKSIMUM VAN 100 WOONEENHEDE, TESAME MET ONDERSTEUNENDE GEBRUIKE, OP DIE GEKONSOLDEERDE ERF TE ONTWIKKEL. (HOOGTE 3 VERDIEPINGS (13 METER)) VOV 1.0 EN DEKKING 50%**.
2. Opheffing van sekere voorwaardes in die Titelaktes ingevolge Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016 van die eiendomme hierbo beskryf. Die aansoek is vir die opheffing van voorwaardes **(a) tot (k) in geheel; voorwaardes (l)(i) en l(ii); en voorwaardes (m) tot (q) in geheel in die Titelaktes T108862/2016 (ERF 822), T108863/2016 (ERF 823) EN T108861/2016 (ERF 824)**. Die applikant se bedoeling met hierdie saak is die **opheffing van die beperkende voorwaarde in die titelaktes rakende die toegelate grondgebruike; die aantal woonhuise wat op die erwe operig gaan word; die straatboulyn; die verbod om te mag onderverdeel; en om alle ander oorbodige en irrelevante voorwaardes in die titelakte op te hef**.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale en Applikant se kantore soos hieronder aangetoon, vir n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaaie (Beeld & The Star). Indien enige belanghebbende en geaffekteerde party n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: newlanduseapplications@tshwane.gov.za of alternatiewelik deur sodanige afskrif van die applikant te versoek. Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede (e-pos adres ingesluit), waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf **5 MEI 2021** tot **3 JUNIE 2021**.

ADRES VAN MUNISIPALE KANTORE: Kamer LG004, Isivuno House, Tshwane Munisipaliteit Kantore, Lillian Ngoyi Straat 143, Pretoria, 0001

ADRES VAN APPLIKANT: Van Zyl & Benadé Stadsbeplanners BK, Posbus 32709, Glenstantia, 0010, Selatistraat 29, Ashlea Gardens, Tel: 012- 346 1805, e-mail: vzbd@esnet.co.za

Sluitingsdatum vir enige besware en/of kommentare: **3 JUNIE 2021**

Datums waarop kennisgewing gepubliseer word: **5 MEI 2021 & 12 MEI 2021**

VERWYSING: CPD MNP/0416/824 (ITEM 33302) (OPHEFFING)

VERWYSING: CPD 9/2/4-5960T (ITEM 33307) (HERSONERING)

GENERAL NOTICE 413 OF 2021

NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

I, Stefan Roets / Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of the erven mentioned below 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, Kempton Park Customer Care Centre for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described below:

1. EKURHULENI AMENDMENT SCHEME K0703
Erven 1741 and 1742 Bonaero Park Extension 11, situated on the corner of Atlas Road/O'Hare Avenue/Savannah Road, Bonaero Park Extension 11, from "Industrial 2" to "Industrial 2" for commercial purposes only and "Residential 3" respectively, subject to certain restrictive measures (Erf 1741 - density of 85 units/Ha, height 4 storeys) & (Erf 1742 – Floor Area Ratio of 1.5 and height 4 storeys). (Our ref: HS3102).
2. EKURHULENI AMENDMENT SCHEME 0716
Erf 826 Bonaeropark Extension 1, situated at 7 Porto Amelia Road, Bonaeropark Extension 1 from "Residential 1" to "Residential 3" subject to a height of 2 storeys, coverage of 60%, floor area ratio of 0.6 and a density of 30 units per hectare (maximum of 4 dwelling units). (Our ref: HS3141).
3. EKURHULENI AMENDMENT SCHEME 0728
Erf 2309 Birch Acres Extension 7, situated at 8 Nuwejaarsvoël Avenue, Birch Acres Extension 7, from "Industrial 1" to "Industrial 1" with the inclusion of a diesel depot for private use only (no wholesale retail), subject to certain restrictive measures (height 2 storeys, coverage 65%, FAR 1.1). (Our ref: HS3147).

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, 5th Level, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for the period of 28 days from 05/05/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, at the above address or PO Box 13, Kempton Park, 1620 within a period of 28 days from 05/05/2021.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619, Tel: 011 394-1418/9, Fax: 011 975-3716, E-Mail: jhb@terraplan.co.za

GENERAL NOTICE 415 OF 2021
MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF THE MOGALE CITY
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018
AMENDMENT SCHEME 1953

We, Futurescope Town and Regional Planners, being the authorised agents of the owner of Erf 52, Luipaardsvlei hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme, 1980, by the rezoning of the property as described above from 'Residential 4' to 'Business 2' with an annexure to allow for a waste reclaiming and recycling business and related uses. The property is situated at 102 Sivewright Street, Luipaardsvlei, Krugersdorp.

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: Manager: Economic Services, First Floor, Furn City Building, cnr Human & Monument Streets, Krugersdorp from 12 May until 9 June 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and can be obtained from the applicant at details listed below, for a period of 28 days from the date of first publication of the notice in the *Provincial Gazette / Citizen* newspaper. Address of Municipal offices: First Floor, Furn City Building, cnr Human & Monument Streets, Krugersdorp and at Futurescope, 146 Carol Road, Silverfields, Krugersdorp.

Closing date for any objections and/or comments: 9 June 2021
Address of applicant: Futurescope Town and Regional Planners CC, P.O. Box 59, Paardekraal, 1752,
Tel: 011-955-5537; Cell: 082-821-9138; e-mail: petrus@futurescope.co.za
Dates on which notice will be published: 12 and 19 May 2021

12-19

GENERAL NOTICE 416 OF 2021

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE JOHANNESBURG LAND USE SCHEME IN TERMS OF SECTION 21 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.

APPLICABLE SCHEME: The City of Johannesburg Land Use Scheme, 2018.

Notice is hereby given in terms of Sections 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg to rezone of Erf 96 Risidale from "Business 4" to "Residential 4" including offices to allow for the development of 18 dwelling units on the property (a density of 90 dwelling units per hectare) with a height of 3 storeys, plus a basement, subject to conditions.

SITE DESCRIPTION:

Erf /Erven (stand) No(s) : Erf 96
Township (Suburb) Name : Risidale Street Address: 174 Beyers Naude Drive. Code: 2195.

APPLICATION TYPE: Application in terms of Section 21 for the Rezoning of the property from "Business 4" to "Residential 4" including offices.

APPLICATION PURPOSES: The intention is to add the land use rights for 18 dwelling units to the existing office rights. The proposed height of the dwelling units will be 3 storeys plus a possible basement.

The above application 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 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 to objectionsplanning@joburg.org.za, and admin@rbtps.co.za, by not later than **09 June 2021**.

AUTHORISED AGENT: M. Brits of Rinus Brits Town Planning Solutions, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195) Tel: 011 888 2232, Cell: 082 456 4229, email: admin@rbtps.co.za. Date: 12 May 2021.

GENERAL NOTICE 417 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY JOHANNESBURG LAND USE SCHEME, 2018 IN TERMS OF SECTION 21 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

APPLICABLE SCHEME: The City of Johannesburg Land Use Scheme, 2018.

Notice is hereby given in terms of Sections 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg to rezone Erf 2 Blackheath from "Residential 1" to "Residential 4" to allow for the development of 44 dwelling units on the property (a density of 155 dwelling units per hectare) with a height of 4 storeys, plus a basement, subject to conditions.

SITE DESCRIPTION:

Erf /Erven (stand) No(s) : Erf 2
Township (Suburb) Name : Blackheath Street Address: 8 Lee Road. Code: 2195.

APPLICATION TYPE: Application in terms of Section 21 for the Rezoning of the property from "Residential 1" to "Residential 4".

APPLICATION PURPOSES: The intention is to increase the density of the property to allow 44 dwelling units on the property (density of 155 dwelling units per hectare) at a height of 4 storeys plus a basement. This would consist of 29 market units and 15 inclusionary housing units.

The above application 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 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 to objectionsplanning@joburg.org.za, and admin@rbtps.co.za, by not later than **09 June 2021**.

AUTHORISED AGENT: M. Brits of Rinus Brits Town Planning Solutions, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195) Tel: 011 888 2232, Cell: 082 456 4229, email: admin@rbtps.co.za. Date: 12 May 2021.

GENERAL NOTICE 418 OF 2021**DEPARTMENT OF ROADS AND TRANSPORT****ROAD TRAFFIC ACT 1996****REGISTRATION AS GRADE A DRIVING LICENSE TESTING CENTRE IN TERMS OF SECTION 9: TEMBISA DRIVING LICENSE TESTING CENTRE: GAUTENG PROVINCIAL GOVERNMENT**

I, Makhukhu Mampuru, Head of Department responsible for Roads and Transport in the Province, hereby issue a notice of the registration of Tembisa Driving License Testing Centre as a Grade A, located at 137 Witfontein, Tembisa, 1400; in terms of section 9 of the Road Traffic Act 1996 (Act no. 93 of 1996).

This notice shall come into effect on the date of publication in the Provincial Gazette.



Mr. Makhukhu Mampuru

Head of Department: Roads and Transport

GENERAL NOTICE 419 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018) and removal of restrictive conditions.

Site description: **ERF 1112 PARKMORE (located at 77 Lilian Avenue corner Sandton Drive, Parkmore).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Business 4" to "Business 4" (with amended conditions) and the removal of restrictive conditions.

Application purpose: The purpose of the applications is to increase height, floor area and to remove restrictive conditions from the Title Deed that prohibit the redevelopment of the property.

Furthermore, a notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **12 MAY 2021**.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 420 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21, 33 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

Notice is hereby given, in terms of Sections 21, 33 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018), and the removal of restrictive conditions and a subdivision into three residential portions and an access portion.

Site description: **PORTION 4 OF ERF 285 BUCCLEUCH (located at 22A Margaret Avenue, Buccleuch).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from Residential 1 to Residential 1 (10 dwelling units per hectare) and a subdivision into three (3) residential portions and access portion and the removal of restrictive conditions.

Application purpose: The purpose of the application is to increase the residential density to permit a subdivision into three (3) residential portions and access portion and to remove certain conditions from the Title Deed prohibiting the property from being subdivided and the removal of the street building line condition.

Furthermore, a notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property.

Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy. The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **12 MAY 2021**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 421 OF 2021

NOTICE OF APPLICATION IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for the removal of restrictive conditions.

Site description: **ERF 1773 BRYANSTON (located at 31 Chesterfield Road, Bryanston)**

Application type: Removal of restrictive conditions.

Application purpose: The purpose of this application is the removal of conditions restricting the subdivision of the property.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **12 MAY 2021**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 422 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

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

Site description: **ERVEN 432 AND 433 HYDE PARK EXTENSION 97 (located at 5 Second Road, Fountain Grove Office Park, Hyde Park Extension 97).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Business 4" to "Business 4" (with amended conditions).

Application purpose: The purpose of the application is to permit an increase in floor area and to include a restaurant as a primary right.

Furthermore, a notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **12 MAY 2021**.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 423 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

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

Site description: **ERF 351 MAYFAIR (located at 153 Eighth Avenue, Mayfair).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 4" to "Residential 4" (with amended conditions).

Application purpose: The purpose of the application is to increase (height to 4 storeys excluding basements), (floor area to 4,0), (coverage to 100%) and the relaxation of parking bays to 10 bays in total (inclusive of visitors parking).

Furthermore, a notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **12 MAY 2021**.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 424 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

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

Site description: **ERF 566, REMAINDER AND PORTION 1 OF ERF 567 AND REMAINDER AND PORTION 1 OF ERF 568 PARKTOWN (located at 28, 30 and 32 Wellington Road corner Hillside Road, Parktown).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Business 4" to "Business 4" (including residential / student accommodation).

Application purpose: The purpose of the applications is to include residential / student accommodation as primary right in addition to the "Business 4" land use rights.

Furthermore, a notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **12 MAY 2021**.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 425 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21, 33 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

Notice is hereby given, in terms of Sections 21, 33 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018), and the removal of restrictive conditions and a subdivision into four residential portions and an access portion.

Site description: Erf 285 Hurlingham (located at 43 Cawdor Avenue, Hurlingham).

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from Residential 1 to Residential 1 (10 dwelling units per hectare) and a subdivision into four (4) residential portions and access portion and the removal of restrictive conditions.

Application purpose: The purpose of the application is to increase the residential density to permit a subdivision into four (4) residential portions and access portion and to remove certain conditions from the Title Deed prohibiting the property from being subdivided and the removal of the street building line condition.

Furthermore, a notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property.

Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy. The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **12 MAY 2021**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 426 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018), and the removal of restrictive conditions.

Site description: **Erf 302 Hyde Park Extension 48 (located at 83 Third Avenue, Hyde Park Extension 48).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from Residential 1 to Residential 3 (40 dwelling units per hectare) permitting sixteen (16) dwelling-units and the removal of restrictive conditions.

Application purpose: The purpose of the application is to increase the residential density to permit sixteen (16) dwelling units and to remove certain conditions from the Title Deed prohibiting the property from being re-developed at a higher density.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property.

Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy. The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty eight) days from **12 MAY 2021**.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 427 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018) and removal of restrictive conditions.

Site description: **ERF 810 HIGHLANDS NORTH (located at 186 9th Avenue corner Louis Botha Avenue, Highlands North).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from Residential 1 to Residential 3 (permitting a residential building (subject to conditions) and the removal of restrictive conditions restricting the proposed land use.

Application purpose: The purpose of this application is to permit a residential building (communal living with shared facilities) as defined in the Johannesburg Land-use Scheme, 2018 and to remove restrictive conditions from the title deed. The number of rooms is limited to ten (10).

Furthermore, as notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **12 MAY 2021**.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 428 OF 2021**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018) for the establishment of a township.

Site description: **PORTION 138 OF THE FARM ROODEKRAANS 183-IQ (PROPOSED POORTVIEW EXTENSION 50). The site is located at 550 MALCOLM ROAD CORNER DOREEN ROAD, POORTVIEW AND EXTENSIONS as per the Local Authority Corporate Geo-Informatics System (CGIS).**

Application type: Township establishment in terms of Section 26 of the City of Johannesburg Municipal By-Law.

Application purpose: The purpose of the application is to establish a township on Portion 138 of the Farm Roodekrans 183 – IQ, permitting a television production studio with related uses and a density of 30 dwelling units per hectare. The township will consist of two erven:

Proposed Erf 1: Special (permitting a television production studio with related uses)

Proposed Erf 2: Residential 2 (thirty (30) dwelling units per hectare)(permitting 30 dwelling-units)

Furthermore, a notice of this application must come to the attention of all owners and occupiers of surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08h00 to 15h30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **12 MAY 2021**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **9 JUNE 2021**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 429 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR DIVISION OF LAND (SUBDIVISION) IN TERMS OF SECTION
16(12)(a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Portion 519 (a portion of Portion 159) of the farm Kameeldrift 298-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 Division of Land (Subdivision) in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at 2066 / 519 Sinagoge Road.

Description of property: Portion 519 (a portion of Portion 159) of the farm Kameeldrift 298-JR.

Number and area of proposed portions: 2 Portions of the farm Kameeldrift 298-JR, namely Proposed Remaining Extent of Portion 519 ($\pm 1,2515$ Ha), and Proposed Portion 1 of Portion 519 ($\pm 1,2514$ Ha).

The intension of the applicant in this matter is to manage it more efficiently. The property is situated $\pm 6,15$ km North-East from the N1 National Highway and Sefako Makgatho Drive intersection.

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: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 12 May 2021 [the first date of the publication of the notice set out in Section 16(1)(f) of the By-Law referred to above], until 9 June 2021 (not less than 28 days after the date of first publication of the notice). 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 advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Isivuno House, Registration Office, Room LG004, 143 Lillian Ngoyi Street (previously Van der Walt Street), Pretoria. Closing date for any objections and/or comments: 9 June 2021. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 12 May 2021 and 19 May 2021 respectively. **Reference: CPD 298-JR/0613/00519 (Item No. 32383).**

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or a copy can be requested from the applicant at the address indicated in the advertisement.

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail 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.

Address of applicant: Physical: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Email address: sl.townplanning@vodamail.co.za

KENNISGEWING 429 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR VERDELING VAN GROND (ONDERVERDELING)
INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR
VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Gedeelte 519 ('n gedeelte van Gedeelte 159) van die plaas Kameeldrift 298-JR, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir Verdeling van Grond (Onderverdeling) ingevolge Artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo genoem. Die eiendom is geleë te Sinagoge Weg 2066 / 519. Beskrywing van eiendom: Gedeelte 519 ('n gedeelte van Gedeelte 159) van die plaas Kameeldrift 298-JR. Aantal en oppervlakte van voorgetelde gedeeltes: 2 Gedeeltes van die plaas Kameeldrift 298-JR, naamlik Voorgestelde Restant van Gedeelte 519 ($\pm 1,2515$ Ha), en Voorgestelde Gedeelte 1 van Gedeelte 519 ($\pm 1,2514$ Ha).

Die applikant se bedoeling met hierdie saak is om dit meer effektief te bestuur. Die eiendom is $\pm 6,15$ km Noord Oos geleë vanaf die N1 Nasionale Snelweg en Sefako Makgatho Weg interseksie.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf 12 Mei 2021 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 9 Junie 2021 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Star en Beeld koerante. Adres van Munisipale kantore: Isivuno Huis, Registrasie Kantoor, Kamer LG004, Lilian Ngoyistraat 143, (voorheen Van der Waltstraat), Pretoria. Sluitingsdatum vir enige besware en/of kommentare: 9 Junie 2021. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 12 Mei 2021 en 10 Mei 2021 respektiewelik. **Verwysing: CPD 298-JR/0613/00519 (Item Nr: 32383).**

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: **newlanduseapplications@tshwane.gov.za**. 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is.

Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aanvrager van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die aanvrager 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. As 'n belanghebbende of geaffekteerde party nie stappe neem 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.

Adres van aanvrager: Fisies: Platrandstraat 769, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Epos adres: sl.townplanning@vodamail.co.za

GENERAL NOTICE 430 OF 2021
CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme by the rezoning of the property from "Residential 1" to "Residential 2" with a density of 30 dwelling units per hectare, subject to conditions and for the removal of restrictive conditions of title.

SITE DESCRIPTION: PORTION 2 OF ERF 116 LOMBARDY EAST
STREET ADDRESS: NO 79 KING EDWARD ROAD, LOMBARDY EAST
APPLICATION TYPE: REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE

The purpose of the application will be to subdivide the property and rezone a portion of this property to permit a density of 30 units per hectare (4 dwelling units on subdivided site) and to remove restrictive conditions of title with regard to the entire property.

Full details of the application will be supplied by the Authorised Agent, Beth Heydenrych, on request. The application 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. However, due to Covid regulations, access to the building is presently restricted. The application can also be viewed via the City's website www.joburg.org.za.

Any objections or representations 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 to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339-4000, or an e-mail send to beth@tplanning.co.za and to objectionsplanning@joburg.org.za by no later than 9 June 2021.

AUTHORISED AGENT: Beth Heydenrych Town Planning Consultant, P.O. Box 3544, Witkoppen, 2068
No 40 Wessel Road, Rivonia
Tel/Fax: (011) 234-1534. Cell: 072 172 5589
beth@tplanning.co.za
Date of Advertisement: 12 May 2021

GENERAL NOTICE 431 OF 2021**NOTICE OF APPLICATION FOR CONSENT USE IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008, (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, ON PROPERTY NO. 2870 KUDUBE UNIT 2, VULAMEHLO STREET 1642, FOR PLACE OF CHILD CARE.**

We, Manna Forever Consultants, being the applicants of Erf 2870 Kudube Unit 2, Vulamehlo Street 1642, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), read with section 16(3) of the City of Tshwane Land Use Management by-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care.

The property is situated at Erf 2870 Kudube Unit 2, Vulamehlo Street 1642.

The current zoning of the property is Use Zone 1: Residential 1.

The intention of the applicant in this matter is to develop a Place of Child Care.

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 **12 May 2021** (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014)) until **23 June 2021** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans may be inspected during normal office hours at the Municipality, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette

Address of Municipal offices: **Pretoria: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. P O Box 3242, Pretoria 0001**

Closing date for any objections and/or comments **23 June 2021** Address of applicant (physical and postal address):



**MANNA FOREVER
CONSULTANTS
2014/179913/07
1921 TEMBA
KUDUBE UNIT 2
Mobile: 084 864 5648
Tel. No: (012) 727 0073
Email: nelly@ndodini.co.za**

Date on which notice will be published: 12 May 2021

KENNISGEWING 431 VAN 2021**KENNISGEWING VAN AANSOEK OM VERGUNNINGSGEBRUIK INGEVOLGE CLAUSE 16 VAN DIE TSHWANE TOWN-PLANNING SCHEME, 2008, (REVISED 2014) GELEES MET SECTION 16(3) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, OP EIENDOM NR. 2870 KUDUBE UNIT 2, VULAMEHLO STRAAT 1642, VIR "PLEK VAN KINDERSORG"**

Ons, Manna Forever Consultants, synde die aansoekers van eiendom nr. 2870 Kudube Unit 2, Vulamehlo Straat 1642, gee hiermee kennis ingevolge Clause 16 van die Tshwane Town-planning Scheme, 2008 (Revised 2014), gelees met section 16(3) van die City of Tshwane Land Use Management by-law, 2016, dat ons het aansoek gedoen na die City of Tshwane Metropolitan Municipality vir 'n Consent Use vir "Plek van Kindersorg".

Die eiendom is geleë by eiendom nr. 2870 Kudube Unit 2, Vulamehlo Straat 1642.

Die huidige zoning van die eiendom is Use Zone 1: Residential 1.

Die bedoeling van die aansoeker in hierdie saak is om 'n Plek van Kindersorg ontwikkel.

Enige besware en/of kommentaar, insluitend die gronde vir sodanige besware en/of kommentaar met volledige kontakbesonderhede, waarvolgens die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar en/of kommentaar, moet met, of skriftelik gerig word aan by die: Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za **van af 12 Mei 2021** (die eerste datum van die publikasie van die kennisgewing uiteengesit in Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014)) **tot 23 Junie 2021** (nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing).

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipaliteit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provincial Gazette

Adres van Munisipale Kantore: **Pretoria: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. P O Box 3242, Pretoria 0001**

Sluitingsdatum vir enige besware en/of kommentaar **23 Junie 2021**, adres van aansoeker (fisiese en posadres):



**MANNA FOREVER
CONSULTANTS
2014/179913/07
1921 TEMBA
KUDUBE UNIT 1
Mobile: 084 864 5648
Tel. No: (012) 727 0073
Email: nelly@ndodini.co.za**

Datums waarop kennisgewing gepubliseer sal word: 12 Mei 2021

GENERAL NOTICE 432 OF 2021**NOTICE OF APPLICATION FOR CONSENT USE IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008, (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, ON PROPERTY NO. 1/95 WOLMER, BAKENKLOOF STREET 486, FOR PLACE OF CHILD CARE.**

We, Manna Forever Consultants, being the applicants of Erf 1/95 Wolmer, Bakenkloof Street 486, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), read with section 16(3) of the City of Tshwane Land Use Management by-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care.

The property is situated at Erf 1/95 Wolmer, Bakenkloof Street 486.

The current zoning of the property is Use Zone 1: Residential 1.

The intention of the applicant in this matter is to develop a Place of Child Care.

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 **12 May 2021** (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014)) until **23 June 2021** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans may be inspected during normal office hours at the Municipality, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette

Address of Municipal offices: **Pretoria: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. P O Box 3242, Pretoria 0001**

Closing date for any objections and/or comments **23 June 2021** Address of applicant (physical and postal address):



**MANNA FOREVER
CONSULTANTS
2014/179913/07
1921 TEMBA
KUDUBE UNIT 2
Mobile: 084 864 5648
Tel. No: (012) 727 0073
Email: nelly@ndodini.co.za**

Date on which notice will be published: 12 May 2021

KENNISGEWING 432 VAN 2021**KENNISGEWING VAN AANSOEK OM VERGUNNINGSGEBRUIK INGEVOLGE CLAUSE 16 VAN DIE TSHWANE TOWN-PLANNING SCHEME, 2008, (REVISED 2014) GELEES MET SECTION 16(3) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, OP EIENDOM NR. 1/95 WOLMER, BAKENKLOOF STRAAT 486, VIR "PLEK VAN KINDERSORG"**

Ons, Manna Forever Consultants, synde die aansoekers van eiendom nr. 1/95 Wolmer, Bakenkloof Straat 486, gee hiermee kennis ingevolge Clause 16 van die Tshwane Town-planning Scheme, 2008 (Revised 2014), gelees met section 16(3) van die City of Tshwane Land Use Management by-law, 2016, dat ons het aansoek gedoen na die City of Tshwane Metropolitan Municipality vir 'n Consent Use vir "Plek van Kindersorg".

Die eiendom is geleë by eiendom nr. 1/95 Wolmer, Bakenkloof Straat 486.

Die huidige zoning van die eiendom is Use Zone 1: Residential 1.

Die bedoeling van die aansoeker in hierdie saak is om 'n Plek van Kindersorg ontwikkel.

Enige besware en/of kommentaar, insluitend die gronde vir sodanige besware en/of kommentaar met volledige kontakbesonderhede, waarvolgens die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar en/of kommentaar, moet met, of skriftelik gerig word aan by die: Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za **van af 12 Mei 2021** (die eerste datum van die publikasie van die kennisgewing uiteengesit in Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014)) **tot 23 Junie 2021** (nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing).

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipaliteit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provincial Gazette

Adres van Munisipale Kantore: Pretoria: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. P O Box 3242, Pretoria 0001

Sluitingsdatum vir enige besware en/of kommentaar **23 Junie 2021**, adres van aansoeker (fisiese en posadres):



**MANNA FOREVER
CONSULTANTS
2014/179913/07
1921 TEMBA
KUDUBE UNIT 1
Mobile: 084 864 5648
Tel. No: (012) 727 0073
Email: nelly@ndodini.co.za**

Datums waarop kennisgewing gepubliseer sal word: 12 Mei 2021

GENERAL NOTICE 433 OF 2021**NOTICE OF APPLICATION FOR CONSENT USE IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008, (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, ON PROPERTY NO. 192 KUDUBE-D, KHOLOFELO STREET 1826, FOR PLACE OF CHILD CARE.**

We, Manna Forever Consultants, being the applicants of Erf 192 Kudube-D, Kholofelo Street 1826, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), read with section 16(3) of the City of Tshwane Land Use Management by-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care.

The property is situated at Erf 192 Kudube-D, Kholofelo Street 1826.

The current zoning of the property is Use Zone 1: Residential 1.

The intention of the applicant in this matter is to develop a Place of Child Care.

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 **12 May 2021** (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014)) until **23 June 2021** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans may be inspected during normal office hours at the Municipality, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette

Address of Municipal offices: **Pretoria: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. P O Box 3242, Pretoria 0001**

Closing date for any objections and/or comments **23 June 2021** Address of applicant (physical and postal address):



**MANNA FOREVER
CONSULTANTS
2014/179913/07
1921 TEMBA
KUDUBE UNIT 2
Mobile: 084 864 5648
Tel. No: (012) 727 0073
Email: nelly@ndodini.co.za**

Date on which notice will be published: 12 May 2021

KENNISGEWING 433 VAN 2021**KENNISGEWING VAN AANSOEK OM VERGUNNINGSGEBRUIK INGEVOLGE CLAUSE 16 VAN DIE TSHWANE TOWN-PLANNING SCHEME, 2008, (REVISED 2014) GELEES MET SECTION 16(3) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, OP EIENDOM NR. 192 KUDUBE-D, KHOLOFELO STRAAT 1826, VIR “PLEK VAN KINDERSORG”**

Ons, Manna Forever Consultants, synde die aansoekers van eiendom nr. 192 Kudube-D, Kholofelo Straat 1826, gee hiermee kennis ingevolge Clause 16 van die Tshwane Town-planning Scheme, 2008 (Revised 2014), gelees met section 16(3) van die City of Tshwane Land Use Management by-law, 2016, dat ons het aansoek gedoen na die City of Tshwane Metropolitan Municipality vir 'n Consent Use vir “Plek van Kindersorg”.

Die eiendom is geleë by eiendom nr. 192 Kudube-D, Kholofelo Straat 1826.

Die huidige zoning van die eiendom is Use Zone 1: Residential 1.

Die bedoeling van die aansoeker in hierdie saak is om 'n Plek van Kindersorg ontwikkel.

Enige besware en/of kommentaar, insluitend die gronde vir sodanige besware en/of kommentaar met volledige kontakbesonderhede, waarvolgens die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar en/of kommentaar, moet met, of skriftelik gerig word aan by die: Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za **van af 12 Mei 2021** (die eerste datum van die publikasie van die kennisgewing uiteengesit in Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014)) **tot 23 Junie 2021** (nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing).

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipaliteit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provincial Gazette

Adres van Munisipale Kantore: Pretoria: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. P O Box 3242, Pretoria 0001

Sluitingsdatum vir enige besware en/of kommentaar **23 Junie 2021**, adres van aansoeker (fisiese en posadres):



**MANNA FOREVER
CONSULTANTS
2014/179913/07
1921 TEMBA
KUDUBE UNIT 1
Mobile: 084 864 5648
Tel. No: (012) 727 0073
Email: nelly@ndodini.co.za**

Datums waarop kennisgewing gepubliseer sal word: 12 Mei 2021

GENERAL NOTICE 434 OF 2021**NOTICE OF APPLICATION FOR CONSENT USE IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008, (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, ON PROPERTY NO. 1/95 WOLMER, BAKENKLOOF STREET 486, FOR PLACE OF CHILD CARE.**

We, Manna Forever Consultants, being the applicants of Erf 1/95 Wolmer, Bakenkloof Street 486, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), read with section 16(3) of the City of Tshwane Land Use Management by-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Place of Child Care.

The property is situated at Erf 1/95 Wolmer, Bakenkloof Street 486.

The current zoning of the property is Use Zone 1: Residential 1.

The intention of the applicant in this matter is to develop a Place of Child Care.

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 **12 May 2021** (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014)) until **23 June 2021** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans may be inspected during normal office hours at the Municipality, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette

Address of Municipal offices: **Pretoria: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. P O Box 3242, Pretoria 0001**

Closing date for any objections and/or comments **23 June 2021** Address of applicant (physical and postal address):



**MANNA FOREVER
CONSULTANTS
2014/179913/07
1921 TEMBA
KUDUBE UNIT 2
Mobile: 084 864 5648
Tel. No: (012) 727 0073
Email: nelly@ndodini.co.za**

Date on which notice will be published: 12 May 2021

KENNISGEWING 434 VAN 2021**KENNISGEWING VAN AANSOEK OM VERGUNNINGSGEBRUIK INGEVOLGE CLAUSE 16 VAN DIE TSHWANE TOWN-PLANNING SCHEME, 2008, (REVISED 2014) GELEES MET SECTION 16(3) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, OP EIENDOM NR. 1/95 WOLMER, BAKENKLOOF STRAAT 486, VIR "PLEK VAN KINDERSORG"**

Ons, Manna Forever Consultants, synde die aansoekers van eiendom nr. 1/95 Wolmer, Bakenkloof Straat 486, gee hiermee kennis ingevolge Clause 16 van die Tshwane Town-planning Scheme, 2008 (Revised 2014), gelees met section 16(3) van die City of Tshwane Land Use Management by-law, 2016, dat ons het aansoek gedoen na die City of Tshwane Metropolitan Municipality vir 'n Consent Use vir "Plek van Kindersorg".

Die eiendom is geleë by eiendom nr. 1/95 Wolmer, Bakenkloof Straat 486.

Die huidige zoning van die eiendom is Use Zone 1: Residential 1.

Die bedoeling van die aansoeker in hierdie saak is om 'n Plek van Kindersorg ontwikkel.

Enige besware en/of kommentaar, insluitend die gronde vir sodanige besware en/of kommentaar met volledige kontakbesonderhede, waarvolgens die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar en/of kommentaar, moet met, of skriftelik gerig word aan by die: Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za **van af 12 Mei 2021** (die eerste datum van die publikasie van die kennisgewing uiteengesit in Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014)) **tot 23 Junie 2021** (nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing).

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipaliteit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provincial Gazette

Adres van Munisipale Kantore: **Pretoria: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. P O Box 3242, Pretoria 0001**

Sluitingsdatum vir enige besware en/of kommentaar **23 Junie 2021**, adres van aansoeker (fisiese en posadres):



**MANNA FOREVER
CONSULTANTS
2014/179913/07
1921 TEMBA
KUDUBE UNIT 1
Mobile: 084 864 5648
Tel. No: (012) 727 0073
Email: nelly@ndodini.co.za**

Datums waarop kennisgewing gepubliseer sal word: 12 Mei 2021

GENERAL NOTICE 435 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND
USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

We Origin Town and Regional Planning (Pty) Ltd, being the authorized agent of Erven 17 and 18 Hazelwood, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of Erven 17 and 18 Hazelwood in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The properties are situated at numbers 33 and 35 Hazelwood Road, Hazelwood, respectively.

The application for rezoning is from "Residential 1" to "Business 4" excluding dwelling units and veterinary clinic, subject to certain conditions.

The intention of this application is to obtain appropriate land use rights from the City of Tshwane Metropolitan Municipality in order to allow for the development of offices and medical consultation rooms on the subject properties, subject to certain conditions. The total floor area of the development shall not exceed 2230m², while the floor area of the medical consulting rooms shall not exceed 300m².

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 **12 May 2021** until **9 June 2021**.

Should any interested or affected party wish to view or obtain a copy of the land development applications, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. Alternatively, a copy of the applications could be obtained from the applicant at the contact details provided below. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za.

For purposes to obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically.

No part of the application 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 below, for a period of 28 days from **12 May 2021** as published in the Provincial Gazette, the Beeld newspaper and The Star newspaper.

Address of Municipal offices: Centurion Municipal Offices, Room E10, corner of Basden and Rabie Streets, City of Tshwane Metropolitan Municipality, Pretoria. Closing date for any objections and/or comments: **9 June 2021**.

Address of applicant: 306 Melk Street, Nieuw Muckleneuk, 0181, Pretoria, P O Box 2162, Brooklyn Square, 0075. Telephone: 012 346 3735 or Fax 012 346 4217. E-mail: plan@origintrp.co.za

Date on which the applications will be published: **12 May 2021** and **19 May 2021**.

Reference Number: CPD/9/2/4/2-5868T / Item No. 32974

KENNISGEWING 435 VAN 2021

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK VIR HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN

Ons, Origin Stads en Streekbeplanning (Edms) Bpk, synde die magtigde applikant van Erwe 17 en 18 Hazelwood, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van Erwe 17 en 18 Hazelwood. Die eiendom is onderskeidelik geleë te nommers 33 Hazelwood en 35 Hazelwood Straat, Hazelwood.

Die aansoek vir hersonering is vanaf "Residensieel 1" na "Besigheid 4", uitsluitend wooneenhede en 'n veeartseny kliniek, onderworpe aan sekere verdere voorwaardes.

Die doel van hierdie aansoek is om toepaslike grondgebruiksregte van die Stad Tshwane Metropolitaanse Munisipaliteit te verkry ten einde die ontwikkeling van kantore en mediese konsultasie kamers op die eiendom toe te laat, onderworpe aan sekere voorwaardes. Die totale vloeroppervlak van die ontwikkeling sal nie 2230m² oorskrei nie, terwyl die vloeroppervlak van die mediese kantore beperk word tot 300m².

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf **12 Mei 2021** tot **9 Junie 2021**.

Indien enige belangstellende of geaffekteerde partye die aansoeke wil sien of 'n kopie wil ontvang van die grondgebruik aansoeke, kan 'n kopie versoek word vanaf die Munisipaliteit deur dit te versoek by die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n kopie van die aansoeke vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende en geaffekteerde partye deurgegee word, die afskrif is wat saam met die munisipaliteit aan newlanduseapplications@tshwane.gov.za voorgelê is.

Vir doeleindes van verkryging van 'n kopie van die aansoek moet kennis geneem word dat die geïnteresseerde of geaffekteerde party die munisipaliteit en die applikant moet voorsien van 'n epos adres waarheen die aansoek elektronies gestuur kan word.

Geen deel van die aansoek dokumentasie wat deur die munisipaliteit of die applikant voorsien is mag kopieer, herproduseer of in enige vorm gebruik of publiseer word op 'n wyse wat sal inbreuk maak op die intellektuele eiendomsreg van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondgebruiksaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) van die aansoeke sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **12 Mei 2021** soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en The Star koerant.

Adres van die Munisipale kantore: Centurion Munisipale Kantore, Kamer E10, hoek van Basden en Rabie Straat, Stad van Tshwane Metropolitaanse Munisipaliteit, Pretoria. Sluitingsdatum vir enige beswaar(e): **9 Junie 2021**.

Adres van gemagtigde agent: Origin Stadsbeplanning, 306 Melkstraat, Nieuw Muckleneuk. Posbus 2162, Brooklyn Square, 0075. Tel: (012) 346 3735 of Faks: (012) 346 4217. E-pos: plan@origintrp.co.za

Datum van publikasie van die kennisgewing: **12 Mei 2021** en **19 Mei 2021**.

Verwysings Nommer: CPD/9/2/4/2-5868T / Item No. 32974

GENERAL NOTICE 436 OF 2021**CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(A)(III) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Hugo Benadie, of The Practice Group (Pty) Ltd, being the applicant (authorized agent acting for the owner) of the property namely Remaining Extent of the farm Waterkloof 378, Registration Division JR, Province of Gauteng, 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 property described above.

It is the intention of the applicant to subdivide the Remaining Extent of the farm Waterkloof 378 JR as follows:

- Proposed Portion 1 of the Remaining Extent of the farm Waterkloof 378JR: measuring approximately 4,13ha in extent;
- Resulting in the Remainder of the farm Waterkloof 378JR: measuring approximately 47,86ha in extent.

The purpose of the proposed subdivision is to separate the underlying farm portion from that part of the property on which a township will be laid out.

The subject property is situated in the north western quadrant of the intersection of the N1 National Road and the R21 National road, south of and abutting Solomon Mahlangu Drive.

Any objection(s) and/or comment(s), including the grounds of 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 12 May 2021, until 9 June 2021.

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 copy through the following contact details: newlanduseapplications@tshwane.gov.za. Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: hugo@practicegroup.co.za
- Postal address: PO Box 35895, Menlo Park, 0102
- Address of applicant: The Practice Group, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081
- Contact telephone number: (012) 362 1741

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 that the interested and affected party must provide the municipality and the applicant with an e-mail 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.

Address of municipal offices: Room E8, cnr of Basden and Rabie Street, Centurion Municipal office.

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 12 May 2021. The costs of any hard copies of the application will be for the account of the party requesting same.

Address of applicant: The Practice Group (Pty) Ltd, cnr of Brooklyn Road and First Street, Menlo Park,
Pretoria, 0081,
Tel: 012-362 1741
Date of 1st publication: 12 May 2021
Date of 2nd publication: 19 May 2021
Closing date for any objections/comments: 9 June 2021
Reference: CPD/0732/00000/r/e : Item Number: 33350

12-19

KENNISGEWING 436 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL
16(12)(A)(III) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ek, Hugo Benadie, van The Practice Group (Edms) Bpk, synde die applikant (gemagtigde agent wat namens die eienaar optree) van die eiendom naamlik die restant van die plaas Waterkloof 378, Registrasie Afdeling JR, Provinsie van Gauteng, gee hiermee kennis in terme die bepalings van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks-bestuursverordening, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van die bogenoemde eiendom.

Dit is die voorneme van die applikant om die Restant van die plaas Waterkloof 378 JR, as volg te verdeel:

- Voorgestelde gedeelte A van Restant van die plaas Waterkloof 378 JR: by benadering ongeveer 4,13ha;
- Wat tot gevolg sal hê n restant van die plaas Waterkloof 378 JR: by benadering ongeveer 47,86ha.

Die doel van die voorgestelde onderverdeling is om die onderliggende plaas gedeelte van die restant te skei waarop 'n dorp uitgelê sal word.

Die eiendom is geleë in die noord-westelike kwadrant van die interseksie tussen die N1 Nasionale Pad en die R21 Nasionale Pad, suid van en aangrensend aan Solomon Mahlangu Rylaan (voorheen Hans Strijdom).

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet ingedien by of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by cityp_registration@tshwane.gov.za vanaf 12 Mei 2021, tot 9 Junie 2021.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die Grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die Grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik:

- Epos adres: hugo@practicegroup.co.za
- Posadres: posbus 35895, menlo park, 0102
- Adres van applikant: The Practice Group, h/v van Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081
- Kontak telefoonnommer: (012) 362 1741

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan 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 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die Grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Adres van munisipale kantore: Kamer E8, h/v Basden en Rabie Straat, Centurion Munisipale kantoor.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantoor van die applikant, soos hierbo uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die

datum van eerste publikasie van die kennisgewing, naamlik 12 Mei 2021. Die koste van harde kopieë van die aansoek is vir die rekening van die party wat dit versoek.

Adres van applikant: The Practice Group (Edms) Bpk, h/v Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Datum van 1st publikasie: 12 Mei 2021

Datum van 2de publikasie: 19 Mei 2021

Sluitingsdatum vir enige besware/kommentare: 9 Junie 2021

Verwysing: CPD/0732/00000/r/e: Item nommer: 33350

12-19

GENERAL NOTICE 437 OF 2021

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A SPECIAL CONSENT APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN
PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Stefan Roets on behalf of Terraplan Gauteng Pty Ltd, being the applicant of the property known as the Erf 309 Meyerspark hereby give notice in terms of Section 16 of the Tshwane Town Planning Scheme, 2008 (Revised 2014) read with Section 16 (3) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use to use the property as described above as "Place of Child Care".

The property is situated at 239 Erasmus Street, Meyerspark. The current zoning of the property is "Residential 1". The intension of the applicant in this matter is to develop as "Place of Child Care" for a maximum of 40 children on the site.

Any objection(s) and/or comment(s), including the grounds for such objections and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objections and/or comments, 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 12/05/2021 until 09/06/2021.

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. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Nogyi Street, Municipal Offices.

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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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.

Closing date for any objections and/or comments: 09/06/2021

Address of applicant: PO Box 1903, Kempton Park, 1620 or 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Telephone No: (011) 394-1418/9, Fax No: 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: HS3069)

Dates on which notice will be published: 12/05/2021 Reference: CPD MRP/424/309 Item No 32664

KENNISGEWING 437 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N SPESIALE TOESTEMMINGSAANSOEK IN TERME VAN KLOUSULE 16 VAN DIE
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014) GELEES MET ARTIKEL 16(3) VAN DIE
STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Stefan Roets namens Terraplan Gauteng Edms Bpk, synde die applikant van eiendom die geken as Erf 309 Meyerspark, gee hiermee kennis in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (gewysig 2014) saamgelees met Artikel 16(3) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir hulle Spesiale Toestemming om die eiendom soos hierbo beskryf te gebruik as 'n Plek van Kindersorg.

Die eiendom is geleë te Erasmusstraat 239, Meyerspark. Die huidige sonering van die eiendom is "Residensieël 1". Die doel van die applikant in hierdie verband is om 'n kleuterskool met 'n maksimum van 40 kinders op die perseel te ontwikkel.

Enige besware en/of kommentare, insluitend die redes vir die besware en/of kommentare tesame met die volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare ingedien het, kan korrespondeer nie, moet ingedien word by of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of tot CityP_Registration@tshwane.gov.za vanaf 12/05/2021 tot 09/06/2021.

Volle besonderhede en planne (indien enige) kan nagegaan word gedurende normale kantoorure by die Munisipale kantore soos hieronder gemeld, vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van Munisipale kantore: LG004, Isivuno House, Lilian Ngoyistraat 143, Munisipale Kantore.

Indien enige geïnteresseerde of geïnteresserte party die grondontwikkelings aansoek wil besigtig of 'n kopie wil bekom, kan 'n kopie versoek word by die Munisipaliteit, by die volgende adres, newlanduseapplications@tshwane.gov.za.

Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïnteresserte partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za.

Vir doeleindes om 'n kopie van die aansoek te bekom moet geïnteresseerde of geïnteresserte partye die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om die aansoek elektronies te kan ontvang.

Geen deel van die dokument wat deur die Munisipaliteit of die applikant verskaf is mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word wat inbreek maak op die intellektuele eiendomsreg van die applikant nie.

Sou enige geïnteresseerde of geïnteresserte party nie die nodige stappe neem om 'n kopie van die grondontwikkelings aansoek te bekom nie/te besigtig nie, sal die versuim van 'n geïnteresseerde of geïnteresserte party om 'n kopie van 'n aansoek te bekom nie gesien word as gronde om die prosessering of konsiderasie van die aansoek te voorkom nie.

Sluitingsdatum vir enige besware en/of kommentare: 09/06/2021

Adres van die applikant: Posbus 1903, Kempton Park, 1620 of 1st Vloer Forumgebou, Thistleweg 6, Kempton Park, 1619, Tel Nr 011 394-1418/9 Faks Nr: 011 975 3716, E-pos: jhb@terraplan.co.za (Verwysing HS3069)

Datum waarop die kennisgewing gepubliseer gaan word: 12/05/2021
Verwysing: CPD MRP/424/309 Item Nr 32664

GENERAL NOTICE 438 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.**

We, Legodi Development Planners being the authorized agent of the owner of erven 6961, 6962 and 6973 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 Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, situated at 42 and 44 Kwartz Street, and 24 Village Road, from "Residential 1" to "Business 3".

Particulars of the application are available for inspection during office hours at the office of the Area Manager: City Planning Department: Benoni Customer Care Centre, 6th Floor, Benoni Civic Centre, Treasury Building, c/o Tom Jones Street and Elston Avenue, for a period of 28 days from 12 May 2021.

Objections to or representations in respect of the application must be lodged with or in writing to the Area Manager at the address above or Private Bag X, Benoni, 1500 for a period of 28 days from 12 May 2021.

Address of the Agent: Legodi Development Planners: 7359/12 Extension 3, Block VV, Soshanguve East, 0152; Tel: 083 371 3833; email: MADEANEConsulting.md@gmail.com.

KENNISGEWING 438 VAN 2021**KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN TOEPASSING OP DORPSBEPLANNINGSKEMAS INGEVOLGE AFDELING 48 VAN DIE STAD EKURHULENI METROPOLITAANSE GEMEENTE RUIMTEBEPLANNING EN GRONDGEBRUIKSBESTUUR, 2019.**

Ons, as Legodi-ontwikkelingsbeplanners, is die gemagtigde agent van die eienaar van erwe 6961, 6962 en 6973 en gee hiermee ingevolge artikel 10 van die Stad Ekurhuleni Metropolitaanse Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2019, kennis dat ons aansoek gedoen het. aan die Stad Ekurhuleni Metropolitaanse Munisipaliteit (Benoni Sorgsentrum) vir die wysiging van die Ekurhuleni Stadsbeplanningskema, 2014, deur die hersonering van die bogenoemde eiendomme, geleë in Kwartzstraat 42 en 44, en Villageweg 24 vanaf "Residensieel 1" Na "Besigheid 3".

Besonderhede van die aansoek le ter insae gedurende kantoorure by die kantoor van die Area Bestuurder: Stadsbeplanning Departement: Benoni Klientedienssentrum, 6de Vloer, Benoni Burgersentrum, Tesouriegebou, h / v Tom Jonesstraat en Elstonlaan, vir 'n tydperk van 28 dae vanaf 12 Mei 2021.

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 12 Mei 2021 by die Area Bestuurder by bovermelde adres of Privaatsak X, Benoni, 1500, ingedien of gerig word.

Adres van die Agent: Legodi Development Planners, 7359/12 Extension 3, Block VV, Soshanguve East, 0152; Tel: 083 371 3833; e-pos: MADEANECConsulting.md@gmail.com.

GENERAL NOTICE 439 OF 2021

NOTICE IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Tinie Bezuidenhout of Tinie Bezuidenhout and Associates, the undersigned, intend to apply to the City of Johannesburg for the establishment of a township.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): The Remainder of Portion 152 of the Farm Klipfontein 203-IQ and Portion 441 of the Farm Driefontein 41-IR
Township (Suburb) Name: Proposed **MEADOWHURST EXTENSION 7**
Street Address: The site is situated in a strip between the N1 Highway and the Klein Jukskei River, north of Suikerbossie Street in Sharonlea

APPLICATION PURPOSES:

To establish a high density residential township permitting a density of 70 dwelling units per hectare on the site.

The above application in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016 (City of Johannesburg Land Use Scheme, 2018) will be available for inspection from 08:00 to 15:30 at the office of Tinie Bezuidenhout and Associates, located at 4 Sanda Close, Morningside from 12 May 2021. Copies of the application documents may be requested to be emailed or hand delivered to interested parties by contacting the applicant on 011 467-1004 or tiniebez@iafrica.com.

Interested parties will also have the opportunity to inspect the application during office hours at the City's Metro Link, situated at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein, 2001, only by arrangement and on request. To request this option, please make contact directly with the Registration Counter, Department of Development Planning on 011 407 6202 during office hours to arrange to view the application documents.

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 P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000 or an email sent to both the applicant and objectionsplanning@joburg.org.za by not later than 9 June 2021.

Address of authorised agent :

Tinie Bezuidenhout and Associates, P O Box 98558, Sloane Park, 2152,
4 Sanda Close, Morningside

Tel No. (011) 467-1004, Cell 083 253-9812,

email tiniebez@iafrica.com

Date of publication : 12 May 2021

GENERAL NOTICE 440 OF 2021**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, READ WITH SCHEDULE 23 THERETO LEEUWFOENTEIN EXTENSION 28**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant 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 in terms of Section 16(4) of the 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: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **12 MAY 2021** until **10 JUNE 2021**.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or Applicant's offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette and newspapers (Beeld & The Star). Closing date for any objections and/or comments: **10 JUNE 2021**.

Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or alternatively by requesting such copy from the applicant.

Address of Municipal offices: Isivuno House, LG004, 143 Lilian Ngoyi Street, Pretoria.

Address of applicant: Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 32709, Glenstantia, 0010, 29 Selati Street, Ashlea Gardens, Telephone No: 012-346 1805, e-mail: vzb@esnet.co.za

Dates on which notice will be published: **12 MAY 2021 & 19 MAY 2021**

ANNEXURE

Name of township: LEEUWFOENTEIN EXTENSION 28

Full name of applicant: Van Zyl & Benadé Stadsbeplanners BK on behalf of ERVOPLEX (PTY) LTD

Number of erven, proposed zoning and development control measures:

513 Erven: Residential 1, (Minimum Erf Size 190 m²), Height 2 storeys, Coverage 60%

2 Erven: Institutional

3 Erven: Public Open Space

The intention of the applicant in this matter is to establish a township consisting of single dwelling units, community facilities and parks.

Description of land on which township is to be established: Portion 111 of the Farm Leeuwfontein 299-JR.

Locality of proposed township: The proposed township is situated on District Road 628, ± 300m north of the Pretoria/Cullinan Road (Road K-14).

Reference: CPD 9/2/4/2-5914T (ITEM NO 33109)

KENNISGEWING 440 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DORPSTIGTING INGEVOLGE ARTIKEL 16(4) VAN CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, SAAMGELEES MET SKEDULE 23 DAARTOE
LEEUFONTEIN UITBREIDING 28**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant gee hiermee ingevolge Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir dorpstigting ingevolge Artikel 16(4) van die City of Tshwane Land Use Management By-law, 2016, soos verwys in die **BYLAE** hierby.

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf **12 MEI 2021** tot **10 JUNIE 2021**. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hieronder aangetoon, vir n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaai (Beeld & The Star). Sluitingsdatum vir enige besware en/of kommentare: **10 JUNIE 2021**. Indien enige belanghebbende en geaffekteerde party n afskrif van die grondontwikkelaarsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: newlanduseapplications@tshwane.gov.za of alternatiewelik deur sodanige afskrif van die applikant te versoek.

Adres van Munisipale kantore: Isivuno House, LG004, 143 Lilian Ngoyistraat, Pretoria.

Adres van applikant: Van Zyl & Benadé Stadsbeplanners BK, Posbus 32709, Glenstantia, 0010, Selatistraat 29, Ashlea Gardens, Tel: 012- 346 1805, e-mail: vzb@esnet.co.za

Datums waarop kennisgewing gepubliseer word: **12 MEI 2021 & 19 MEI 2021**

BYLAE

Naam van dorp: **LEEUFONTEIN UITBREIDING 28**

Volle naam van aansoeker: Van Zyl & Benadé Stadsbeplanners BK namens ERVOPLEX (EDMS) BPK

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreels:

513 Erwe: Residensieel 1 (Minimum Erfgrootte 190 m²) Hoogte 2 verdiepings, Dekking 60%.

2 Erwe: Institusioneel

3 Erwe: Publieke Oop Ruimte

Die applikant se bedoeling met hierdie saak is om 'n dorp te stig bestaande uit enkelwoonhuise, gemeenskapsfasiliteite en parke.

Beskrywing van grond waarop dorp gestig staan te word: Gedeelte 111 van die Plaas Leeuwfontein 299-JR.

Ligging van voorgestelde dorp: Die voorgestelde dorp is geleë te Distrik Pad 628, ± 300m Noord van die Pretoria/Cullinan Road (Road K-14).

Verwysing: CPD 9/2/4/2-5914T (ITEM NO 33109)

**GENERAL NOTICE 441 OF 2021
AMENDMENT OF LAND USE SCHEME (REZONING)**

APPLICABLE SCHEME:

City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that we, the undermentioned, have applied to the City of Johannesburg for an amendment to the Land Use Scheme.

SITE DESCRIPTION:

Erf Number: Erf 931
Township Name: Olivedale Extension 10
Street Address: 12 Olive Road

APPLICATION TYPE:

Amendment of Land Use Scheme (Rezoning)

APPLICATION PURPOSES:

The purpose of this rezoning application is to amend the zoning of the property to regularise the access from President Fouche Drive. It is also proposed to change the current "Special" zoning to the standard "Business 3" use zone and to increase the permissible floor area from 0,35 to 0,4. Some other minor changes to the zoning controls are proposed to bring the controls in line with the standard conditions of the new Land Use Scheme.

Due to the Covid-19 Pandemic, the following options have been put in place for members of the public and interested parties to view and obtain copies of the application documents for the period of 28 days from 12 May 2021:

- The owner/authorised agent will be responsible for providing the public/interested parties, on request, with a copy of such documents. Please make contact with the owner/authorised agent either telephonically on 083 453 7520 or via e-mail at ama126@mweb.co.za and/or ama125@mweb.co.za to request the relevant documents.
- Alternatively, members of the public/interested parties will also have the opportunity to inspect the application during office hours at the City's Thuso House, situated at 61 Jorissen Street, Braamfontein, which has been identified as the interim public point of entry for development planning walk-in services. A desk will be available for the public / interested parties to inspect the application, only by arrangement and on request. To request this option, please make direct contact with the registration counter, Department of Development Planning on 011 407 6202 during office hours to arrange to view the application with **Registration No. 20-04-3148**.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to objectionsplanning@joburg.org.za, by no later than 9 June 2021.

OWNER/AUTHORISED AGENT

Full name: Attwell Malherbe Associates
Postal Address: P.O. Box 98960, Sloane Park, 2152
Cell No: 083 453 7520
Email Address: ama126@mweb.co.za
DATE: 12 May 2021

GENERAL NOTICE 442 OF 2021

Form E3d- Newspaper Rezoning

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I the undersigned, intend to apply to the City of Johannesburg for:

APPLICATION TYPE:

The rezoning of the erf from "Special" for shops, offices, professional suites and assembling of high technology components to "Special" for shops, offices, professional suites, assembling of high technology components and a courier business.

APPLICATION PURPOSES:

To include a courier business in the current business uses already allowed on the site.

SITE DESCRIPTION:

Erf 307 Randpark Extension 4, located at 42 Cherry Drive.

The above application will be open for inspection from 08:00 to 15:30 at Thuso House, 61 Jorrisen Street, Braamfontein or the City's Metro Link, 158 Civic Boulevard, Braamfontein, when re-opened, which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Schalk Botes Town Planners can also provide any interested party, by email request an electronic copy. The application will also be available on the City's E-Platform for access by the public to inspect for a period of 28 (twenty-eight) days from 12 May 2021.

Any objection or representation with regard to the application must be submitted to both the Agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za by no later than 9 June 2021.

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding Code: 2162
7 Retief Road, Northwold, Randburg
Tel: 082-569-1955
E-mail address: sbtp@mweb.co.za

GENERAL NOTICE 443 OF 2021**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.**

I, Pieter Venter (ID No 5502225105089) being the authorized agent of the owners 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 removal of certain conditions contained in Title Deed T25912/2003 of Erf 255 Parkdene, which property is situated at 15 Venter Street, Parkdene.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg and at the offices of Terraplan Gauteng Pty Ltd, for a period of 28 days from 12/05/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg or PO Box 215, Boksburg, 1460 within a period of 28 days from 12/05/2021.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619, Tel: 011 394-1418/9, Fax: 011 975-3716, E-Mail: jhb@terraplan.co.za (Our ref HS3079)

12-19

GENERAL NOTICE 444 OF 2021**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

We, Terraplan Gauteng Pty Ltd being 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 Title Deed T30709/2020 of Erf 3225, Northmead, Conditions 1(a) to (i), which property is situated at 58 Fourth Street, Northmead and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property from "Residential 1" to "Business 3", subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Benoni Civic Centre, Treasury Building, 6th Floor, Room 601, c/o Tom Jones Street and Elston Avenue, Benoni and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 12/05/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Benoni Civic Centre, Treasury Building, 6th Floor, Room 601, c/o Tom Jones Street and Elston Avenue, Benoni or Private Bag x014, Benoni, 1500, within a period of 28 days from 12/05/2021.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619, Tel: 011 394-1418/9, Fax: 011 975-3716, E-Mail: jhb@terraplan.co.za (Our ref: HS3089)

12-19

GENERAL NOTICE 445 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I/We, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Portion 19 of the farm Vlakfontein 29 I.R. 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/We have applied to the City of Ekurhuleni Metropolitan Municipality, Benoni Customer Care Centre for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at Houtkapper Street, off 9th Road, Bredell (La Privé Country Estate), from "Agriculture" to "Agriculture" with an increase in the coverage from 5% to 30%, subject to certain restrictive measures.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Treasury Building, 6th Floor, Room 601, c/o Tom Jones and Elston Avenue, Benoni, 1500 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 12/05/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Treasury Building, 6th Floor, Room 601, c/o Tom Jones and Elston Avenue, Benoni 1500 or Private Bag X014, Benoni, 1500 within a period of 28 days from 12/05/2021.

Address of the authorised agent:

Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9, Fax: 011 975 3715, E-Mail: jhb@terraplan.co.za (Our ref: HS3124)
12-19

GENERAL NOTICE 446 OF 2021**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**

I, Willem Johannes Stefanus (Stefan) Roets of Terraplan Gauteng Pty Ltd 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 for the removal of Title Deed Conditions a, b and c contained in the Title Deed T5565/2021 of ERF 636 BRAKPAN which property is situated at 111 Gardiner Avenue, Brakpan. Simultaneously, we are applying for the City of Ekurhuleni's Written Consent (Type A) to utilise the property for the purpose of a Home Enterprise.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Brakpan Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Civic Centre, c/o Escombe Avenue and Elliot Avenue, Brakpan and at the offices of Terraplan Gauteng Pty Ltd for the period of 28 days from 12/05/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager, City Planning Department, Civic Centre, c/o Escombe Avenue and Elliot Avenue, Brakpan or at PO Box 15, Brakpan, 1540, within a period of 28 days from 12/05/2021.

Address of agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394 1418/9, Fax: 011 975 3716 E-Mail: jhb@terraplan.co.za (Our ref: HS3126)

12-19

GENERAL NOTICE 447 OF 2021
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTION 16(1) AND REMOVAL OF
RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 16(2) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Nicholas Johannes Smith of Plandev Town and Regional Planners, being the authorized applicant of the owners of Erven 669 to 679 Die Hoewes Extension 246, gives notice that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The properties is situated at 237, Basden Avenue, Lyttelton Agricultural Holdings. The rezoning is from "Business 4" and "Special" (Erf 679) to "Residential 3" with an allowed coverage, height, floor area ratio and density of respectively 50%, 5 storeys, 1,02 and 115 Dwelling units per hectare. The intention is to allow the owner to develop the property as a Residential 3 development with a maximum of 97 dwelling units.

I have also applied for the removal of restrictive title conditions/servitudes 2.1 in title deed T41166/2020 as well as 2.1, 2.2, 2.5, 3, 3.1 and 3.2 in title deed T41167/2020 of above-mentioned properties in terms of Section 16(2) as well the consolidation of all the mentioned properties in terms of Section 16(12) of the of the City of Tshwane Land Use Management By-law, 2016.

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, P O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 12 May 2021 until 9 June 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices Room F16/E10 as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Die Beeld or The Citizen and on site.

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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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.

Address of Municipal offices: The Strategic Executive Director, City Planning and Development, Room F16/E10, Cnr Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: 9 June 2021

Address of applicant: Plandev Town and Regional Planners, PO Box 7710, CENTURION, 0046
7 Jeffers Street, Midhill Estate, Midstream Estate, Ekurhuleni, 1692, Telephone No: 082 789 7297,
plandev@iafrica.com

Dates on which notice will be published: 12 May 2021 and 19 May 2021.

Reference: CPD/9/2/4/2-5844T and (Item no 32858) and CPD/DHW/0165/669 (Item no 32999)

KENNISGEWING 447 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEKE VIR HERSONERING IN TERME VAN ARTIKEL 16(1) EN
OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, Nicholas Johannes Smith van Plandev Stads en Streeksbeplanners, synde die gemagtigde applikant van die eienaars van Erwe 669 tot 679 Die Hoewes Uitbreiding 246, gee hiermee kennis in dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014) deur die hersonering in terme van Artikel 16 (1) van The City of Tshwane Land Use Management By-law, 2016 van die eiendomme hierbo beskryf. Die eiendomme is geleë te Basden Laan 237, Lyttelton Landbouhoewes. Die hersonering is van "Besigheid 4" en "Spesiaal" (Erf 679) na "Residensieël 3" met 'n toegelate dekking, hoogte, vloer oppervlakte verhouding en digtheid van onderskeidelik 50%, 5 verdiepings, 1,02. en 115 eenhede /ha. Die intensie is om die eenaar toe te laat om die eiendom te ontwikkel vir 'n Residensieël 3 ontwikkeling met 'n maksimum van 97 wooneenhede.

Ek doen ook aansoek vir die opheffing van beperkended titel voorwaardes/serwitute 2.1 in die titelakte T41166/2020 asook 2.1, 2.2, 2.5, 3, 3.1 en 3.2 in titelakte T41167/2020 van die eiendomme hierbo genoem in terme van Artikel 16 (2) asook die konsolidasie van al die genoemde eiendomme in terme van Artikel 16(12) van The City of Tshwane Land Use Management By-law, 2016.

Enige beswaar/besware en/of kommentaar/kommentare, insluitende die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar/kommentare ingedien het nie moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 12 Mei 2021 tot op 9 Junie 2021.

Besonderhede asook planne (indien enige) van die aansoeke lê ter insae gedurende gewone kantoorure by die Munisipale kantore, Kamer F16/E10 soos hieronder uiteengesit vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en The Citizen.

Indien enige belangstellende of geaffekteerde party wens om 'n afskrif van die aansoek te bekom, kan 'n afskrif versoek word vanaf die Munisipaliteit, deur so 'n afskrif te versoek deur die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za.

Bykomende mag die applikant tydens indiening van die aansoek of 'n elektroniese kopie aanstuur of die aansoek publiseer op hul webtuiste, indien enige, met die bevestiging van volledigheid vanaf die Munisipaliteit, wat die aandoek vergesel. Die applikant moet verseker dat die kopie van die aansoek gepubliseer of aangestuur aan enige belangstellende of geaffekteerde party sal die kopie wees soos ingedien by die Munisipaliteit na newlanduseapplications@tshwane.gov.za.

Vir die bekoming van 'n kopie van die aansoek, moet dit genoteer word dat 'n belangstellende of geaffekteerde party moet die Munisipaliteit en die Applikant voorsien van 'n e-pos adres of 'n ander manier waardeur the elektroniese kopie voorsien kan word.

Geen deel van die dokumente voorsien deur die Munisipaliteit of die applikant, mag gekopieër word, herkopieër word of in enige formaat gepubliseer of gebruik word op 'n wyse wat sal inbreek maak op die intellektuele eiendoms regte van die applikant.

Indien enige belangstellende of geaffekteerde party nie enige stappe neem om die aansoek te besigtig of 'n kopie van die gond ontwikkelings aansoek te bekom nie, die versuim van 'n belangstellende of geaffekteerde party om 'n kopie van die aansoek te bekom, nie geag sal word as redes om die prosessering en oorweging van die aansoek te verhoed nie.

Adres van die Munisipale kantore: Die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Kamer F16/E10, h/v Basden en Rabie Straat, Centurion.

Sluitingsdatum vir enige besware en/of kommentare: 9 Junie 2021

Adres van die applikant: Plandev Town and Regional Planners, Posbus 7710, CENTURION, 0046
7 Jeffers Street, Midhill Estate, Midstream Estate, Ekurhuleni, 1692, Telefoon Nr: 082 789 7297,
plandev@iafrica.com

Datums waarop die kennisgewing gepubliseer word: 12 Mei 2021 en 19 Mei 2021.

Verwysingsnommer: CPD/9/2/4/2-5844T (Item no 32858) en CPD/DHW/0165/669 (Item no 32999)

GENERAL NOTICE 448 OF 2021
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)

I, Nicholas Johannes Smith of Plandev Town And Regional Planners, being the authorized applicant of Erf 1920 Zwartkop Extension 4 hereby give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised 2014), that I have applied to the City of Tshwane Metropolitan Municipality for a consent use for a guesthouse on the property.

The property is situated at 56 Aspen Crescent, Zwartkop Extension 4 and the current zoning of the land is "Residential 1". The intention of the applicant in this matter is to use the property for a guesthouse restricted to 9 (nine) rooms for guests.

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 12 May 2021 until 9 June 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices Room E10 as set out below, for a period of 28 days from the date of first publication (12 May 2021) of the notice in the Provincial Gazette.

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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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

Address of Municipal offices: Registry, Room E10, Corner of Basden and Rabie Street, Centurion.

Address of applicant: Plandev Town and Regional Planners, PO Box 7710, CENTURION, 0046
7 Jeffersstreet, Midhill Estate. Ekurhuleni, 1692, Telephone No: 082 789 7297

Date on which notice will be published: 12 May 2021 Reference: CPD ZWKX4/0811/1920 (Item no: 32676)

KENNISGEWING 448 VAN 2021
STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

**KENNISGEWING VAN AANSOEK VIR TOESTEMMINGSGEBRUIK INGEVOLGE KLOUSULE 16 VAN
DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ek, Nicholas Johannes Smith van Plandev Stads en Streeksbeplanners, synde die gemagtigde applikant van Erf 1920 Zwartkop Uitbreiding 4, gee hiermee kennis in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir 'n toestemmingsgebruik vir 'n gastehuis op die eiendom.

Die eiendom is geleë te 56 Aspen Singel, Zwartkop Uitbreiding 4 en die sonering is "Residensiël 1". Die doelwit van die applikant in hierdie geval is om die eiendom te gebruik vir 'n gastehuis beperk tot 9 (nege) kamers vir gaste.

Enige beswaar/besware en/of kommentaar/kommentare, insluitende die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar/kommentare ingedien het nie moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 12 Mei 2021 to 9 Junie 2021.

Besonderhede asook planne (indien enige) van die aansoeke lê ter insae gedurende gewone kantoorure by die Munisipale kantore, Kamer E10 soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie (12 Mei 2021) van die kennisgewing in die Provinsiale Koerant.

Indien enige belangstellende of geaffekteerde party wens om 'n afskrif van die aansoek te bekom, kan 'n afskrif versoek word vanaf die Munisipaliteit, deur so 'n afskrif te versoek deur die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za.

Bykomende mag die applikant tydens indiening van die aansoek of 'n elektroniese kopie aanstuur of die aansoek publiseer op hul webtuiste, indien enige, met die bevestiging van volledigheid vanaf die Munisipaliteit, wat die aandoek vergesel. Die applikant moet verseker dat die kopie van die aansoek gepubliseer of aangestuur aan enige belangstellende of geaffekteerde party sal die kopie wees soos ingedien by die Munisipaliteit na newlanduseapplications@tshwane.gov.za.

Vir die bekoming van 'n kopie van die aansoek, moet dit genoteer word dat 'n belangstellende of geaffekteerde party moet die Munisipaliteit en die Applikant voorsien van 'n e-pos adres of 'n ander manier waardeur the elektroniese kopie voorsien kan word.

Geen deel van die dokumente voorsien deur die Munisipaliteit of die applikant, mag gekopieër word, herkopieër word of in enige formaat gepubliseer of gebruik word op 'n wyse wat sal inbreek maak op die intellektuele eiendoms regte van die applicant.

Indien enige belangstellende of geaffekteerde party nie enige stappe neem om die aansoek te besigtig of 'n kopie van die gond ontwikkelings aansoek te bekom nie, die versuim van 'n belangstellende of geaffekteerde party om 'n kopie van die aansoek te bekom, nie geag sal word as redes om die prosessering en oorweging van die aansoek te verhoed nie.

Adres van die Munisipale kantore: Registrasie, Kamer E10, h/v Basden en Rabie Straat, Centurion.

Adres van die applikant: Plandev Stads en Streeksbeplanners, Posbus 7710, CENTURION, 0046
Jeffers Straat 7, Midhill Estate, Ekurhuleni, 1692, Telefoon Nr: 082 789 7297

Datum waarop die kennisgewing gepubliseer word: 12 Mei 2021. Verwysing: CPD ZWKX4/0811/1920 (Item no: 32676)

GENERAL NOTICE 449 OF 2021

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I the undersigned, intend to apply to the City of Johannesburg for:

APPLICATION TYPE:

The amendment of Condition B(e) in Title Deed T74233/2020.

APPLICATION PURPOSES:

To amend the condition by decreasing the building line on the western boundary from 15 m to 10 to allow the Council to approve the as-built building plans. The 30m street building line and 15m side building line on the eastern boundary have been retained.

SITE DESCRIPTION:

Portion 343 of the farm Randjesfontein 405-JR, located at 53 King Willow Crescent.

The above application will be open for inspection from 08:00 to 15:30 at Thuso House, 61 Jorrisen Street, Braamfontein or the City's Metro Link, 158 Civic Boulevard, Braamfontein, when re-opened, which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Schalk Botes Town Planners can also provide any interested party, by email request an electronic copy. The application will also be available on the City's E-Platform for access by the public to inspect for a period of 28 (twenty-eight) days from 12 May 2021.

Any objection or representation with regard to the application must be submitted to both the Agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za by no later than 9 June 2021.

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding Code: 2162
7 Retief Road, Northwold, Randburg
E-mail address: sbtp@mweb.co.za

GENERAL NOTICE 450 OF 2021

Notice is hereby given, in terms of Sections 41 and 19 of the City of Johannesburg Municipal Planning By-Law, 2016, that I the undersigned, intend to apply to the City of Johannesburg for:

APPLICATION TYPE:

The removal of Condition 7 from Title Deed T69024/2019 and the consent of Council for a "Place of Instruction" (Madressah) accommodating a maximum of 144 children.

APPLICATION PURPOSES:

To remove the condition from the Title Deed referring to the erf to be used for residential purposes only to allow the proposed non-residential use (Place of Instruction).

SITE DESCRIPTION:

Erf 12/90 Kelvin, located at 15 Daleway Street.

The above application will be open for inspection from 08:00 to 15:30 at Thuso House, 61 Jorrisen Street, Braamfontein or the City's Metro Link, 158 Civic Boulevard, Braamfontein, when re-opened, which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Schalk Botes Town Planners can also provide any interested party, by email request an electronic copy. The application will also be available on the City's E-Platform for access by the public to inspect for a period of 28 (twenty-eight) days from 12 May 2021.

Any objection or representation with regard to the application must be submitted to both the Agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za by no later than 9 June 2021.

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding Code: 2162
7 Retief Road, Northwold, Randburg
Tel No: 082-569-1955
E-mail address: sbtp@mweb.co.za

GENERAL NOTICE 451 OF 2021

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I the undersigned, intend to apply to the City of Johannesburg for:

APPLICATION TYPE:

The rezoning of the erf from "Special" for dwelling house offices to "Business 4" (offices) with amended development controls in respect to the height, floor area and coverage.

APPLICATION PURPOSES:

To allow alterations to the existing building on the application site.

SITE DESCRIPTION:

Erf 333 Bordeaux, located at 2 Guillaume Avenue.

The above application will be open for inspection from 08:00 to 15:30 at Thuso House, 61 Jorrisen Street, Braamfontein or the City's Metro Link, 158 Civic Boulevard, Braamfontein, when re-opened, which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. The agent being Schalk Botes Town Planners can also provide any interested party, by email request an electronic copy. The application will also be available on the City's E-Platform for access by the public to inspect for a period of 28 (twenty-eight) days from 12 May 2021.

Any objection or representation with regard to the application must be submitted to both the Agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za by no later than 9 June 2021.

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding Code: 2162
7 Retief Road, Northwold, Randburg
E-mail address: sbtp@mweb.co.za / 082-569-1955

**GENERAL NOTICE 452 OF 2021
CORRECTION NOTICE**

The City of Johannesburg Metropolitan Municipality herewith gives notice in terms of Section 80 of the Town Planning and Townships Ordinance, 1986, that **Local Authority Notice 479 dated 21 March 2018** published in respect of **Fleurhof Extension 21**, has been amended as follows:

ENGLISH NOTICE:

The replacement of Clause (15) with the following :

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

AFRIKAANS NOTICE:

The replacement of Clause (15) with the following :

(15) VERPLIGTINGE TEN OPSIGTE VAN DIE BESKERMING VAN INGENIEURSDIENSTE
Die dorpsenaar moet, op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die verlangde geskonstrueerde/geinstalleerde dienste te beskerm. Erwe en/of eenhede in die dorp mag nie oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste reeds of nog sal beskerm word tot die tevredeheid van die plaaslike bestuur nie.

Hector Bheki Makhubo
Deputy Director : Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T021/2018C

**KENNISGEWING 452 VAN 2021
VERBETERINGSKENNISGEWING :**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit gee hiermee kennis ingevolge Artikel 80 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat **Plaaslike Bestuurskennisgewing 479 gedateer 21 Maart 2018** gepubliseer ten opsigte van **Fleurhof Uitbreiding 21**, soos volg gewysig is:

AFRIKAANSE KENNISGEWING:

Die vervanging van Klousule (15) met die volgende :

(15) VERPLIGTINGE TEN OPSIGTE VAN DIE BESKERMING VAN INGENIEURSDIENSTE
Die dorpsenaar moet, op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die verlangde geskonstrueerde/geinstalleerde dienste te beskerm. Erwe en/of eenhede in die dorp mag nie oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste reeds of nog sal beskerm word tot die tevredeheid van die plaaslike bestuur nie.

ENGELSE KENNISGEWING:

Die vervanging van Klousule (15) met die volgende :

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

Hector Bheki Makhubo
Adjunk-Direkteur : Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit
Kennisgewing Nr T021/2018C

GENERAL NOTICE 453 OF 2021
CORRECTION NOTICE

The City of Johannesburg Metropolitan Municipality herewith gives notice in terms of Section 80 of the Town Planning and Townships Ordinance, 1986, that **Local Authority Notice 835 dated 21 June 2017** published in respect of **Fleurhof Extension 19**, has been amended as follows:

ENGLISH NOTICE:

The replacement of Clause (14) with the following :

(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.

AFRIKAANS NOTICE:

The replacement of Clause (14) with the following :

(14) VERPLIGTINGE TEN OPSIGTE VAN DIE BESKERMING VAN INGENIEURSDIENSTE
Die dorpseienaar moet, op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle serwituute opmeet en registreer om die verlangde geskonstrueerde/geinstalleerde dienste te beskerm. Erwe en/of eenhede in die dorp mag nie oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste reeds of nog sal beskerm word tot die tevredeheid van die plaaslike bestuur nie.

Deputy Director : Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T91/2017C

KENNISGEWING 453 VAN 2021
VERBETERINGSKENNISGEWING :

Die Stad van Johannesburg Metropolitaanse Munisipaliteit gee hiermee kennis ingevolge Artikel 80 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat **Plaaslike Bestuurskennisgewing 835 gedateer 21 Junie 2017** gepubliseer ten opsigte van **Fleurhof Uitbreiding 19**, soos volg gewysig is:

AFRIKAANSE KENNISGEWING:

Die vervanging van Klousule (14) met die volgende :

(14) VERPLIGTINGE TEN OPSIGTE VAN DIE BESKERMING VAN INGENIEURSDIENSTE
Die dorpseienaar moet, op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle serwituute opmeet en registreer om die verlangde geskonstrueerde/geinstalleerde dienste te beskerm. Erwe en/of eenhede in die dorp mag nie oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste reeds of nog sal beskerm word tot die tevredeheid van die plaaslike bestuur nie.

ENGELSE KENNISGEWING:

Die vervanging van Klousule (14) met die volgende :

(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.

Hector Bheki Makhubo
Adjunk-Direkteur : Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit
Kennisgewing Nr T91/2017C

GENERAL NOTICE 454 OF 2021

APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section's 21 & 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that I/we, the undersigned, intend to apply to the City of Johannesburg for an amendment of the land use scheme and simultaneous removal of restrictive conditions.

SITE DESCRIPTION: Erf 422, Florida Park, 1709, Street Address: 470 Ontdekkers Road

APPLICATION TYPE:

Application in terms of the Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018 through the rezoning of Erf 422 Florida Park; and application in terms of the Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the removal of Conditions 1 - 11 and 14 - 18 in Deed of Transfer T43559/2018.

APPLICATION PURPOSES:

The removal of certain restrictive title conditions and simultaneous rezoning of Erf 422 Florida Park from "Residential 1" (Coverage 40%, Height 2 storeys) to "Business 4", subject to the following restrictive conditions: Coverage: 20%, Height: 2 storeys, F.A.R: 0.2

The owner of the property intends to convert the existing house into an office.

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018 will be open for inspection from 8:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein and at the offices of Terraplan Gauteng Pty Ltd.

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 mentioned address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile send to (011)339-4000, or an e-mail send to objectionsplanning@joburg.org.za by not later than 09/06/2021.

OWNER / AUTHORISED AGENT

Full name: Terraplan Gauteng Pty Ltd

Postal address: PO. Box 1903, Kempton Park, 1620

Residential address: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park

Tel No. (w): (011) 394 1418/9, Fax No: (011) 975 3716, E-mail address: jhb@terraplan.co.za

SIGNED: WJS Roets DATE: 12/05/2021

GENERAL NOTICE 455 OF 2021

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

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 34 Welomlambo 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, Tembisa Customer Care Centre for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 3 Algeria Street, Welomlambo from "Industrial 1" to "Community Facilities" for a place of public worship and childcare facilities subject to a height of 2 storeys, coverage of 40%, floor area restricted to 185m², number of children for the child care facility restricted to 29 and number of people for the place of public worship restricted to 100.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Tembisa Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 5th Level, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 12/05/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Tembisa Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 5th Level, Civic Centre c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 within a period of 28 days from 12/05/2021.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619, Tel: 011 394-1418/9, Fax: 011 975 3716, E-Mail: jhb@terraplan.co.za (Our ref: HS3100)

GENERAL NOTICE 456 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I/We, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of ERVEN R/1035 AND 1/1035, SPRUIT VIEW EXTENSION 1 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/We have applied to the City of Ekurhuleni Metropolitan Municipality, Germiston Customer Care Centre for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, situated at the corner of Motlounge Street and Magagula Street from "Community facility" to "Community facility" with the inclusion of a guesthouse / guest lodge with a maximum of 16 guest rooms, as primary land uses.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 1st Floor, United House Building, 175 Meyer Street, c/o Meyer- & Library Streets, Germiston and at the office of Terraplan Gauteng Pty Ltd for a period of 28 days from 12/05/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 1st Floor, United House Building, 175 Meyer Street, c/o Meyer- & Library Streets, Germiston, 1400 or PO Box 145, Germiston, 1400 within a period of 28 days from 12/05/2021.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9, Fax: 011 394 1418/9, E-Mail: jhb@terraplan.co.za (Our ref: HS3043)

12-19

GENERAL NOTICE 457 OF 2021**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

Site Description – Portion 6 of Erf 8167 Kensington Extension 12, 6 Somerset Street, 2094

Application Type – Rezoning

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 6 of Erf 8167 Kensington Extension 12 from Special to Residential 2, subject to conditions in order to increase the Coverage and Floor Area Ratio on the site.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or with the authorised agent.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to benp@joburg.org.za/Objectionsplanning@joburg.org.za, by not later than 10 June 2021.

Authorised Agent

Full name: Mario di Cicco
Postal address: P.O. Box 28741, Kensington, Code: 2101
Mobile: 083 654 0180
E-mail address: mariodc.projects@gmail.com
Date: 12 May 2021

GENERAL NOTICE 458 OF 2021

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section 21 and Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that, I, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme and also for the removal of restrictive conditions of title.

Site Description – Portion 1 of Erf 50 Linksfield, 56 Club Street, 2192

Application Type – Rezoning and Removal of Restrictive Conditions of title

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 1 of Erf 50 Linksfield from Residential 1 to Residential 1, subject to conditions in order to permit 3 dwelling units on the site and also for the removal of restrictive conditions of title.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or with the authorised agent.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to benp@joburg.org.za/Objectionsplanning@joburg.org.za, by not later than 10 June 2021.

Authorised Agent

Full name: Mario di Cicco
Postal address: P.O. Box 28741, Kensington, Code: 2101
Mobile: 083 654 0180
E-mail address: mariodc.projects@gmail.com
Date: 12 May 2021

GENERAL NOTICE 459 OF 2021

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

I, NW HUTTON being 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 I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of a condition contained in the Title Deed T 43574/1991 of Erf 1063 Bedfordview Extension 215 which property is situated at 10 Ferguson Road, Bedfordview Extension 215.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: Edenvale Customer Care Centre, Department City Planning, 37 Van Riebeeck Avenue, corner of Hendrik Potgieter Street, Edenvale, for a period of 28 days from 12 May 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: Edenvale Customer Care Centre, Department City Planning, P.O. Box 25, Edenvale, 1610, within a period of 28 days from 12 May 2021.

Address of the authorised agent: NW Hutton, P.O. Box 46456, Orange Grove, 2119

GENERAL NOTICE 460 OF 2021

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section 21 and Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that, I, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme and also for the removal of restrictive conditions of title.

Site Description – Erf 628 Cyrildene, 7 Silas Street, 2090

Application Type – Rezoning and Removal of Restrictive Conditions of title

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 628 Cyrildene from Residential 1 to Residential 1, subject to conditions in order to permit a Residential Building (Boarding house) on the site and also for the removal of restrictive conditions of title.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or with the authorised agent.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to benp@joburg.org.za/Objectionsplanning@joburg.org.za, by not later than 10 June 2021.

Authorised Agent

Full name: Mario di Cicco
Postal address: P.O. Box 28741, Kensington, Code: 2101
Mobile: 083 654 0180
E-mail address: mariodc.projects@gmail.com
Date: 12 May 2021

GENERAL NOTICE 461 OF 2021

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section 21 and Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that, I, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme and also for the removal of restrictive conditions of title.

Site Description – Erf 1231 Houghton Estate, 44 Second Avenue, 2198

Application Type – Rezoning and Removal of Restrictive Conditions of title

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 1231 Houghton Estate from Residential 1 to Residential 3, subject to conditions in order to permit 24 dwelling units on the site and also for the removal of restrictive conditions of title.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or with the authorised agent.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to benp@joburg.org.za/Objectionsplanning@joburg.org.za, by not later than 10 June 2021.

Authorised Agent

Full name: Mario di Cicco
Postal address: P.O. Box 28741, Kensington, Code: 2101
Mobile: 083 654 0180
E-mail address: mariodc.projects@gmail.com
Date: 12 May 2021

GENERAL NOTICE 462 OF 2021**NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018**

We, Welwyn Town & Regional Planning No 1 CC, authorized agent of the owner of Erf 853, Three Rivers Extension 1, situated at 2 Umgeni Street, hereby give notice in terms of Section 38(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that we have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, by the rezoning of the property from "Residential 1" to "Business 4" for offices.

Particulars of the application will lie open for inspection during normal office hours at the office of the Manager: Land Use Management, First Floor, Old Trustbank Building, corner of President Kruger and Eric Louw Streets, Vanderbijlpark. Any objection, comment or representation in this regard may be done, in writing, by registered post, by hand, by facsimile or by e-mail within 28 days from the date of first placement to both the Emfuleni Local Municipality, P.O. Box 3, Vanderbijlpark, 1900, as well as to Welwyn Town and Regional Planners. Date of first placement: 12 May 2021.

Should any interested and 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 copy through the following contact details: Anton Mojapelo, E-mail: AntonM@emfuleni.gov.za, Tel: 016 950 5531, Cell: 061 659 6334, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party: Welwyn Town and Regional Planners, P.O. Box 6436, Vanderbijlpark, 1900. Street address: 1 Mumford Street, Vanderbijlpark CW1. Tel: (016) 933 9293. Fax: 0864 767933. E-mail: welwyn2@telehost.co.za.

KENNISGEWING 462 VAN 2021**KENNISGEWING INGEVOLGE ARTIKEL 38(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENINGE, 2018**

Ons, Welwyn Town & Regional Planning No 1 CC, gemagtigde agent van die eienaar van Erf 853, Three Rivers Uitbreiding 1, geleë te Umgenistraat 2, gee hiermee kennis in terme van Artikel 38(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuurs Verordeninge, 2018, dat ons aansoek gedoen het by die Emfuleni Plaaslike Munisipaliteit vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, deur die hersonering van die eiendom vanaf "Residensieel 1" na "Besigheid 4" vir kantore.

Besonderhede van hierdie aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Bestuurder: Grondgebruikbestuur, Eerste vloer, Ou Trustbank Gebou, hoek van President Kruger- en Eric Louwstrate, Vanderbijlpark. Enige beswaar, kommentaar of versoë in hierdie verband kan skriftelik, per geregistreerde pos, per hand, per faks of per e-pos binne 28 dae vanaf die datum van eerste plasing gerig word aan beide die Emfuleni Plaaslike Munisipaliteit, Posbus 3, Vanderbijlpark, 1900, asook Welwyn Stads- en Streekbeplanners. Datum van eerste plasing: 12 May 2021.

Indien enige belanghebbende en geaffekteerde party 'n afskrif van die ontwikkelingsaansoek wil sien of verkry, kan 'n afskrif van die munisipaliteit aangevra word by die volgende persoon: Anton Mojapelo, E-pos: AntonM@emfuleni.gov.za, Tel: 016 950 5531, Sel: 061 659 6334, alternatiewelik deur 'n identiese afskrif van die ontwikkelingsaansoek te versoek deur middel van die volgende kontakbesonderhede van die aansoeker, welke afskrif binne drie dae na die versoek deur die aansoeker voorsien word: Welwyn Stads- en Streekbeplanners, Posbus 6436, Vanderbijlpark, 1900. Straatadres: 1 Mumfordstraat, Vanderbijlpark CW1. Tel: (016) 933 9293. Faks: 0864 767933. E-pos: welwyn2@telehost.co.za.

GENERAL NOTICE 463 OF 2021**NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018**

We, Welwyn Town & Regional Planning No 1 CC, authorized agent of the owner of Erf 853, Three Rivers Extension 1, situated at 2 Umgeni Street, hereby give notice in terms of Section 38(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that we have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, by the rezoning of the property from "Residential 1" to "Business 4" for offices.

Particulars of the application will lie open for inspection during normal office hours at the office of the Manager: Land Use Management, First Floor, Old Trustbank Building, corner of President Kruger and Eric Louw Streets, Vanderbijlpark. Any objection, comment or representation in this regard may be done, in writing, by registered post, by hand, by facsimile or by e-mail within 28 days from the date of first placement to both the Emfuleni Local Municipality, P.O. Box 3, Vanderbijlpark, 1900, as well as to Welwyn Town and Regional Planners. Date of first placement: 12 May 2021.

Should any interested and 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 copy through the following contact details: Anton Mojapelo, E-mail: AntonM@emfuleni.gov.za, Tel: 016 950 5531, Cell: 061 659 6334, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party: Welwyn Town and Regional Planners, P.O. Box 6436, Vanderbijlpark, 1900. Street address: 1 Mumford Street, Vanderbijlpark CW1. Tel: (016) 933 9293. Fax: 0864 767933. E-mail: welwyn2@telehost.co.za.

KENNISGEWING 463 VAN 2021**KENNISGEWING INGEVOLGE ARTIKEL 38(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENINGE, 2018**

Ons, Welwyn Town & Regional Planning No 1 CC, gemagtigde agent van die eienaar van Erf 853, Three Rivers Uitbreiding 1, geleë te Umgenistraat 2, gee hiermee kennis in terme van Artikel 38(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuurs Verordeninge, 2018, dat ons aansoek gedoen het by die Emfuleni Plaaslike Munisipaliteit vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, deur die hersonering van die eiendom vanaf "Residensieel 1" na "Besigheid 4" vir kantore.

Besonderhede van hierdie aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Bestuurder: Grondgebruikbestuur, Eerste vloer, Ou Trustbank Gebou, hoek van President Kruger- en Eric Louwstrate, Vanderbijlpark. Enige beswaar, kommentaar of vertoë in hierdie verband kan skriftelik, per geregistreerde pos, per hand, per faks of per e-pos binne 28 dae vanaf die datum van eerste plasing gerig word aan beide die Emfuleni Plaaslike Munisipaliteit, Posbus 3, Vanderbijlpark, 1900, asook Welwyn Stads- en Streekbeplanners. Datum van eerste plasing: 12 May 2021.

Indien enige belanghebbende en geaffekteerde party 'n afskrif van die ontwikkelingsaansoek wil sien of verkry, kan 'n afskrif van die munisipaliteit aangevra word by die volgende persoon: Anton Mojapelo, E-pos: AntonM@emfuleni.gov.za, Tel: 016 950 5531, Sel: 061 659 6334, alternatiewelik deur 'n identiese afskrif van die ontwikkelingsaansoek te versoek deur middel van die volgende kontakbesonderhede van die aansoeker, welke afskrif binne drie dae na die versoek deur die aansoeker voorsien word: Welwyn Stads- en Streekbeplanners, Posbus 6436, Vanderbijlpark, 1900. Straatadres: 1 Mumfordstraat, Vanderbijlpark CW1. Tel: (016) 933 9293. Faks: 0864 767933. E-pos: welwyn2@telehost.co.za.

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 38 OF 2021****NOTICE OF APPLICATION FOR SIMULTANEOUS AMENDMENT OF THE LAND USE SCHEME BY THE REZONING OF LAND, AMENDMENT OF RESTRICTIVE CONDITIONS OF TITLE AND RELAXATION OF BUILDING LINES IN TERMS OF SECTIONS 68 OF CHAPTER 6 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, **Prince Dlodla** being authorized agent of the owner of **Erf 795 Elsburg Extension 2 Township**, which property is situated at **11 Muller Street**, 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 **Germiston Care Centre** for the

- i) *Removal of certain conditions** contained in the Title Deed **T000035263/2018** of the property and
- ii) for the *amendment of the Ekurhuleni Town Planning Scheme, 2014*, by the rezoning of the property from "Residential 1" to "Residential 4", subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 175 Meyer Street, c/o Meyer- & Library Streets, United House Building, 1st Floor, Germiston, for a period of 28 days from 28 April 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, , 175 Meyer Street, c/o Meyer- & Library Streets, United House Building, 1st Floor, Germiston or P.O. Box 145 GERMISTON, 1400, within a period of 28 days from 28 April 2021.

Address of the authorised agent: **45 Steyn Road President Park Midrand 1685 and P O BOX 893 Kempton Park 1620. Tel: 081 795 2738.**

12-19

PROCLAMATION NOTICE 39 OF 2021**EMFULeni LOCAL MUNICIPALITY**
ERF 434 VANDERBIJLPARK CE1

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:

Removal of conditions B.(b) (g), (j), (m), (n) and C.(a), (b)(i)(ii), (c), as contained in Title Deed T82236/2009, and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987 for Erf 434 Vanderbijlpark CE1, from "Residential 1 "with an annexure to "Special" with an annexure, subject to certain conditions.

The above will come into operation on 12 May 2021.

Map 3 and the Scheme Clauses of the amendment scheme are filed with the Executive Director: Economic Planning (Land Use), 1st 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 Vanderbijlpark Amendment Scheme H1593.

L.E.M. LESEANE, MUNICIPAL MANAGER

12 May 2021

Notice Number: DP22/2021

PROCLAMATION NOTICE 40 OF 2021

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENFIELDS GARDENS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006985/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 44 (A PORTION OF PORTION 27) OF THE FARM RIETSPRUIT 152 REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP.

1.1 GENERAL

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986.
- (3) The applicant shall ensure that the following conditions contained in Deed of Transfer T47346/2017 in respect of Portion 44 are cancelled, suspended or removed:
 - (a)

2. Onderhewig aan die volgende voorwaardes neergelê deur die Administrateur kragtens Artikel 11(6) van Wet 21 van 1940, naamlik:

Except with the written approval of the Administrator as controlling Authority as defined in Act 21 of 1940:

- (i) The land may not be subdivided.
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.
 - (iv) No building or any structure whatsoever may be erected within a distance of 94,46 metres from the centre line of a public road.
- (4) Development (Activity) may not commence prior to environmental authorisation being granted by the Gauteng Department of Agriculture and Rural Development.

2. CONDITIONS OF ESTABLISHMENT.

(1) NAME.

The name of the township shall be PALM RIDGE EXTENSION 35.

(2) DESIGN.

The township shall consist of erven and streets as indicated on General Plan S.G. No 3305/2019.

3. EXISTING CONDITIONS OF TITLE.

3.1 DISPOSAL OF EXISTING CONDITIONS

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

a) including the following condition which affects all erven in the township:

The said Portion 27 (a portion of which is transferred hereunder), together with the Remaining Extent of Portion "A" called WELVERDIEND of the farm RIETSPRUIT 152, Registration Division I.R., District Vereeniging, measuring as such 3,0010 hectares, held under Deed of Transfer No 17638/1951 is entitled to the rights and subject to the conditions and servitudes regarding rights in and to dams, water and water furrows on the said farm RIETSPRUIT as fully described in Deed of Servitude No 22/1914-S.

- b) excluding the following condition which only affects certain erven and streets in the Township:
3. Portion 27 of the farm Rietspruit 152, Registration division I.R., Gauteng province (a portion whereof is hereby transferred) is subject to the following condition:
 Die eiendom hierby getransporteer is onderhewig aan 'n serwituut van reg van weg ten gunste van die Algemene Publiek, 15,74 meter breed, soos meer volledig sal blyk uit Notariële Serwituutakte Nr 960/1965 S geregistreer op die 4de dag van Augustus 1965 met Kaart L.G. Nr A3825/1962 daarby aangeheg. Die serwituut word aangedui deur die figuur ABFGH op Kaart L.G. Nr A 3788/1962 aangeheg aan die voormelde Sertifikaat van Geregistreerde titel Nr 28714/1965 geregistreer op die 4de dag van Augustus 1965.
 which condition only affects:

Erf 28158 (Park), Erf 28159 (Park) and Erf 28160 (Park),
 Leopard Drive, Wagtail Street, Igalufa Street and K154 Road.

- 3.2 **STORMWATER DRAINAGE AND STREET CONSTRUCTION.**
 (a) The township owner shall, carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.
 (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (b) above.
 (c) The Traffic Impact Study must be approved before any development can take place.
- 3.3 **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.**
 The township owner shall fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems.
- 3.4 **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.
- 3.5 **ACCEPTANCE AND DISPOSAL OF STORMWATER.**
 The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.
- 3.6 **SOIL CONDITIONS.**
 Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality 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.
- 3.7 **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 when required to do so.
- 3.8 **PRECAUTIONARY MEASURES**
 The township owner shall at his own expense, ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.
- 3.9 No ingress or egress from Road K154 will be permitted to the proposed township along the line of no access which runs along the southern boundary of Erven 28119 to 28156 and Erf 28160.
- 3.10 A 16 (sixteen) metre building line is applicable from the northern boundary of Road K154 and affects Erven 28119 to 28156 and Erf 28160.
- 3.11 If and when required by the Gauteng Roads Department, a physical barrier shall be erected along this line of no access which runs along the southern boundary of Erven 28119 to 28156 and Erf 28160.

- 3.12 The township owner shall arrange for the services report containing the stormwater design proposal to be submitted to the Gauteng Roads Department for approval before the township is proclaimed.
- 3.13 No advertisements that may be visible from Provincial Road K154 and shall be displayed without the written approval of the Gauteng Roads Department.
- 3.14 REMOVAL OF LITTER
The township owner shall at his own expense cause all litter within the township area to be removed when required to do so.
- 3.15 LAND FOR PUBLIC / MUNICIPAL PURPOSES
Erf 28158, Erf 28159 and Erf 28160
- 4 CONDITIONS OF TITLE
- 4.1 A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986.

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

- 4.1.1 The property is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one boundary other than a street boundary, and in the case of a corner stand the servitude will only be applicable along one boundary 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 on submission of a site plan or a building plan which is to be approved by the Local Authority.
- 4.1.2 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 2 metres thereof.
- 4.1.3 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.

- 5 CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986 IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.
- 5.1 GENERAL CONDITIONS.
- (a) Except with the written consent of the Local Authority, and subject to such conditions as it may impose, neither the owner nor any other person shall: -
- (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - (ii) sink any wells or boreholes thereon or abstract any subterranean water therefrom; or
 - (iii) make or permit to be made, upon the erf for any purpose whatsoever, any bricks, tiles or earthenware pipes or other articles of any nature.
- (b) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Local Authority.
- (c) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.

- (d) No materials or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary this condition may be relaxed by the Local Authority subject to such conditions as may be determined by it.
- (e) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority as and when required by it.
- (f) If the erf is fenced such fence and the maintenance thereof shall be to the satisfaction of the Local Authority.
- (g) The registered owner is responsible for the maintenance of the whole development on the erf. If the Local Authority is of the opinion that the erf or any portion of the development, is not being satisfactorily maintained, the Local Authority shall be entitled to undertake such maintenance at the cost of the registered owner.

USE ZONE 1: RESIDENTIAL 1

Erven 27908 to 28156

| | |
|----------------|---|
| Density | 1 (one) dwelling house per erf |
| Coverage | 60% |
| Height | 2 storeys |
| Building lines | 3 metres along street boundary and 1 metre along any two boundaries 16 metres from Road K154 |
| Parking | As per scheme |

USE ZONE 17: SOCIAL SERVICES

Erf 28157

| | |
|----------------|---------------|
| Density | As per scheme |
| Coverage | 60% |
| Height | 2 storeys |
| Building lines | As per scheme |
| Parking | As per scheme |

USE ZONE 15 – PUBLIC OPEN SPACE

Erven 28158 to 28160

- i The above erven shall be used for Parks, Gardens, Botanical Gardens, Zoological Gardens, Conservation Areas, Art Galleries, Sport and Recreational clubs, Social Halls, Open Spaces, Play Parks, Squares and Buildings used in connection therewith, Municipal Purposes, Sports Grounds, Swimming Pools, Storm-water Retention and Attenuation Ponds.
- ii Coverage As determined by the City of Ekurhuleni Metropolitan Municipality
- iii Height As determined by the City of Ekurhuleni Metropolitan Municipality
- iv Building lines 10 metres from the street boundary
5 metres along other boundaries.
16 metres from Road K154
- v Parking To the satisfaction of the City of Ekurhuleni Metropolitan Municipality.

Subject to the standard conditions of the City of Ekurhuleni Metropolitan Municipality Town Planning Scheme 2014

General conditions

- a. The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Municipality must show measures to be taken, in accordance with recommendations contained in the Engineering Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Municipality that such measures are necessary or that the same purpose can be achieved by other more effective means

PROCLAMATION NOTICE 41 OF 2021

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENFIELDS GARDENS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006985/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 178 (A PORTION OF PORTION 96) OF THE FARM RIETFONTEIN 153 REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1.1 GENERAL

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986.
- (3) The applicant shall ensure that the following conditions contained in Certificate of Registered Title T (about to be registered) with regard to Portion 178 (a Portion 96 of the Farm Rietfontein 153 are cancelled, suspended or removed:
 - (a)
 - B. Subject to the following conditions imposed in terms of Act 21 of 1940: Except with the written approval of the Controlling Authority:
 - (i) The land may not be subdivided
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.
 - (iv) No buildings or any structure whatsoever may be erected within a distance of 94,46 metres from the centre line of a public road.
 - (b)
 - A. Die Resterende Gedeelte van Gedeelte 1 "DE LEEUW" van voormelde plaas groot as sodanig 353,1898 hektaar, (waarvan die eiendom hierby gehou 'n gedeelte vorm) is onderhewig aan die volgende:
 - (a) Die regte van die Staatspresident soos in Artikel vier-en-dertig van die "Kroongrond Nederzettings Wet" 1912 bepaal.
 - (4) Development (Activity) may not commence prior to environmental authorisation granted by the Gauteng Department of Agriculture and Rural Development.

- (5) The applicant shall ensure that the conditions contained in the letter of Eskom dated 21 August 2018 (Reference: AUG/20158) are adhered to.
2. CONDITIONS OF ESTABLISHMENT
- (1) NAME
The name of the township shall be "PALM RIDGE EXTENSION 34".
- (2) DESIGN
The township shall consist of erven and streets as indicated on General Plan S.G. No 3304/2019.
3. EXISTING CONDITIONS OF TITLE
- 3.1 DISPOSAL OF EXISTING CONDITIONS
- 3.1.1 All erven shall be made subject to the existing conditions of title and servitudes if any,
- a) excluding the following conditions which will not be passed onto erven in the township:
- A. Die Resterende Gedeelte van Gedeelte 1 "DE LEEUW" van voormelde plaas groot as sodanig 353,1898 hektaar, (waarvan die eiendom hierby gehou 'n gedeelte vorm) is onderhewig aan die volgende:
- (b) Die voorwaarde dat die huurders, eienaars of regsverkrygendes van die grond hieronder gehou geregtig is tot die water uit die watervoor lopende uit die spruit op gedeelte B van gedeelte genoem "DE LEEUW" van die gesegde plaas Rietfontein oorspronklik toegeken kragtens Kroongrondbrief Nr 73/1943 geregistreer op 24 Maart 1943, na die hiermee getransporteerde grond.
- (c) Die voorwaarde dat die huurders, eienaars of regsverkrygendes van die grond hieronder gehou verantwoordelik is vir die onderhoud van die watervoor genoem in voorwaarde (b) hiervan en geregtig is tot toegang tot enige deel van die genoemde watervoor op gedeelte B van gedeelte genoem "DE LEEUW" van die gesegde plaas Rietfontein oorspronklik toegeken kragtens Kroongrondbrief Nr. 73/1943 geregistreer op 24 Maart 1943.
- (d) Die voorwaarde dat die regte verleen in voorwaarde (b) en (c) hiervan geen regte tot water of tot enige serwituut of regte hoegenaamd sal wees waartoe die grond nie volgens Wet geregtig is nie, of wat met die bepalings van die Besproeiings-en Waterbewarings Wet van 1912 of 'n wysiging daarvan in stryd is, en verder data an die voorwaardes geen uitleg gegee word dat dit bedoel om enige oewerregte te gee waartoe die grond nie volgens Wet geregtig is nie.
- b) including the following condition which affects all erven in the township:

- B. Subject to a powerline servitude in favour of Eskom Holdings Limited with ancillary rights as will more fully appear from Notarial Deed of Servitude K2900/2012 S.
- c) excluding the following condition which only affects certain erven and streets in the Township:
- C. Kragtens Notariële Akte Nr K118/1975 S geregistreer op 22 Januarie 1975 onderhewig aan die reg ten gunste van die ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Notariële Akte. Die roete van die serwituut is bepaal kragtens Notariële Akte K999/1978 S en word die middellyne van die serwituut aangedui deur die lyne ab, cd en ef op Kaart L.G. No A4700/1977 daarby aangeheg, 23,61 meter wyd aan beide kante van die lyne.
which condition only affects Erf 27906 (PARK), Erf 27907 (PARK) and Leopard Drive

3.2 STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.
- (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (b) above.
- (c) The Traffic impact study must be approved before any development can take place.

3.3 WATER AND SANITATION

Written Consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.

3.4 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems.

3.5 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.

3.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

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

3.7 SOIL CONDITIONS

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality 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.

3.8 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 when required to do so.

3.9 PRECAUTIONARY MEASURES

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

3.10 REMOVAL OF LITTER

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

3.11 No ingress or egress from Road K154 will be permitted to the proposed township along the line of no access which runs along the southern boundary of Erf 27906.

3.12 A 16 (sixteen) metre building line is applicable from this boundary and affects Erf 27906.

3.13 If and when required by the Gauteng Roads Department, a physical barrier shall be erected along this line of no access which runs along the southern boundary of Erf 27906.

3.14 The township owner shall arrange for the services report containing the stormwater design proposal to be submitted to the Gauteng Roads Department for approval before the township is proclaimed.

3.15 No advertisements that may be visible from Provincial Road K154 and shall be displayed without the written approval of the Gauteng Roads Department.

3.16 **LAND FOR PUBLIC / MUNICIPAL PURPOSES**
Erf 27906 and Erf 27907

4. CONDITIONS OF TITLE**4.1 A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986.**

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

4.1.1 The property is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one boundary other

than a street boundary, and in the case of a corner stand the servitude will only be applicable along one boundary 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 on submission of a site plan or a building plan which is to be approved by the local authority.

- 4.1.2 No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
- 4.1.3 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.

5. CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.

5.1 GENERAL CONDITIONS.

- (a) Except with the written consent of the Local Authority, and subject to such conditions as it may impose, neither the owner nor any other person shall: -
 - (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - (ii) sink any wells or boreholes thereon or abstract any subterranean water therefrom; or
 - (iii) make or permit to be made, upon the erf for any purpose whatsoever, any bricks, tiles or earthenware pipes or other articles of any nature.
- (b) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Local Authority.
- (c) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (d) No materials or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no

other purpose than the laying out of lawns, gardens, parking or access roads:
 Provided that if it is necessary for a screen wall to be erected on such boundary this condition may be relaxed by the Local Authority subject to such conditions as may be determined by it.

- (e) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority as and when required by it.
- (f) If the erf is fenced such fence and the maintenance thereof shall be to the satisfaction of the Local Authority.
- (g) The registered owner is responsible for the maintenance of the whole development on the erf. If the Local Authority is of the opinion that the erf or any portion of the development, is not being satisfactorily maintained, the Local Authority shall be entitled to undertake such maintenance at the cost of the registered owner.

5.2 Conditions to be contained in Annexure:

USE ZONE 1 – "RESIDENTIAL 1"

Erven 27803 - 27905

- (i) Density 1 (one dwelling house per erf)
- (ii) Coverage 60%
- (iii) Height 2 storeys
- (iv) Building Lines 3 metres along street boundary and 1 metre along any two boundaries
- (v) Parking As per the City of Ekurhuleni TPS 2014

USE ZONE 15 – PUBLIC OPEN SPACE

Erven 27906 - 27907

- i. The above erven shall be used for Parks, Gardens, Botanical Gardens, Zoological Gardens, Conservation Areas, Art Galleries, Sport and Recreational clubs, Social Halls, Open Spaces, Play Parks, Squares and Buildings used in connection therewith, Municipal Purposes, Sports Grounds, Swimming Pools, Storm-water Retention and Attenuation Ponds.
- ii Coverage As determined by the City of Ekurhuleni Metropolitan Municipality
- iii Height As determined by the City of Ekurhuleni Metropolitan Municipality
- iv Building lines 10 metres from the street boundary
5 metres along other boundaries.
16 metres from Road K154
- v. Parking To the satisfaction of the City of Ekurhuleni Metropolitan Municipality

General conditions

- a. The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Municipality must show measures to be taken, in accordance with recommendations contained in the Engineering Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Municipality that such measures are necessary or that the same purpose can be achieved by other more effective means.

PROCLAMATION NOTICE 42 OF 2021

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENFIELDS GARDENS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006985/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 101 OF THE FARM RIETSPRUIT NO 152 REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP
 - 1.1 GENERAL
 - (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
 - (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986.
 - (3) The applicant shall ensure that the following conditions contained in Deed of Transfer T59372/2016 in respect of PORTION 52 are cancelled, suspended or removed:
 - (a)
 - C. SUBJECT to the following conditions imposed in terms of Act 21 of 1940: Except with the written approval of the Controlling Authority:
 - (i) The land may not be subdivided.
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.
 - (4) The applicant shall ensure that the following conditions contained in Deed of Transfer T59373/2016 in respect of PORTION 53 are cancelled suspended or removed:
 - (b)
 - D. SUBJECT to the following conditions imposed in terms of Act 21 of 1940: Except with the written approval of the Controlling Authority:
 - (i) The land may not be subdivided.
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.
 - (5) The applicant shall ensure that the following conditions contained in Deed of Transfer T59371/2016 in respect of PORTION 54 are cancelled suspended or removed:
 - (c)
 - C. SUBJECT to the following conditions imposed in terms of Act 21 of 1940: Except with the written approval of the Controlling Authority:
 - (i) The land may not be subdivided.
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.

2. CONDITIONS OF ESTABLISHMENT
 - (1) NAME
The name of the township shall be "PALM RIDGE EXTENSION 14".
 - (2) DESIGN
The township shall consist of erven and streets as indicated on General Plan S.G. No 3069/2019.
 - (3) STORMWATER DRAINAGE AND STREET CONSTRUCTION
 - (a) The township owner shall, carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.
 - (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (b) above.
 - (c) The Traffic impact study must be approved before any development can take place.
 - (4) WATER AND SANITATION
Written Consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.
 - (5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES
The township owner shall fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems.
 - (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.
 - (7) ACCEPTANCE AND DISPOSAL OF STORMWATER
The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all stormwater run-off or being diverted from the roads to be received and disposed of.
 - (8) SOIL CONDITIONS
Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building places submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.
 - (9) 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 when required to do so.
 - (10) PRECAUTIONARY MEASURES
The township owner shall at his own expense, ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.
 - (11) REMOVAL OF LITTER
The township owner shall at his own expense cause all litter within the township area to be removed when required to do so.
 - (12) LAND FOR PUBLIC/MUNICIPAL PURPOSES
Erven 27617 to 27622
3. EXISTING CONDITIONS OF TITLE
 - 3.1 DISPOSAL OF EXISTING CONDITIONS
 - 3.1.1 All erven shall be made subject to the existing conditions of title and servitudes if any,
 - a) including the following condition which affects all erven in the Township:

Portion 27 of the aforesaid farm, measuring 488,0188 hectares (a Portion of which is held hereunder) together with the Remaining extent of Portion A called "WELVERDIEND" of the farm Rietspruit No 152, Registration Division I.R. measuring as such 3,0010 hectares held under Deed of Transfer number 17638/1951 is entitled to the rights and subject to the conditions and servitudes regarding rights in and to dams, water and water-furrows on the farm Rietspruit as fully described in Deed of Servitude No 22/1914S.

- b) excluding the following conditions which only affects certain erven and streets in the Township:
- (i) Subject to Notarial Deed of Servitude No. 960/1965-S registered on the 4th of August, 1965 in terms whereof the property held hereunder is subject to a servitude of right of way 15,74 meters wide in favour of the General Public as will more fully appear from the said Notarial Deed and Diagram S.G. No A3825/1962 thereto annexed.
which condition only affects Leopard Drive.
 - (ii) "Die binnegemelde eiendom is onderhewig aan 'n pyplynserwituut, 6 (ses) meter breed, ten gunste van die Republiek van Suid-Afrika in sy Spoorweë en Hawens Adminisrasie soos meer volledig sal blyk uit Akte van Sessie K2018/1976 S geregistreer op 12 Julie 1976, die middellyn van die serwituut word aangedui deur die lyn a b op Kaart L.G. No A4083/1975."
which condition only affects Erf 27620 (Park) and Salamanderfish Street
 - (iii) "Die binnegemelde eiendom is onderhewig aan 'n pyplynserwituut, 6 (ses) meter breed, ten gunste van die Republiek van Suid-Afrika in sy Spoorweë en Hawens Adminisrasie soos meer volledig sal blyk uit Akte van Sessie K2018/1976 S geregistreer op 12 Julie 1976, die middellyn van die serwituut word aangedui deur die lyn a b op Kaart L.G. No A4084/1975."
which condition only affects Erf 27620 (Park), Erf 27621 (Park) and Alama Street
 - (iv) The withinmentioned property is subject to a pipeline servitude with restrictions of 3 metres on either side over the property in favour of the Republic of South Africa (in its Railway and Harbours Administration) as will more fully appear from the Deed of Notarial Cession K1652/1976 S, registered on 10th June 1976, the centre line represented by the line a b on Diagram S.G. No A4085/1975.
which condition only affects Erf 27621 (Park), Erf 27622 (Park), Alama Street and Leopard Drive

4. CONDITIONS OF TITLE

4.1 A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986.

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

- 4.1.1 The property is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one boundary other than a street boundary, and in the case of a corner stand the servitude will only be applicable along one boundary 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 on submission of a site plan or a building plan which is to be approved by the local authority.

- 4.1.2 No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
- 4.1.3 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.
- 4.2 Erf 27481 is subject to a 3,00 (three) metre wide servitude for stormwater purposes in favour of the City of Ekurhuleni Metropolitan Municipality as indicated on the General Plan of the township.
5. CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.
- 5.1 Conditions to be contained in Annexure:
- 5.1.1 USE ZONE 2 – “RESIDENTIAL 2”
Erven 26859 to 27616
- | | | |
|-------|----------------|--|
| (i) | Density | 1 (one dwelling house per erf) |
| (ii) | Coverage | 60% |
| (iii) | Height | 2 storeys |
| (iv) | Building Lines | As per the City of Ekurhuleni TPS 2014 |
| (v) | Parking | As per the City of Ekurhuleni TPS 2014 |
- 5.1.2 USE ZONE 18 – “PUBLIC SERVICES (SUBSTATION)”
Erf 27617
- The Erf shall be used for purposes of a substation subject to the standard conditions of the City of Ekurhuleni Town Planning Scheme 2014.
- 5.1.3 USE ZONE 15 – “PUBLIC OPEN SPACE”
Erven 27618 to 27622
- The erven shall be used for public open space subject to the standard conditions of the City of Ekurhuleni Town Planning Scheme 2014.

PROCLAMATION NOTICE 43 OF 2021

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENFIELDS GARDENS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006985/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 91 (A PORTION OF PORTION 1) OF THE FARM RIETFONTEIN 153, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1.1 GENERAL

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986.
- (3) The applicant shall ensure that the following conditions contained in Deed of Transfer **T101598/2016** in respect of Portion **91** are cancelled, suspended or removed:
 - (a)**
 - A. The Remaining Extent of Portion 1 "DE LEEUW" of the aforesaid farm measuring as such 353,1898 hectares, (of which the property held hereunder forms a portion is subject to the following:
 - (a) Die regte van die Staatspresident soos in Artikel vier-en-dertig van die "Kroongrond Nederzettings Wet" 1912 bepaal.
 - (b)
 - B. SUBJECT to the following conditions imposed in terms of Act 21 of 1940:
Except the written approval of the Controlling Authority:
 - (i) The land may not be subdivided;
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.

- (iv) No building or any structure whatsoever may be erected within a distance of 94.46 metres from the centre line of a public road.

2. **CONDITIONS OF ESTABLISHMENT**

(1) **NAME**

The name of the township shall be **PALM RIDGE EXTENSION 17**.

(2) **DESIGN**

The township shall consist of erven and streets as indicated on General Plan **S.G. No 3544/2019**.

3. **STORMWATER DRAINAGE AND STREET CONSTRUCTION**

- (a) The township owner shall, carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.
- (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (b) above.
- (c) The traffic impact study must be approved before any development can take place.

4. **WATER AND SANITATION**

Written consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.

5. **OBLIGATION IN REGARD TO ESSENTIAL SERVICES**

The township shall fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems.

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.

7. **ACCEPTANCE AND DISPOSAL OF STORMWATER**

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

8. **SOIL CONDITIONS**

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality 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.

9. **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 when required to do so.

10. **PRECAUTIONARY MEASURES**

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

11. **REMOVAL OF LITTER**

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

12. **LAND FOR PUBLIC / MUNICIPAL PURPOSES**

Erven **27801** (PARK) and **27802** (PARK)

3 **EXISTING CONDITIONS OF TITLE**

3.1 **DISPOSAL OF EXISTING CONDITIONS**

3.1.1 **All erven shall be made subject to the existing conditions of title and servitudes if any, excluding the following condition which only affects certain erven and a street in the Township:**

C. VERDER is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan die voorwaardes soos meer volledig sal blyk uit Notariele Akte K254/1976 S, gedateer 4 Februarie 1976. Die roete van die serwituut is bepaal kragtens Notariële Akte K614/1978 S en word die midellyne van die serwituut aangedui deur die lyn ab op Kaart L.G. A4695/1977 daarby aangeheg, 23,61 meter wyd aan beide kante van die lyne.

Which condition only affects Erf 27801 (PARK), 27802 (PARK) and Mokgokgotwane Avenue

3.1.2 **Excluding the following conditions which will not be passed onto erven in the Township**

- (b) Die voorwaarde dat die huurders, eienaars of regsverkrygendes van die grond hieronder gehou geregtig is tot die water uit die watervoor lopende uit die spruit op Gedeelte B van Gedeelte genoem "DE LEEUW" van die gesegde plaas Rietfontein oorspronklik toegeken kragtens Kroongrondbrief Nr 73/1943 geregistreer op 24 Maart 1943, na die hiermee getransporteerde grond.
- (c) Die voorwaarde dat die huurders, eienaars of regsverkrygendes van die grond hieronder gehou verantwoordelik is vir die onderhoud van die watervoor genoem in voorwaarde (b) hiervan en geregtig is tot toegang tot enige deel van die genoemde watervoor op gedeelte B van gedeelte genoem "DIE LEEUW" van die gesegde plaas Rietfontein oorspronklik toegeken kragtens Kroongrondbrief Nr 73/1943 geregistreer op 24 Maart 1943.

- (d) Die voorwaarde dat die regte verleen in voorwaarde (b) en (c) hiervan geen regte tot water of tot enige serwituut of regte hoegenaamd sal wees waartoe die grond nie volgens Wet geregtig is nie, of wat met die bepalings van die Besproeiings-en Waterbewaringswet van 1912 of 'n wysiging daarvan in stryd is, en verder dat aan die voorwaardes geen uitleg gegee word dat dit bedoel om enige oewerregte te gee waartoe die grond nie volgens Wet geregtig is nie.

4. **CONDITIONS OF TITLE**

4.1 **A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANING AND TOWNSHIPS ORDINANCE, 15 OF 1986.**

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

- 4.1.1 The property is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one boundary other than a street boundary, and in the case of a corner stand the servitude will only be applicable along one boundary 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 on submission of a site plan or a building plan which is to be approved by the local authority.
- 4.1.2 No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
- 4.1.3 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.
- 4.2 Erf **27731** is subject to a 2 metre wide stormwater servitude in favour of the City of Ekurhuleni Metropolitan Municipality as indicated on the General Plan.

5. **CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.**

5.1 **Conditions to be contained in Annexure:****USE ZONE 1 – RESIDENTIAL 1**Erven **27728 - 27798**

| | |
|----------------|---|
| Density | 1 (one) dwelling house per erf |
| Coverage | 60% |
| Height | 2 storeys |
| Building Lines | As per the City of Ekurhuleni Town Planning Scheme 2014 |
| Parking | As per the City of Ekurhuleni Town Planning Scheme 2014 |

USE ZONE 15: COMMUNITY FACILITYErf **27799**

| | |
|----------------|---|
| Density | N/A |
| Coverage | 50% |
| Height | 2 storeys |
| Building Lines | As per the City Ekurhuleni Town Planning Scheme 2014 |
| Parking | As per the City of Ekurhuleni Town Planning Scheme 2014 |

USE ZONE 21 –SOCIAL SERVICESErf **27800**

| | |
|----------------|---|
| Density | N/A |
| Coverage | 50% |
| Height | 2 storeys |
| Building Lines | As per the City of Ekurhuleni Town Planning Scheme 2014 |
| Parking | As per the City Ekurhuleni Town Planning Scheme 2014 |

USE ZONE 14 – PUBLIC OPEN SPACEErven **27801 and 27802**

The standard conditions in the City of Ekurhuleni Town Planning Scheme 2014 shall be applicable.

Condition Applicable to Pubic Open Space:

Buildings used in connection therewith shall be subservient and ancillary to the main use. The proposed development controls associated herewith shall be submitted to the municipality for determination, prior to the submission of the Site Development Plan (SDP).

General conditions

- a. The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Municipality must show measures to be taken, in accordance with recommendations contained in the Engineering Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Municipality that such measures are necessary or that the same purpose can be achieved by other more effective means.

PROCLAMATION NOTICE 44 OF 2021

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENFIELDS GARDENS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006985/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 88 (A PORTION OF PORTION 1) OF THE FARM RIETFONTEIN 153, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1.1 GENERAL

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986.
- (3) The applicant shall ensure that the following conditions contained in Deed of Transfer **T100391/2016** in respect of Portion **88** are cancelled, suspended or removed:
 - (a)
 - A. The Remaining Extent of Portion 1 "DE LEEUW" of the aforesaid farm measuring as such 353,1898 hectares, (of which the property held hereunder forms a portion is subject to the following:
 - (a) Die regte van die Staatspresident soos in Artikel vier-en-dertig van die "Kroongrond Nederzettings Wet" 1912 bepaal.
 - (b)
 - B. SUBJECT to the following conditions imposed in terms of Act 21 of 1940: Except the written approval of the Controlling Authority:
 - (i) The land may not be subdivided;
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.
- (4) The applicant shall ensure that the conditions contained in the letter of Eskom dated 21 August 2018 (reference AUG/20154) are adhered to.
- (5) Development (activity) may not commence prior to environmental authorisation being granted by the Gauteng Department of Agriculture and Rural Development.

2. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be **PALM RIDGE EXTENSION 16**.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan **S.G. No 3225/2019**.
- (3) **STORMWATER DRAINAGE AND STREET CONSTRUCTION**
 - (a) The township owner shall, carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.

- (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (b) above.
- (c) The traffic impact study must be approved before any development can take place.
- (4) **WATER AND SANITATION**
Written consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.
- (5) **OBLIGATION IN REGARD TO ESSENTIAL SERVICES**
The township shall fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems.
- (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.
- (7) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.
- (8) **SOIL CONDITIONS**
Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality 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.
- (9) **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 when required to do so.
- (10) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense, ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.
- (11) **REMOVAL OF LITTER**
The township owner shall at his own expense cause all litter within the township area to be removed when required to do so.
- (12) **LAND FOR PUBLIC / MUNICIPAL PURPOSES**
Erf 27727 (PARK)

3 EXISTING CONDITIONS OF TITLE

3.1 DISPOSAL OF EXISTING CONDITIONS

3.1.1 All erven shall be made subject to the existing conditions of title and servitudes if any, excluding the following conditions which will not be passed onto the erven in the Township:

- A. The Remaining Extent of Portion 1 "DE LEEUW" of the aforesaid farm measuring as such 353,1898 hectares, (of which the property held hereunder forms a portion is subject to the following:
 - (b) Die voorwaarde dat die huurders, eienaars of regsverkrygendes van die grond hieronder gehou geregtig is tot die water uit die watervoor lopende uit die spruit op Gedeelte B van Gedeelte genoem "DE LEEUW" van die gesegde plaas Rietfontein oorspronklik toegeken kragtens Kroongrondbrief Nr 73/1943 geregistreer op 24 Maart 1943, na die hiermee getranspoteerde grond.
 - (c) Die voorwaarde dat die huurders, eienaars of regsverkrygendes van die grond hieronder gehou verantwoordelik is vir die onderhoud van die watervoor genoem in voorwaarde (b) hiervan en geregtig is tot toegang tot enige deel van die genoemde watervoor op gedeelte B van gedeelte genoem "DE LEEUW" van die gesegde plaas Rietfontein oorspronklik toegeken kragtens Kroongrondbrief Nr 73/1943 geregistreer op 24 Maart 1943.

- (d) Die voorwaarde dat die regte verleen in voorwaarde (b) en (c) hiervan geen regte tot water of tot enige servituut of regte hoegenaamd sal wees waartoe die grond nie volgens Wet geregtig is nie, of wat met die bepalings van die Besproeiings-en Waterbewaringswet van 1912 of 'n wysiging daarvan in stryd is, en verder dat aan die voorwaardes geen uitleg gegee word dat dit bedoel om enige oewerrechte te gee waartoe die grond nie volgens Wet geregtig is nie.

4. **CONDITIONS OF TITLE**

4.1 **A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANING AND TOWNSHIPS ORDINANCE, 15 OF 1986.**

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

- 4.1.1 The property is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one boundary other than a street boundary, and in the case of a corner stand the servitude will only be applicable along one boundary 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 on submission of a site plan or a building plan which is to be approved by the local authority.
- 4.1.2 No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
- 4.1.3 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.

5. **CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.**

5.1 **Conditions to be contained in Annexure:**

USE ZONE 1 – RESIDENTIAL 1

Erven **27624 - 27725**

| | |
|----------------|---|
| Density | 1 (one) dwelling house per erf |
| Coverage | 60% |
| Height | 2 storeys |
| Building Lines | 3 metres along street boundary and 1 metre along any two boundaries |
| Streets | 3 metres |
| Parking | As per the City of Ekurhuleni Town Planning Scheme 2014 |

USE ZONE 15: COMMUNITY FACILITY

Erf **27726**

| | |
|----------|-----------------------------------|
| Density | N/A |
| Coverage | As determined by the Municipality |
| Height | As determined by the Municipality |

| | |
|----------------|---|
| Building Lines | 3 metres along other boundaries |
| Streets | 5 metres along other boundaries |
| Parking | According to the City of Ekurhuleni Town Planning Scheme 2014 |

USE ZONE 21 –SOCIAL SERVICES**Erf 27623**

| | |
|----------------|---|
| Density | N/A |
| Coverage | 50% |
| Height | 2 storeys |
| Building Lines | As per the City of Ekurhuleni Town Planning Scheme 2014 |
| Parking | According to the City of Ekurhuleni Town Planning Scheme 2014 |

USE ZONE 15 – PUBLIC OPEN SPACE**Erven 27727**

- i. The above erf shall be used for Parks, Gardens, Botanical Gardens, Zoological Gardens, Conservation Areas, Art Galleries, Sport and Recreational clubs, Social Halls, Open Spaces, Play Parks, Squares and Buildings used in connection therewith, Municipal Purposes, Sports Grounds, Swimming Pools, Stormwater Retention and Attenuation Ponds.
- ii. Coverage as determined by the Municipality
- iii. Height as determined by the Municipality
- iv. Building lines 10 metres from the street boundary
- v. Parking to the satisfaction of the Municipality

General conditions

- a. The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Municipality must show measures to be taken, in accordance with recommendations contained in the Engineering Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Municipality that such measures are necessary or that the same purpose can be achieved by other more effective means.

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 335 OF 2021****NOTICE OF APPLICATION FOR THE SIMULTANEOUS AMENDMENT OF RESTRICTIVE TITLE DEED AND TOWNSHIP ESTABLISHMENT CONDITIONS ,AND THE REZONING OF PORTION 2 OF ERF 11346 KAGISO EXTENSION 6 FROM “COMMUNITY FACILITY” TO “COMMUNITY FACILITY SUBJECT TO SPECIAL CONDITIONS” IN TERMS OF SECTION 66 AND 45 OF MOGALE CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018.**

SJN Development Planning Consultants being the authorized agent of the owner of Portion 2 of Erf 11346 Kagiso Extension 6, hereby give notice in terms of Section 66 of Mogale City Local Municipality Spatial Planning and Land Use Management By-law, 2018, that we have applied to the Mogale City Local Municipality for simultaneous amendment or removal of restrictive title deed condition number 1 in the Deed of Transfer T9696/1998 and Township Establishment Conditions 7. (b)(v) (aa) to 7. (b)(v) (cc), relaxation of building lines, and to rezone Portion 2 of Erf 11346 Kagiso Township Extension 6 to accommodate the construction of proposed school for the severely mentally handicapped learners.

Particulars of the application will lie for inspection during normal office hours at the office of Manager: Development Planning, Department of Economic Services, 1st floor, Furniture City Building, Corner of Human Street and Monument Street, Krugersdorp.

Objections to or representations must be lodged with or made in writing to the Manager Development Planning: Economic Services, Mogale City Local Municipality, at the above office address or can be posted at P.O. Box 94, Krugersdorp 1740, within 28 days from 5 May 2021.

Address of Agent: Josh Nkosi- SJN Development Planning Consultants 184 Thomson Street, Colbyn, Pretoria, 0082. P.O Box 39654, Garsfontein, 0042, Tel 012 342 1724 Fax 086 640 5687, E-mail joshnko@mweb.co.za

Dates of Adverts 5 May 2021 and 12 May 2021

PROVINCIAL NOTICE 336 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION
16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
BERGTUIN EXTENSION 6**

I, Edgar Taute of Hunter Theron Incorporated, being the authorized agent of the applicant, 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 establishment of a township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016, read with the provisions of Schedule 23, referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds of 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 5 May 2021. Closing date of any objections and/or comments is 2 June 2021.

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/Star newspapers.

Address of Municipal Offices: LG004, Isivuno House, 143 Lilian Ngoyi Street Municipal Offices.

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 copy through the following contact details: newlanduseapplications@tshwane.gov.za. Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: eddie@huntertheron.co.za
- Postal address: PO Box 489, Florida Hills, 1716
- Address of applicant: Hunter Theron Inc., 53 Conrad Street, Florida North, 1709
- Contact telephone number: (011) 472 1613
-

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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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.

Dates on which notice will be published: 5 May 2021 and 12 May 2021

ANNEXURE

Name of township: **BERGTUIN EXTENSION 6**

Full name of applicant: Edgar Taute of Hunter Theron Incorporated acting on behalf of the registered owner Curro Holdings Limited.

Number of erven, proposed zoning and development control measures: 1 Erf to be zoned "Educational" and 1 Erf to be zoned "Private Open Space" in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014) measuring approximately 2.8245ha in extent.

It is the intension of the applicant to develop the proposed township for a Private School Educational Facility.

Locality of property(ies) on which township is to be established: The site, on which the proposed township is to be established, is located East Lynne Township Area, between Sefako Makgatho Drive and Stormvoel Drive and to the east of the N1.

Description of the property on which the township is to be situated: Portion 256 (a Ptn of Ptn 249) of the Farm Doornpoort 326 Registration Division JR, Province of Gauteng

Reference: **CPD 9/2/4/2-5955T** Item No. **33298**

PROVINSIALE KENNISGEWING 336 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP IN TERME VAN ARTIKEL 16(4) VAN
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016
BERGTUIN UITBREIDING 6**

Ek, Edgar Taute van Hunter Theron Ingelyf, synde die gemagtigde agent van die aansoeker, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurverordening, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp ingevolge Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuurverordening, 2016 saamgelees met die bepalings van Skedule 23, waarna verwys word in die Bylae hierby aangeheg.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet ingedien by of gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 5 Mei 2021.

Sluitingsdatum van enige besware en/of kommentaar is 2 Junie 2021.

Volledige besonderhede en planne (indien enige) kan geïnspekteer word gedurende normale kantoorure by die Munisipale Kantoor, soos hieronder uiteengesit word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant/Beeld /Sterkoerante.

Adres van Munisipale Kantoor: LG004, Isivuno Huis, 143 Lilian Ngoyi Straat Munisipale Kantoor.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik:

- Epos adres: eddie@huntertheron.co.za
- Posadres: Posbus 489, Florida Hills, 1716
- Adres van applikant: Hunter Theron Inc., 53 Conrad Straat, Florida Noord, 1709
- Kontak telefoonnommer: (011) 472 1613

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan 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 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduceer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Datums waarop kennisgewing gepubliseer moet word: 5 Mei 2021 en 12 Mei 2021

BYLAE

Naam van dorp: **BERGTUIN UITBREIDING 6**

Volle naam van aansoeker: Edgar Taute van Hunter Theron Ingelyf, gemagtigde agent van die geregistreerde eienaar naamlik Curro Holdings Limited.

Aantal erwe, voorgestelde sonering en beheermaatreels: 1 Erf "Opvoedkundig" en 1 Erf "Privaat Oop Ruimte" gesoneer te word ingevolge die Tshwane Stadsbeplanning Skema, 2008 (Hersien 2014) en meet ongeveer 2.8245ha in omvang.

Die voorneme van die aansoeker is om 'n dorp te stig vir 'n Privaat Skool opvoedkundige fasiliteit.

Ligging van eiendom(me) waarop dorp gestig gaan word: Die perseel, waarop die voorgestelde dorp gestig gaan word, is geleë in die East Lynne Woongebied, tussen Sefako Makgatho Rylaen en Stormvoel Rylaen en oos van die N1..

Beskrywing van die eiendom(me) waarop die dorp gestig gaan word: Gedeelte 256 ('n Geddelt van Gedeelte 249) van die Plaas Doornpoort 326, Registrasie Afdeling JR, Provinsie van Gauteng

Verwysing: **CPD 9/2/4/2-5955T** Item nommer: **33298**

05-12

PROVINCIAL NOTICE 337 OF 2021**NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owner of **ERF 901 EQUESTRIA EXTENSION 133** hereby gives notice in terms Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of a part of **ERF 901 EQUESTRIA EXTENSION 133** (figure a,b,c,d,e,D) from "Special" for a place of public worship to "Special" for access.

The property is situated at 2218 Etienne Street, Equestria. The intention of the applicant in this matter is swap portions of Erf 900 and Erf 901 Equestria X 133 to allow for the regularisation of the zoning of the portions as per the exchange agreement between the landowners.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, at LG004, Isivunu House, 143 Lillian Ngoyi Street Municipal Offices, or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 5 May 2021 until 2 June 2021. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

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 copy through the following contact details: newlanduseapplications@tshwane.gov.za, for a period of 28 days from 5 May 2021. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when requesting a copy of the application. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 5 May 2021. Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel:012804 2522; Fax:012804 2877 and E-mail: viljoen@metroplan.net/ harriet@metroplan.net. Notices will be placed on-site for 14 days from: 5 May 2021. Closing date for objection(s) and or comment(s): 2 June 2021.

Reference:
Rezoning: (Item 33234)

PROVINSIALE KENNISGEWING 337 VAN 2021**KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **ERF 901 EQUESTRIA X 133** gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014) deur die hersonering van 'n gedeelte van **ERF 901 EQUESTRIA X 133** vanaf "Spesiaal" vir 'n plek van aanbidding na "Spesiaal" vir toegang.

Die eiendom is geleë te Ettienne Straat 2218, Equestria. Die voorneme van die aansoeker in hierdie saak is om gedeeltes van Erwe 900 en 901 Equestria X 133 uit te ruil en die sonering van die grondgedeeltes reg te stel soos per die ruilooreenkoms deur die partye aangegaan.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by LG004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria of Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za om die Stadsraad te bereik vanaf 5 Mei 2021 tot 2 Junie 2021. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Indien enige geïnteresseerde of geïntereerde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: newlanduseapplications@tshwane.gov.za, vir 'n periode van 28 dae vanaf 5 Mei 2021. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïnteresseerde of geïntereerde party 'n e-pos adres of ander manier verskaf sodat die aansoek elektronies aan hulle gestuur kan word. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 5 Mei 2021 ontvang word. Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel:012-804 2522; Faks:012-804 2877; en E-pos: viljoen@metroplan.net/harriet@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf 5 Mei 2021. Sluitingsdatum van die beswaar- en/of kommentaartydperk: 2 Junie 2021.

Verwysing:

Hersonering: (Item 33234)

PROVINCIAL NOTICE 338 OF 2021**NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owner of **ERF 900 EQUESTRIA EXTENSION 133** hereby gives notice in terms Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of a part of **ERF 900 EQUESTRIA EXTENSION 133** (figure A,B,d,c,b,a,G,H) from "Special" for filling station to "Special" for a parking site.

The property is situated at 1016 Graham Road, Equestria. The intention of the applicant in this matter is swop portions of Erf 900 and Erf 901 Equestria X 133 to allow for the regularisation of the zoning of the portions as per the exchange agreement between the landowners.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, at LG004, Isivunu House, 143 Lillian Ngoyi Street Municipal Offices, or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 5 May until 2 June 2021. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

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 copy through the following contact details: newlanduseapplications@tshwane.gov.za, for a period of 28 days from 5 May 2021. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when requesting a copy of the application. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 5 May 2021. Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel:012804 2522; Fax:012804 2877 and E-mail: viljoen@metroplan.net/ harriet@metroplan.net. Notices will be placed on-site for 14 days from: 5 May 2021. Closing date for objection(s) and or comment(s): 2 June 2021.

Reference:
Rezoning: (Item 33226)

05-12

PROVINSIALE KENNISGEWING 338 VAN 2021**KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **ERF 900 EQUESTRIA X 133** gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014) deur die hersonering van 'n gedeelte van **ERF 900 EQUESTRIA X 133** vanaf "Spesiaal" vir 'n vulstasie na "Spesiaal" vir 'n parkeerterrein.

Die eiendom is geleë te Grahamweg 1016, Equestria. Die voorneme van die aansoeker in hierdie saak is om gedeeltes van Erwe 900 en 901 Equestria X 133 uit te ruil en die sonering van die grondgedeeltes reg te stel soos per die ruiloreenkoms deur die partye aangegaan.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by LG004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria of Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za om die Stadsraad te bereik vanaf 5 Mei 2021 tot 2 Junie 2021. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos. Indien enige geïntereeserde of geïntereeserde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: newlanduseapplications@tshwane.gov.za, vir 'n periode van 28 dae vanaf 5 Mei 2021. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïntereeserde of geïntereeserde party 'n e-pos adres of ander manier verskaf sodat die aansoek elektronies aan hulle gestuur kan word. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 5 Mei 2021 ontvang word. Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel:012-804 2522; Faks:012-804 2877; en E-pos: viljoen@metroplan.net/harriet@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf 5 Mei 2021. Sluitingsdatum van die beswaar- en/of kommentaartydperk: 2 Junie 2021.

Verwysing:

Hersonering: CPD 9/2/4/2-5827T (Item 33226)

05-12

PROVINCIAL NOTICE 339 OF 2021**NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owner of **ERF 25 HAZELWOOD** hereby gives notice in terms of Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of **ERF 25 HAZELWOOD** from "Special" for offices and/or dwelling-unit to "Special" for a place of refreshment.

The property is situated at 5 Firwood Street, Hazelwood. The intention of the applicant in this matter is to use the property for purposes of a place of refreshment/restaurant.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, at LG004, Isivunu House, 143 Lillian Ngoyi Street Municipal Offices, or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 5 May 2021 until 02 June 2021. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

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 copy through the following contact details: newlanduseapplications@tshwane.gov.za, for a period of 28 days from 5 May 2021. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when requesting a copy of the application. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 5 May 2021. Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel:012804 2522; Fax:012804 2877 and E-mail: viljoen@metroplan.net/ harriet@metroplan.net. Notices will be placed on-site for 14 days from: 5 May 2021. Closing date for objection(s) and or comment(s): 2 June 2021.

Reference:

Erf 25 Hazelwood

05-12

PROVINSIALE KENNISGEWING 339 VAN 2021**KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **ERF 25 HAZELWOOD** gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014) deur die hersonering van 'n **ERF 25 HAZELWOOD** vanaf "Spesiaal" vir 'kantore en/of 'n woonhuis na "Spesiaal" vir 'n verversingsplek.

Die eiendom is geleë te Firwood Straat 5, Hazelwood. Die voorneme van die aansoeker in hierdie saak is om die eiendom te gebruik vir 'n verversingsplek/restaurant,

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by LG004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria of Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za om die Stadsraad te bereik vanaf 5 Mei 2021 tot 2 Junie 2021. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Indien enige geïntereseerde of geïmpakteerde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: newlanduseapplications@tshwane.gov.za, vir 'n periode van 28 dae vanaf 5 Mei 2021. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïntereseerde of geïmpakteerde party 'n e-pos adres of ander manier verskaf sodat die aansoek elektronies aan hulle gestuur kan word. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 5 Mei 2021 ontvang word. Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel:012-804 2522; Faks:012-804 2877; en E-pos: viljoen@metroplan.net/harriet@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf 5 Mei 2021. Sluitingsdatum van die beswaar- en/of kommentaartydperk: 2 Junie 2021.

Verwysing:

Erf 25 Hazelwood

05-12

PROVINCIAL NOTICE 340 OF 2021**NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owner of **THE REMAINDER OF ERF 111 PRETORIA** hereby gives notice in terms Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of **THE REMAINDER OF ERF 111 PRETORIA** in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 from "Business 1" with consent for a "Place of Amusement" to "Business 1" including a "Place of Amusement" subject to an Annexure T.

The property is situated at 271 Struben Street, Pretoria. The intention of the applicant is to increase the permissible coverage on the existing "Place of Amusement".

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, at LG004, Isivunu House, 143 Lillian Ngoyi Street Municipal Offices, or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 5 May 2021 until 2 June 2021. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

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 copy through the following contact details: newlanduseapplications@tshwane.gov.za, for a period of 28 days from 5 May 2021. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when requesting a copy of the application. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 5 May 2021. Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel:012804 2522; Fax:012804 2877 and E-mail: viljoen@metroplan.net/ ben@metroplan.net. Notices will be placed on-site for 14 days from: 5 May 2021. Closing date for objection(s) and or comment(s): 2 June 2021.

Reference:

Municipal Reference.: CPD 9/2/4/2 – 5972T (Item no 33361)

PROVINSIALE KENNISGEWING 340 VAN 2021**KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **RESTANT VAN ERF 111 PRETORIA** gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014) deur die hersonering van 'n **RESTANT VAN ERF 111 PRETORIA** vanaf "Besigheid "" met toestemming vir 'n "Vermaaklikheidsplek" tot "Besigheid 1", insluitend 'n Vermaaklikheidsplek ' onderworpe aan 'n wysigingskema.

Die eiendom is geleë in Strubenstraat 271, Pretoria. Die bedoeling van die aansoeker is om die toelaatbare dekking vir die bestaande "Plek van Vermaak" te verhoog

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by LG004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria of Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za om die Stadsraad te bereik vanaf 5 Mei 2021 tot 2 Junie 2021. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Indien enige geïnteresseerde of geïnteresseerde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: newlanduseapplications@tshwane.gov.za, vir 'n periode van 28 dae vanaf 5 Mei 2021. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïnteresseerde of geïnteresseerde party 'n e-pos adres of ander manier verskaf sodat die aansoek elektronies aan hulle gestuur kan word. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 5 Mei 2021 ontvang word. Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel:012-804 2522; Faks:012-804 2877; en E-pos: viljoen@metroplan.net/ben@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf: 5 Mei 2021. Sluitingsdatum van die beswaar- en/of kommentaartydperk: 2 Junie 2021.

Verwysing:

Munisipale verwysing .: CPD 9/2/4/2 - 5972T (Item no 33361)

PROVINCIAL NOTICE 342 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16(1)(d) OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014), AS READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, Zuzile Development Planners (Pty) Ltd, being the authorised agent of the owner of **Erf 2842, Rooihuiskraal, Extension 25**, hereby give notice in terms of Clause 16(1)(d) of the Tshwane Town Planning Scheme, 2008, (Revised 2014), as read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for a Consent to allow Eyethu Proprietary Limited ("Eyethu") to Manufacture and Distribute liquor products (Liquor Brewery) on site. The property is situated at No. 67 Adriana Crescent, Gateway Industrial Park, Rooihuiskraal.

The property is currently developed as a Cider Distillery Manufacturing, zoned under "Industrial 2". The intention of the applicant is to obtain Council's consent to continue to use the Cider Manufacturing Distillery to Manufacture and Distribute liquor products (Liquor Brewery).

Any objection and/or comments, including the grounds for such objection(s) and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comments, shall be lodged with, or made in writing to the The Group Head: Economic Development and Spatial Planning, PO Box, 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **5 May 2021** to **1 June 2021**

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. 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 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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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.

Address of Municipal offices: Centurion Municipal Offices, Corner of Basden & Rabie Street, Room E10

Closing date for any objections and/or comments: 1 June 2021

Address of Authorised Agent: 17 Eaton Ave, Bryanston, Johannesburg, 2191

Email: nomfundo@zuzile.co.za

Tel: 010 745 2950

Cell: 072 539 4121

Reference: CPD RHKX25/0570/2842

Item No: 32675

05-12

PROVINSIALE KENNISGEWING 342 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN N TOESTEMMINGSGEBRUIK AANSOEK INGEVOLGE KLOUSULE 16 (1) (D) VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), SAAMGELEES MET ARTIKEL 16(3) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR VERORDENING, 2016.**

Ons, Zuzile Development Planners (Pty) Ltd, die gemagtigde agent van die eienaar van **Erf 2842, Rooihuiskraal, Uitbreiding 25**, gee hiermee ingevolge Klousule 16(1)(d) van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), saamgelees met Artikel 16(3) van die Stad van Tshwane Grondgebruik Bestuur Verordening, 2016 dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik deur Eyethu Eiendoms Beperk ("Eyethu") toe te laat om alkoholiese produkte op die perseel te vervaardig en te versprei (Alkoholiese Brouery).. Die eiendom is gelee te Adriana Singel 67, Gateway Industriële Park, Rooihuiskraal.

Die voorneme van die aansoeker is om die Raad se toestemming te verkry, om aan te hou om die brouery te gebruik vir die vervaardiging en verspreiding van alkoholiese produkte. Die eiendom is tans gesoneer as "Industrieël 2" en word huidiglik as 'n Alkoholiese Brouery bedryf.

Enige beswaar(e) en/of kommentaar(e), met gronde vir die beswaar(e) en/of kommentaar(e) asook volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: Posbus 3242, Pretoria, 0001 of te e-pos na CityP_Registration@tshwane.gov.za vanaf **5 Mei 2021** tot **1 Junie 2021**

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerante Provinsiale Koerant, Beeld en Citizen. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil sien of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies aanstuur of 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 eksemplaar wat gepubliseer of aan enige belanghebbende gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za. Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker 'n e-posadres of ander manier moet verskaf om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging te verbied nie van die aansoek.

Adres van Munisipale Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion.

Sluitingsdatum vir enige beswaar (e): 1 Junie 2021

Naam en adres van gemagtigde agent: Eaton Laan 17, Bryanston, Johannesburg, 2191

Epos: nomfundo@zuzile.co.za

Tel: 010 745 2950

Sel: 072 539 4121

Reference: CPD RHKX25/0570/2842

Item No: 32675

05-12

PROVINCIAL NOTICE 344 OF 2021

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

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Remainder of Portion 16 of the Farm Grootvlei No. 272-JR** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), for the rezoning in terms of Section 16(1) of the of the City of Tshwane Land Use Management By-Law, 2016. The rezoning is only applicable on part of the property as depicted by Figure A-B-C-D-E-A from "Undetermined" to "Special" for the sale and trade in farm related machinery and implements but not restricted to tractors, ploughs, planters and agricultural trailers, with a coverage of 20%, F.A.R. of 0.01 and a height of 1 storey applicable only on the Figure A-B-C-D-E-A. The property is situated on 2351, Old Warmbaths Road, Grootvlei in Ward 49.

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, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 5 May 2021 (*the first date of the publication of the notice*), until 3 June 2021.

*"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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal Offices:** City of Tshwane, Economic Development and Spatial Planning Department, Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria, 0002.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk or P. O. Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: admin@sfplan.co.za

Dates on which notice will be published: 5 and 12 May 2021

Closing date for any objections and/or comments: 3 June 2021

Reference: CPD 9/2/4/2-5975T (Item No. 33378) **Our ref:** F4011

PROVINSIALE KENNISGEWING 344 VAN 2021
STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD
TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Restant van Gedeelte 16 van die plaas Grootvlei No. 272-JR**, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-Dorpbeplanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die herosnering is slegs van toepassing op 'n gedeelte van die eiendom soos aangedui deur Figuur A-B-C-D-E-A van "Onbepaald" na "Spesiaal" vir die verkoop en handel in plaasverwante masjinerie en werktuie, maar nie beperk tot trekkers, ploëë, planters en sleepwaens landbouwaens nie, met 'n dekking van 20%, V.R.V. 0,01 en 'n hoogte van 1 verdieping wat slegs van toepassing is of die Figuur A-B-C-D-E-A. Die eiendom is geleë op 2351, Old Warmbaths Road, Grootvlei in Wyk 49.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waaronder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien 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 5 Mei 2021 (*die datum van eerste publikasie van die kennisgewing*) tot 3 Junie 2021.

*"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**.*

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 aantast 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 van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging 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, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria, 0002.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk
 371 Melk Straat, Nieuw Muckleneuk of Posbus 908, Groenkloof, 0027
 Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za
 Datum waarop kennisgewing gepubliseer word: 5 en 12 Mei 2021
 Sluitingsdatum vir enige besware en/of kommentaar: 3 Junie 2021

Verwysing: CPD 9/2/4/2-5975T (Item No. 33378) **Ons verwysing:** F4011

PROVINCIAL NOTICE 346 OF 2021
PROVINCIAL GAZETTE / NEWSPAPER ADVERTISEMENT FOR
TOWNSHIP ESTABLISHMENT APPLICATIONS

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

Crystal Park Extension 84

I, Hermann Joachim Scholtz on behalf of The Town Planner and Company 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 I have applied to the City of Ekurhuleni for the establishment of the township, referred to in the Annexure hereto,

Address of Municipal offices: The Area Manager, Benoni CCC, City Planning, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni. The Area Manager at the above address or at Private Bag X014, BENONI, 1500.

Closing date for any objections and/or comments: 02 June 2021.

Address of the authorised agent: Lakeside Place | 18 Lakeview Crescent | Kleinfontein Lake Office Park | Benoni | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 | PO Box 14327 | Farrarmere | Benoni | 1518 info@thetownplannerandcompany.co.za | www.thetownplannerandcompany.co.za

Dates on which notice will be published: 05 May 2021.

ANNEXURE

Name of township: **Crystal Park Extension 84**

Full name of applicant: Hermann Joachim Scholtz on behalf of The Town Planner and Company

Number of erven, proposed zoning and development control measures:

Proposed Erf 1 will be zoned "Residential 3" with a Coverage of 35%, at a Height of 1 Storeys, F.A.R of 0.35 and a density of 60 Du/Ha.

Proposed Erf 2 will be zoned "Industrial 2" with a Coverage of 30%, at a Height of 1 Storeys, F.A.R of 0.30 and a density of 0.

Proposed Erf 3 will be zoned "Business 3" with a Coverage of 10%, at a Height of 2 Storeys, F.A.R of 0.15 and a density of 0.

The intension of the applicant in this matter is to: establish a Township on Portion 253 Vlakfontein 69-IR. Erf 1 will be used for residential dwelling units; Erf 2 will be used for trucks and Erf 3 will be used for office purposes.

The site is situated in Fairleads AH on the corner of Pretoria and James Road. The property is described as Portion 253 Vlakfontein 69-IR as per the property's Title Deed.

The proposed township is situated at 18 James Road.

Reference: Crystal Park Extension 84 (Portion 253 Vlakfontein 69-IR)

PROVINCIAL NOTICE 347 OF 2021**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 AMENDMENT SCHEME K0707**

I, Hermann Joachim Scholtz of the Town Planner and Company being the authorized agent of the owner of Erf 594 Kempton Park Extension 2 Township 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 (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 51 Commissioner Street from "Residential 1" to "Residential 3".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park for a period of 28 days from 05 May 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 05 May 2021.

Address of the authorised agent: Hermann J Scholtz, PO Box 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | e-mail: info@thetownplannerandcompany.co.za

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PROVINCIAL NOTICE 348 OF 2021**EKURHULENI METROPOLITAN MUNICIPALITY BOKSBURG CUSTOMER CARE CENTRE**

I, Hermann Joachim Scholtz of the Town Planner and Company, being the authorized agent of the owners of Ravensklip Extension 8 on Portion 339, situated at 286 & 287 Natal Street, Ravensklip Extension 8, hereby give notice in terms of the Spatial Planning and Land Use Management Act (16 of 2013), and in terms of Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the Rezoning of the property described above, from "Residential 3" to "Residential 4" for the purpose of for a density of 60 dwelling units per hectare.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre), Department of City Planning, Third Floor, Civic Centre, corner Trichardt Road and Market Street, Boksburg, for a period of 28 days from 05 May 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P O Box 215, Boksburg, 1460, 05 May 2021.

Address of agent: Hermann J Scholtz, PO Box 6161 | Dunswart | Boksburg | 1508 | Tel: 0828532885 | e-mail: info@thetownplannerandcompany.co.za

5-12

PROVINCIAL NOTICE 350 OF 2021**NOTICE OF APPLICATIONS FOR REZONING AND REMOVAL OF RESTRICTIONS IN TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
AMENDMENT SCHEME K0720**

I, Hermann Joachim Scholtz of The Town Planner and Company being the authorized agent of the owners of Erven 4932, 4933 and 4934 Birch Acres Extension 32, which the properties are situated at 28, 30, 32 Umunga Street Birch Acres, respectively, 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 (Kempton Park Customer Care Centre) for the:

- i) for the *amendment of the Ekurhuleni Town Planning Scheme, 2014*, by the rezoning of the property from "Residential 1" to "Community Facility", subject to certain conditions and
- ii) for the consolidation of the properties described above.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, corner CR Swart and Pretoria Roads, Kempton Park for a period of 28 days from 05 May 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, corner CR Swart and Pretoria Roads, Kempton Park or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 05 May 2021.

Address of the authorised agent: Hermann J Scholtz, PO Box 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | e-mail: info@thetownplannerandcompany.co.za

PROVINCIAL NOTICE 354 OF 2021**Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre)**

I, Hermann Joachim Scholtz, being the authorized agent of the owners of Erf 467 Rhodesfield, situated at 16 KittyHawk Street, Erf 537 Rhodesfield, situated at 74 KittyHawk Street, Erf 538 Rhodesfield, situated at 72 KittyHawk Street and Erf 539 Rhodesfield, situated at 70 KittyHawk Street, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-planning and Townships Ordinance, 1986, that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, from "Residential 1" to "Residential 4".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Department of City Planning, 5th Floor, Room A 506/8, Civic Centre, corner CR Swart Drive and Pretoria Road, Kempton Park for the period of 28 days from 05 May 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P O Box 13, Kempton Park, 1620, within a period of 28 days from 05 May 2021.

Address of agent: **Hermann J Scholtz, P.O.Box 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | E-mail: info@thetownplannerandcompany.co.za**

5-12

PROVINSIALE KENNISGEWING 354 VAN 2021**EKURHULENI METROPOLITAANSE MUNISIPALITEIT (KEMPTON PARK KLIENTEDIENS-SENTRUM)**

Ek, Hermann Joachim Scholtz van die Town Planner en Company, synde die gemagtigde agent van die eienaars van Erf 467 Rhodesfield, geleë te KittyHawk straat 16, Erf 537 Rhodesfield, geleë te KittyHawk straat 74, Erf 538 Rhodesfield, geleë te KittyHawk straat 72 en Erf 539 Rhodesfield, geleë te KittyHawk straat 70, gee hiermee ingevolge artikel 56 (1) (b) (i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saam gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013) (SPLUMA) kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum) aansoek gedoen het om die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die hersonering van die eiendomme hierbo beskryf, van "Residensieel 1" na "Residensieel 4".

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Area bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum), Departement Stadsbeplanning, 5de Vloer, kamer A 506/8, Burgersentrum, hoek van CR Swart Weg en Pretoria Weg, vir 'n tydperk van 28 dae vanaf 05 May 2021. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 05 May 2021 skriftelik by of tot die area bestuurder by bovermelde adres of by POS bus 13, Kempton Park, 1620 ingedien of gerig word.

Adres van agent: **Hermann J Scholtz, POS Bus 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | E-pos: info@thetownplannerandcompany.co.za**

5-12

PROVINCIAL NOTICE 355 OF 2021**Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre)**

I, Hermann Joachim Scholtz, being the authorized agent of the owners of Erf 192 Rhodesfield, situated at 6 Gauntlet Street, Erf 193 Rhodesfield, situated at 4 Gauntlet Street, Erf 200 Rhodesfield, situated at 13 Gauntlet Street, Erf 268 Rhodesfield, situated at 8 Mustang Street and Erf 365 Rhodesfield, situated at 20 Gladiator Street, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-planning and Townships Ordinance, 1986, that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, from "Residential 1" to "Residential 4".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Department of City Planning, 5th Floor, Room A 506/8, Civic Centre, corner CR Swart Drive and Pretoria Road, Kempton Park for the period of 28 days from 05 May 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P O Box 13, Kempton Park, 1620, within a period of 28 days from 05 May 2021.

Address of agent: **Hermann J Scholtz, P.O.Box 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | E-mail: info@thetownplannerandcompany.co.za**

5-12

PROVINSIALE KENNISGEWING 355 VAN 2021**EKURHULENI METROPOLITAANSE MUNISIPALITEIT (KEMPTON PARK KLIENTEDIENS-SENTRUM)**

Ek, Hermann Joachim Scholtz van die Town Planner en Company, synde die gemagtigde agent van die eienaars van Erf 192 Rhodesfield, geleë te Gauntlet straat 6, Erf 193 Rhodesfield, geleë te Gauntlet straat 4, Erf 200 Rhodesfield, geleë te Gauntlet straat 13, Erf 268 Rhodesfield, geleë te Mustang straat 8 en Erf 365 Rhodesfield, geleë te Gladiator straat 20, gee hiermee ingevolge artikel 56 (1) (b) (i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saam gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013) (SPLUMA) kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum) aansoek gedoen het om die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die hersonering van die eiendomme hierbo beskryf, van "Residensieel 1" na "Residensieel 4".

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Area bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum), Departement Stadsbeplanning, 5de Vloer, kamer A 506/8, Burgersentrum, hoek van CR Swart Weg en Pretoria Weg, vir 'n tydperk van 28 dae vanaf 05 May 2021. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 05 May 2021 skriftelik by of tot die area bestuurder by bovermelde adres of by POS bus 13, Kempton Park, 1620 ingedien of gerig word.

Adres van agent: **Hermann J Scholtz, POS Bus 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | E-pos: info@thetownplannerandcompany.co.za**

5-12

PROVINCIAL NOTICE 358 OF 2021**CITY OF TSHWANE METROPLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Edgar Taute of Hunter Theron Incorporated, being the authorised agent of the owner of Erf 1855 Annlin Extension 59, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, of the property as described above. The property is located on Matlabas Avenue, Annlin approximately 800m north of the intersection of Sefako Makgatho Drive and Vinko Streets. The rezoning of Erf 1855 Annlin Extension 59 from "Special" for a Retirement Centre to "Residential 3" and increasing the density from 50du/ha to 59du/ha, subject to conditions.

Any objection(s) and/or comment(s), including the grounds of 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 5 May 2021. Closing date of any objections and/or comments is 2 June 2021.

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/Star newspapers.

Address of Municipal Offices: LG004, Isivuno House, 143 Lilian Ngoyi Street Municipal Offices.

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 copy through the following contact details: newlanduseapplications@tshwane.gov.za. Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: eddie@huntertheron.co.za
- Postal address: PO Box 489, Florida Hills, 1716
- Address of applicant: Hunter Theron Inc., 53 Conrad Street, Florida North, 1709
- Contact telephone number: (011) 472 1613
-

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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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.

Dates on which notice will be published: **5 May and 12 May 2021.**

Reference: **CPD/9/2/4/2-5934T**

Item No: **33221**

PROVINSIALE KENNISGEWING 358 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE
STAD TSHWANE GRONDGEBRUIKSBESTUURSBYWET, 2016**

Ek, Edgar Taute van Hunter Theron Ingelyf, snyde die gemagtigde agent van die eienaar van die Erf 1855 Annlin Extension 59, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursbywet, 2016, kennis, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuursbywet, 2016, van die eiendom soos hierbo beskryf.

Die eiendom is geleë op Matlabaslaan, Annlin ongeveer 800m noord van die interseksie van Sefako Makgatho Rylaan en Vinko Strate, van **“Spesiaal” vir ‘n Aftreeoord na “Residensieël 3” met ‘n verhoging in digtheid van 50du/ha na 59 du/ha, onderhewig aan voorwaardes.**

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet ingedien by of gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 5 Mei 2021. Sluitingsdatum van enige besware en/of kommentaar is 2 Junie 2021.

Volledige besonderhede en planne (indien enige) kan geïnspekteer word gedurende normale kantoorure by die Munisipale Kantoor, soos hieronder uiteengesit word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant/Beeld /Ster-koerante.

Adres van Munisipale Kantoor: LG004, Isivuno Huis, 143 Lilian Ngoyi Straat Munisipale Kantoor.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik:

- Epos adres: eddie@huntertheron.co.za
- Posadres: Posbus 489, Florida Hills, 1716
- Adres van applikant: Hunter Theron Inc., 53 Conrad Straat, Florida Noord, 1709
- Kontak telefoonnommer: (011) 472 1613
-

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan 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 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Datums van publikasie van die kennisgewing: **5 Mei 2021 en 12 Mei 2021.**

Verwysing: CPD/9/2/4/2-5934T

Item no: 33221

PROVINCIAL NOTICE 360 OF 2021**NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AND NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014).**

I, Dean Charles Gibb from Macropolis Urban Planning (Pty) Ltd, being the applicant of the Remaining Extent of Erf 693 Lyttelton Manor Extension 1, hereby give notice in terms of Sections 16(1)(f) and 16(2) of the City of Tshwane Land Use Management By-Law, 2016 that we have applied to the Municipality, for the removal of certain restrictive conditions contained in the Title Deed as well as for a Consent Use application for a Place of Childcare in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016 on the mentioned property. The property is situated at 103 Pretorius Avenue, Lyttelton Manor.

The current zoning of the property is Residential 1. The intention of the applicant in this matter is to utilise the property for purposes of a Place of Childcare consisting of approximately 6 classrooms and 80 children.

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 05 May 2021 until 02 June 2021.

Full Particulars and plans (if any) may be inspected during normal office hours at the Municipal offices (Registry, Room E10, cnr Basden and Rabie Streets, Centurion), for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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.

Closing date for any objections and/or comments: 02 June 2021. Dates on which notice will be published: 05 May 2021 and 12 May 2021

Address of applicant: 2 Ferreira Street, Discovery, 1709, E-mail deangibb@macropolis.co.za, Telephone No: (011) 672-1300
Reference: Consent Use - CPD/LYTX1/0387/639/R (Item no: 33123), Removal -CPD/LYT/0387/639/1 (Item no: 33103)

5-12

PROVINSIALE KENNISGEWING 360 VAN 2021**KENNISGEWING VAN AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016 EN KENNIS VAN 'N VERGUNNINGSGEBRUIKSAANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ek, Dean Charles Gibb vanaf Macropolis Urban Planning (Pty) Ltd, synde die applikant van die Restand Erf 693 Lyttelton Manor Uitbreiding 1 gee hiermee ingevolge Artikels 16(1)(f) en 16(2) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 kennis dat ons by die Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Title Akte asook 'n Toestemmingsgebruiksaansoek in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) saam gelees met Artikel 16(3) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 vir 'n Plek van Kindersorg. Die eiendom is geleë te 103 Pretoriuslaan, Lyttelton Manor.

Die bedoeling van die applicant in hierdie saak is om 'n gedeelte van die genoemde eiendom te gebruik vir doeleindes van 'n Plek van Kindersorg bestaande uit ongeveer 6 klaskamers en 80 kinders. Die huidige sonering is Residensieël 1.

Enige beswaar en/of kommentaar teen die aansoek, met redes daarvoor, tesame met die volledige kontakbesonderhede van die persoon wat die beswaar of kommentaar indien en waaronder die Munisipaliteit nie instaat is om met die persoon wat die beswaar of kommentaar gelewer het te kommunikeer nie, moet skriftelik vanaf 05 Mei 2021 tot 02 Junie 2021 by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za ingedien of gerig word.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, (Registrasie, Kamer E10, hoek van Basden and Rabie Strate, Centurion) vir 'n periode van 28 dae vanaf die eerste verskyning van die kennisgewings in die Provinsiale Koerant.

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za.

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die vestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan 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 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Sluitingsdatum vir enige besware: 02 Junie 2021. Datums waarop kennisgewings gepubliseer sal word: 05 Mei 2021 en 12 Mei 2021

Adres van applikant: 2 Ferreirastraat, Discovery, 1709, E-pos: deangibb@macropolis.co.za, Telefoonnr: 011 672 1300
Verwysing: Toestemmingsgebruiksaansoek - CPD/LYTX1/0387/639/R (Item no: 33123) Opheffingsaansoek - CPD/LYT/0387/639/1 (Item no: 33103).

5-12

PROVINCIAL NOTICE 362 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning, the applicant in my capacity as authorised agent of the owner of property namely the Remaining Extent of Portion 2 of Erf 894, Louwlandia Extension 10, 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 amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: 229 Landshut Road in Louwlandia.

The rezoning is **from** "Special" for "Showrooms, offices, warehouse, distribution centre, light industry and place of refreshment." **to** "Special" for "Showrooms, offices, warehouse, distribution centre, light industry, place of refreshment and a **shop**."

The intention of the applicant in this matter is to include a "shop" in the rights for the property to enable the sale of liquor for off-site consumption.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant 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** within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Dates on which notice will be published: **5 May 2021** and **12 May 2021**.
Closing date for any objections and/or comments: **2 June 2021**.

Should any interested and 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 copy through the following contact details: **newlanduseapplications@tshwane.gov.za**, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request from any interested and affected party:

- E-mail address: smeissner@icon.co.za
- Postal Address: SMR Town & Environmental Planning, PO Box 7194, Centurion, 0046
- Physical Address of offices of applicant: 9 Charles de Gaulle Crescent, Highveld Office Park, Highveld Extension 12
- Contact Telephone Number: 012 665 2330

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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 at Room 8, cnr Basden and Rabie Streets, Centurion Municipal Offices.

Reference: CPD/9/2/4/2-5964T Item No. 33320

PROVINSIALE KENNISGEWING 362 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE
LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik die Restand van Gedeelte 2 van Erf 894, Louwlandia Uitbreiding 10, gee hiermee ingevolge Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die hersonering ingevolge Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016 van die bogenoemde eiendom. Die eiendom is geleë te 229 Landshutweg in Louwlandia.

Die hersonering is **van** "Spesiaal" vir "vertoonlokale, kantore, pakhuis, verspreidingsentrum, ligte nywerheid en 'n verversingsplek." **tot** "Spesiaal" vir "vertoonlokale, kantore, pakhuis, verspreidingsentrum, ligte nywerheid, 'n verversingsplek en 'n winkel."

Die voorneme van die applikant is om 'n "winkel" in die regte van die eiendom in te sluit, sodat drank verkoop kan word vir gebruik van die perseel af.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot : Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: **5 Mei 2021** and **12 Mei 2021**.
Sluitingsdatum vir enige besware/ kommentare: **2 Junie 2021**

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: **newlanduseapplications@tshwane.gov.za**. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: smeissner@icon.co.za
- Posadres: SMR Town & Environmental Planning, Posbus 7194, Centurion, 0046
- Fisiese adres van die kantoor van die applikant: Charles de Gaullesingel 9, Highveld Office Park, Highveld Uitbreiding 12.
- Kontak telefoonnommer: 012 665 2330

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan **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 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan besigtig word te Kamer 8, h/v Basden en Rabie Strate, Centurion Munisipale kantore.

Verwysing: CPD/9/2/4/2-5964T Item Nr. 33320

PROVINCIAL NOTICE 363 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I/We, Christine Meintjes and/or Dané Botha from the firm **URBAN INNOVATE CONSULTING CC**, being the authorised representative of the registered owner of **PORTION 17 OF ERF 311, PROCLAMATION HILL TOWNSHIP** 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 removal of restrictive conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, read with the Gauteng Removal of Restrictions Act, 1996, to remove conditions (a) – (m) contained in Deed of Transfer No. T40306/2020. The property is situated at 117 Karee Street, Proclamation Hill.

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 and newspapers (Beeld and The Citizen). Address of Municipal offices: Registration Office: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria Municipal Offices. Closing date for any objections and/or comments: **02 June 2021**.

Should any interested party 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 copy through the following contact details: **newlanduseapplications@tshwane.gov.za** and/or the applicant at **info@urbaninnovate.co.za**.

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically.

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** and/or **dorcask@tshwane.gov.za** from **05 May 2021**, until **02 June 2021**.

Address of applicant: Urban Innovate Consulting CC, P.O. Box 27011, Monument Park, 0105
Telephone No: 012 460 0670, e-mail: **info@urbaninnovate.co.za**

REFERENCE: CPD /0560/311/17 (Item no.: 33173)

PROVINSIALE KENNISGEWING 363 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N OPHEFFING VAN BEPERKENDE VOORWAARDES AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDERING, 2016**

Ek/Ons, Christine Meintjes en/of Dané Botha van die firma **URBAN INNOVATE CONSULTING CC**, synde die gemagtigde agent van die eienaar van **GEDEELTE 17 VAN ERF 311, PROCLAMATION HILL DORP** gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur verordening, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende voorwaardes ingevolge Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur verordening, 2016, saamgelees met die Gauteng Opheffing van Beperkings Wet, 1996, vir die opheffing van voorwaardes (a) – (m) soos vervat in die Titel Akte No. T40306/2020. Die eiendom is geleë te 117 Karee Straat, Proclamation Hill.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hieronder aangetoon, vir n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaai (Beeld en The Citizen). Adres van Munisipale kantore: Registrasiekantoor, LG004, Isivuno Huis, 143 Lilian Ngoyi Straat, Pretoria Munisipale Kantore. Sluitingsdatum vir enige besware en/of kommentare: **02 Junie 2021**.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of bekom, kan 'n afskrif van die munisipaliteit aangevra word deur die volgende kontakbesonderhede te gebruik: **newlanduseapplications@tshwane.gov.za** en/of die applikant by **info@urbaninnovate.co.za**. Vir die verkryging van 'n afskrif van die aansoek moet kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres of ander kontak nommer aan die munisipaliteit en die applikant moet verskaf om die kopie elektronies te verskaf.

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling Posbus 3242, Pretoria, 0001 of **CityP_Registration@tshwane.gov.za** en/of **dorcask@tshwane.gov.za**, ingedien of gerig word vanaf **05 Mei 2021**, tot **02 Junie 2021**.

Adres van applikant: Urban Innovate Consulting CC, Posbus 27011, Monumentpark, 0105
Telefoon No.: 012 460 0670, Epos: **info@urbaninnovate.co.za**

VERWYSING: CPD /0560/311/17 (Item no.: 33173)

PROVINCIAL NOTICE 366 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A TOWNSHIP ESTABLISHMENT APPLICATION IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **Noksa 23 Town Planners**, applicant of **Part of the Remaining Extent of Farm Rietgat 611-JR to be known as Soshanguve South Extension 30 and 31** give notice in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for a Township Establishment for **Proposed Low-Cost Residential Development**.

The property is situated at: **Part of the Remaining Extent of Farm Rietgat 611-JR**

The current zoning of the property is: **"Agricultural"**

The intention of the applicant in this matter is to: **Do Township Establishment for Proposed Low-Cost Residential Development**.

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 **05 May 2021** until **02 June 2021**. 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.

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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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.

Address of Municipal offices: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street. Closing date for any objections and/or comments: **02 June 2021**. Address of applicant: 30 Viljoen Street, Krugersdorp, 1739 & P.O Box 3345, Kenmare, 1745

Telephone No: **011 660 1504**

Email: **info@noksa.co.za**

Dates on which notice will be published: **05 May 2021 & 12 May 2021**

Reference: CDP/0069/01618 & CDP/0069/01618 Item No: 33046 & 33047

5-12

PROVINSIALE KENNISGEWING 366 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK INGEVOLGE ARTIKEL 16(4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSVERBETERING, 2016**

Ons, Noksa 23 Stadsbeplanners, aansoeker van 'n deel van die Oorblywende Omvang van Plaas Rietgat 611-JR bekend as Soshanguve South Uitbreiding 30 & 31 gee kennis ingevolge Artikel 16(4) van die Stad Tshwane Grondgebruikbestuursverordeeling, 2016, dat ons aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir 'n Dorp vir Voorgestelde Laekoste-residensiële ontwikkeling.

Die eiendom is geleë op: **Deel van die Oorblywende Omvang van Plaas Rietgat 611-JR**

Die huidige sonering van die eiendom is: **"Landbou"**

Die bedoeling van die aansoeker in hierdie aangeleentheid is om: **Doen Dorpstigting vir Voorgestelde Laekoste Residensiële Ontwikkeling**.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie en/of kommentaar(s), moet skriftelik by of tot die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf **05 Mei 2021** ingedien word. tot **02 June 2021**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil sien of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by die indiening van die aansoek 'n eksemplaar elektronies aanstuur of 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 eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za.

Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die kopie elektronies te verskaf. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te verkry 7 nie as gronde beskou om die verwerking en oorweging te verbied nie van die aansoek.

Adres van munisipale kantore: Registrasiekantoor, LG004, Isivuno House, Lilian Ngoyistraat 143. Sluitingsdatum vir besware en/of kommentaar: **02 June 2021**.

Adres van applikant: Viljoenstraat 30, Krugersdorp, 1739 & Posbus 3345, Kenmare, 1745

Telefoonnommer: **011 660 1504**

E-pos: **info@noksa.co.za**

Datums waarop kennisgewing gepubliseer word: **05 Mei 2021 & 12 June 2021**

Verwysing: CDP/0069/01618 & CDP/0069/01618 Itemnr: 33046 & 33047

5-12

PROVINCIAL NOTICE 367 OF 2021
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Hugo Erasmus from the firm Hugo Erasmus Property Development, being the applicant of Erf 103, Ashley Gardens, Registration Division JR, Province Gauteng hereby gives 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:

- 1) the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 162 Club Avenue, Ashley Gardens. The rezoning is from "Residential 1 with a density of 1 dwelling per 800 m²" to "Residential 2 with a density of 30 units per hectare". The intension of the applicant in this matter is, to develop 4 additional units on the property excluding the existing dwelling.

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 other comments, 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 5 May 2021 until 2 June 2021.

Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News and Beeld.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy van be requested from the Municipality, by requesting such 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 or 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 of 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.

Address of Municipal Offices: City Planning, Registration Office, Room E10, Basden and Rabie Streets , Centurion, Pretoria.

Closing date of objections and or comments: 2 June 2021.

Address of authorized agent: Hugo Erasmus Property Development, PO Box 7441, Centurion, 0046 or 4 Konglomoraat Avenue, Zwartkop x8, Centurion, 0157 tel: 012 6430006 Email: hugoerasmus@midrand-estates.co.za

Dates on which notices will be published: 5 May 2021 and 12 May 2021
Reference: CPD /9/2/4/2- 5750 T Item no: 32 354

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CONTINUES ON PAGE 130 OF BOOK 2

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

Selling price • Verkoopprijs: **R2.50**
Other countries • Buitelands: **R3.25**

Vol: 27

PRETORIA
12 MAY 2021
12 MEI 2021

No: 153

PART 2 OF 2

PROVINSIALE KENNISGEWING 367 VAN 2021
STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR HERSONERING AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE
STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development, die applikant van Erf 103, Ashlea Gardens, Registrasie Afdeling JR, Gauteng Provinsie, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir:

- 1) Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014), dmv 'n hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016, op die eiendom soos bo aangetoon. Die eiendom is gelee te Club Avenue 162, Ashley Gardens. Die hersonering is vanaf "Residensieel 1 met 'n digtheid van 1 woonhuis per 800 m²" na "Residensieel 2 met 'n digtheid van 30 eenhede per hektaar". Die applikant beoog om 4 addisionele eenhede op die eiendom op te rig uitsluitend die bestaande wooneenheid.

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Ditekteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan City_Registration@tshwane.gov.za ingedien of gerig word, vanaf 5 Mei 2021 tot 2 Junie 2021.

Volledige besonderhede en planne (as daar is) kan, soos hieronder uiteengesit, bekom word vir die periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale koerant, Pretoria News en Beeld koerant.

Indien 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: Newlanduseapplications@tshwane.gov.za

Daar benewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op die 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.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende of geaffekteerde party die Munisipaliteit en die aansoeker 'n e-pos of ander maniere moet verskaf om sodoende afskrif elektronies te verskaf.

Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer word op 'n manier wat die applikant se intellektuele eiendomsregte aantast 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 die belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie.

Adres van Munisipaliteit kantoor: Stedelike Beplanning. Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion Pretoria.

Sluitingsdatum van besware: 2 Junie 2021

Address of authorized agent: Hugo Erasmus Property Development, PO Box 7441, Centurion, 0046 or 4 Konglomoraat Avenue, Zwartkop x8, Centurion, 0157 tel: 012 6430006 Email: hugoerasmus@midrand-estates.co.za

Dates on which notices will be published: 5 May 2021 and 12 May 2021
Reference: CPD /9/2/4/2- 5750 T Item no: 32 354

5-12

PROVINCIAL NOTICE 368 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE IN TERMS OF SECTION 5 OF THE GAUTENG REMOVAL OF
RESTRICTIONS ACT, 1996 (ACT 3 OF 1996) FOR REMOVAL OF
RESTRICTIONS IN THE TITLE DEED AND REZONING**

I, Hugo Erasmus, of the firm Hugo Erasmus Property Development cc being the authorized agent of the owner of Portion 18 of the farm Lyttelton 383 JR, hereby gives notice in terms of Section 5 of the Gauteng Removal of Restrictions Act, 1996 that I have applied to the City of Tshwane Metropolitan Municipality for the:

- 1) Removal of restrictive condition (c) in title deed T 134 014/03 situated at no. 145 Alethea Street, Lyttelton and the simultaneous;
- 2) Amendment of the Tshwane Town Planning Scheme by the rezoning of the property described above, from "Agricultural with consent for place of public worship and ecclesiastical" to " Educational" situated at no. 145 Alethea Street, Lyttelton
- 3) The intention of the client is to remove restrictive conditions from the title deed and to acquire rights to develop a Church, Church Hall, Place of Childcare and Place of Instruction to attend to 120 children.

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 other comments, 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 5 May 2021 until 2 June 2021.

Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News and Beeld.

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 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 or 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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.

Address of Municipal Offices: City Planning, Registration Office, Room E10, Basden and Rabie Streets , Centurion, Pretoria.

Closing date of objections and or comments: 2 June 2021.

Address of authorized agent: Hugo Erasmus Property Development, PO Box 7441, Centurion, 0046 or 4 Konglomoraat Avenue, Zwartkop x8, Centurion, 0157 Tel: 012 643-0006 Email: hugoerasmus@midrand-estates.co.za

Dates on which notices will be published: 5 May 2021 and 12 May 2021

Reference: CPD 9/2/4/2-3058 T (Item no: 22842)

5-12

PROVINSIALE KENNISGEWING 368 VAN 2021
STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING IN TERME VAN ARTIKEL 5 VAN DIE WET OP OFHEFFING VAN
BEPERKINGS 1996 VIR AANSOEK OM OPHEFFING VAN BEPERKINGS IN DIE TITELAKTE
EN AANSOEK OM HERSONERING

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development, synde die gemagtigde agent van die eienaar van Gedeelte 18 van die plaas Lyttelton 381 JR gee hiermee kennis in terme van Artikel 5 van die Gauteng Wet op Opheffings van Beperkings ,1996 , dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir:

- 1) Die Opheffing van Beperkende voorwaarde (c) in titelakte T 134 014/03 op Gedeelte 18 van die Plaas Lyttelton 381 JR gelee te Aletheastraat 145, Lyttelton en die gelyktydige:
- 2) Wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014), deur middel van 'n hersonering van die genoemde eiendom vanaf "Landbou met Raadstoestemming vir Plek van Publieke Aanbidding en Kerk" na "Opvoedkundig" gelee te Aletheastraat 145, Lyttelton;
- 3) Die applikant beoog om 'n beperkende voorwaarde uit die titelakte te verwyder en dan regte te verkry vir die ontwikkeling van 'n Kerk, Kerksaal en 'n Plek van Kindersorg en 'n Plek van Opvoeding op die perseel te ontwikkel om na 120 kinders om te sien.

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Ditekteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan City_Registration@tshwane.gov.za ingedien of gerig word, vanaf 5 Mei 2021 tot 2 Junie 2021.

Volledige besonderhede en planne (as daar is) kan, soos hieronder uiteengesit, bekom word vir die periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale koerant , Pretoria News en Beeld koerant.

Indien 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: Newlanduseapplications@tshwane.gov.za

Daar benewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op die 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.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende of geaffekteerde party die Munisipaliteit en die aansoeker 'n e-pos of ander maniere moet verskaf om sodoende afskrif elektronies te verskaf.

Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer word op 'n manier wat die applikant se intellektuele eiendomsregte aantast 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 die belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie.

Adres van Munisipaliteit kantoor: Stedelike Beplanning. Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion Pretoria.

Sluitingsdatum van besware: 2 Junie 2021

Adres van gemagtigde agent: Hugo Erasmus Property Development cc,
Posbus 7441, Centurion, 0046 of 4 Konglomoraatlaan, Zwartkop X8, Centurion
Telefoon nommer: (012) 643-0006
Selfoon nommer: 082 456 8744
E-pos: hugoerasmus@midrand-estates.co.za

Datums waarop kennisgewing gepubliseer word: 5 Mei 2021 en 12 Mei 2021

Verwysing: CPD 9/2/4/2-3058 T

Item no: 22 842

5-12

**PROVINCIAL NOTICE 371 OF 2021
EKURHULENI AMENDMENT SCHEME**

**NOTICE OF APPLICATION FOR AMENDMENT OF THE EKURHULENI TOWN PLANNING SCHEME, 2014.
APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 [EKURHULENI AMENDMENT SCHEME B0740]**

We, Plan-Enviro CC and D. Erasmus being the authorised agents of the owner of the Remainder of Holding 20, Brentwood Park Agricultural Holdings IR, 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 Ekurhuleni Metropolitan Municipality [Benoni Customer Care Centre] for the amendment of the Town Planning Scheme in operation known as Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated between Great North Road [Road K119] and Van Wyk Road in Brentwood Park Agricultural Holding Complex, Ekurhuleni for a petrol and diesel [fuel] filling station, a convenience store with complementary and subservient uses. Particulars of the application will lie open for inspection during normal office hours at the Office of the Municipal Manager, City Planning, Treasury Building, 6th Floor, Room 601, c/o Tom Jones and Elston Avenue, Benoni, 1500 for the period of 28 days from **5 May 2021**. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning, at the above address or at Private Bag X 014, Benoni, 1500 within a period of 28 days from **5 May 2021**. Address of Agent: Plan-Enviro CC and D. Erasmus, P O Box 101642, Moreleta Plaza, 0167, Office No. 076 775 9295, E-mail: aps@mweb.co.za

5-12

**PROVINSIALE KENNISGEWING 371 VAN 2021
EKURHULENI WYSIGINGSKEMA**

**KENNIS VAN AANSOEK VIR WYSIGING VAN DIE EKURHULENI DORPSBEPLANNINGSKEMA 2014. AANSOEK IN
TERME VAN ARTIKEL 48 VAN DIE STAD VAN EKURHULENI METROPLITAANSE MUNISIPALITEIT RUIMTELIKE
BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENINGE, 2019 [EKURHULENI WYSIGINGSKEMA B0740]**

Ons, Plan-Enviro BK en D. Erasmus synde die gemagtigde agent van die eienaar van die Restant van Hoewe 20, Brentwood Park Landbouhoewes IR, gee hiermee ingevolge Artikel 10 van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordeninge, 2019 kennis dat ons by Ekurhuleni Metropolitaanse Munisipaliteit [Benoni Diensleweringssentrum] aansoek gedoen het om die wysiging van die dorpsbeplanningskema in werking bekend as Ekurhuleni Dorpsbeplanningskema, 2014, deur die hersonering van die eiendom hierbo beskryf, geleë tussen Great Northweg [Pad K119] en Van Wykweg, Brentwood Park Landbouhoeweskompleks, Ekurhuleni vir 'n petrol en diesel [brandstof] vulstasie, geriefswinkel met komplementêre en ondergeskikte gebruike. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipalebestuurder, Stedelikebeplanning, Tesouriegebou, 6 de Vloer, Kamer 601, h/v Tom Jones en Elstonlaan, Benoni, 1500 vir 'n tydperk van 28 dae vanaf **5 Mei 2021**. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae **5 Mei 2021** skriftelik by of tot die Area Bestuurder: Stedelikebeplanningsdepartement by bovermelde adres of by Privaatsak X 014, Benoni, 1500 ingedien word of gerig word. Adres van agent: Plan-Enviro BK en D. Erasmus, Posbus 101642, Moreleta Plaza, 0167, Kantoor No. 076 775 9295, E-pos: aps@mweb.co.za

5-12

PROVINCIAL NOTICE 373 OF 2021**POORTVIEW EXTENSION 46**

- A. In terms of section 28.(15) of the City of Johannesburg Metropolitan Municipal Planning By-Law, 2016 the City of Johannesburg Metropolitan Municipality declares **Poortview Extension 46** 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 RENTSCHCO INVESTMENTS CC (REGISTRATION NUMBER CK94/01283/23) (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 379 (A PORTION OF PORTION 75) OF THE FARM ROODEKRANS 183 IQ, GAUTENG PROVINCE, HAS BEEN APPROVED.

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

The name of the township is **Poortview Extension 46**.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 2622/2017.

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

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

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

(a) Should the development of the township not been completed before 10 December 2023 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).

(5) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 7 December 2018 the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(6) 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

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(8) 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.

(9) 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.

(10) 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.

(11) 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.

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

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

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

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

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

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 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 Geo-technical 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 foundation is classified as H/S.

- (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) ALL ERVEN

(a) 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 56 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.(1) of the City of Johannesburg Metropolitan 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 **Poortview Extension 46** 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 05-13867.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T009/2021

PROVINCIAL NOTICE 374 OF 2021**NOTICE SUBJECT TO THE JOHANNESBURG LAND USE MANAGEMENT SCHEME, 2018 AND SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016****AMENDMENT OF ERF 9778, EXTENSION 11, LENASIA**

I, Mohamed Mubeen Khan, of the firm Urban Infinity Consultants, being the authorised agent of the owner of Erf 9778, Extension 11, Lenasia, hereby give notice of an application made in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the Johannesburg Land Use Management Scheme, 2018 by the rezoning of the property described above, situated at corner Hydrangea Avenue and Thar Street (1 Thar St), Ext 11, Lenasia from "Residential 1" to "Business 1", to permit the construction of 2 Residential Units and a Workshop/fitment centre at the ground floor, subject to certain conditions.

Particulars of the application will lie open for inspection from 08:00 to 15:30 from 12 May 2021 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein as well as available from the below mentioned authorised agent who will be responsible to provide any interested party, on request, with a copy of any information regarding the submitted application. The application will also be open for inspection on the eplatform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications"). Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, facsimile send to (011) 339 4000, or an e-mail send to benp@joburg.org.za and/or objectionsplanning@joburg.org.za, by no later than 9 June 2021.

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

Tel: 083 264 2799, Email: urbaninfinityconsultants@gmail.com/ mubeen@urbaninfinity.co.za

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

PROVINCIAL NOTICE 375 OF 2021
GAUTENG GAMBLING ACT, 1995
APPLICATION FOR CONSENT TO HOLD AN INTEREST CONTEMPLATED IN
SECTION 38 OF THE ACT

Notice is hereby given that the following entities, intend submitting applications to the Gauteng Gambling Board for consent to hold a financial interest as contemplated in section 38 of the Gauteng Gambling Act, 1995, as amended, in the licensed entities (being the holders of bookmaker's licences) listed below:

- TIH Prefco (Pty) Ltd of Suite 801, 76 Regent Road, Sea Point, 8005
- TIHC Investments (Pty) Ltd of Suite 801, 76 Regent Road, Sea Point, 8005
- Tsogo Sun Gaming Limited, of Palazzo Towers East, Montecasino Boulevard, Fourways, Gauteng
- Tsogo Sun Alternative Gaming Investments (Pty) Ltd, of Palazzo Towers East, Montecasino Boulevard, Fourways, Gauteng
- Cherry Moss Trade and Invest 188 (Pty) Ltd of Palazzo Towers East, Montecasino Boulevard, Fourways, Gauteng

Licensed Entities:

- Niveus Invest11(Pty) Ltd **(through VBET Africa (Pty) Ltd)**
- VBetSA Gauteng (Pty) Ltd **(through VBET Africa (Pty) Ltd)**

The above applications will be open to public inspection at the offices of the Board from Wednesday, 19 May 2021

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

Written representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from 19 May 2021.

Such representations shall contain at least the following information:

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

PROVINCIAL NOTICE 376 OF 2021**MIDVAAL AMENDMENT SCHEME NUMBER: MLUS83****NOTICE OF AN APPLICATION SUBMITTED FOR A CHANGE OF LAND USE RIGHTS IN TERMS OF SECTION 38 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I, Mirna Ann Mulder of MM Town Planning Services, being the applicant of the property namely **ERF 156 WITKOP TOWNSHIP, MIDVAAL**, hereby give notice in terms of Section 38 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that I have applied to Midvaal Local Municipality for a change of Land Use Rights also known as a Rezoning on **ERF 156 WITKOP TOWNSHIP**. The property is located within the Midvaal Municipal Boundaries, in Kroonarend Street, Daleside (Witkop) Township.

The proposed **rezoning** is to rezone the **Erf 156 Witkop Township** from "**Residential 1**" to "**Residential 2**" to align the current use of the property with the Midvaal Land Use Management Scheme.

Any objections of comments with the grounds thereof and contact details shall be lodged within a period of 28 days from the first date of which the notice appeared, with or made in writing to the Municipality at: c/o TOWN PLANNING, at the Civic Centre Building, MITCHELL STREET, MEYERTON, 1961.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from the date of first publication of the advert in the Provincial Gazette and the Citizen newspaper. Closing date for any objections: **9 June 2021** Address of applicant: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441 / Po Box 296, HEIDELBERG, 1438/ Tel No 016-349 2948/ 082 4000 909 info@townplanningservices.co.za.

Date on which notice will be published: **12 Mei 2021**.

12-19

PROVINCIAL NOTICE 377 OF 2021**APPLICATION IN TERMS OF SECTION 53, OF THE MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018: FOR A DIVISION OF AGRICULTURAL LAND: PORTION 33 OF THE FARM LANGKUIL 363IR**

I, Mirna Ann Mulder of MM Town Planning Services hereby give notice, in terms of section 53 of the Midvaal Land Use Management By-law, 2016 that I have applied to the Midvaal Local Municipality for the subdivision of the agricultural land described above.

Any objections of comments with the grounds thereof and contact details shall be lodged within a period of 28 days from the first date of which the notice appeared, with or made in writing to the Municipality at: c/o TOWN PLANNING, at the Civic Centre Building, MITCHELL STREET, MEYERTON, 1961.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from the date of first publication of the advert in the Provincial Gazette and the Citizen newspaper.

Closing date for any objections: **9 JUNE 2021**

Address of applicant: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441 / PO Box 296, HEIDELBERG, 1438/ Tel No 016-349 2948/ 082 4000 909 info@townplanningservices.co.za.

Date on which notice will be published: **12 MAY 2021**.

Description of land: PORTION 33 OF THE FARM LANGKUIL 363IR

| | |
|--|------------------|
| Number and area of proposed portions | 3 portions |
| Remainder of Portion 33, in extent approximately | 1,576 Ha |
| Proposed Portion A in extent approximately | 1,704 Ha |
| Proposed Portion B, in extent approximately | 0,765 Ha |
| Road Development – registered separately | <u>100 Ha</u> |
| TOTAL in extent approximately | 4,0471 Ha |

PROVINCIAL NOTICE 378 OF 2021**APPLICATION IN TERMS OF SECTION 53, OF THE MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018: FOR A DIVISION OF AGRICULTURAL LAND: 45 VALLEY SETTLEMENTS AGRICULTURAL HOLDINGS NUMBER 1**

I, Mirna Ann Mulder of MM Town Planning Services hereby give notice, in terms of section 53 of the Midvaal Land Use Management By-law, 2016 that I have applied to the Midvaal Local Municipality for the subdivision of the agricultural land described above.

Any objections of comments with the grounds thereof and contact details shall be lodged within a period of 28 days from the first date of which the notice appeared, with or made in writing to the Municipality at: c/o TOWN PLANNING, at the Civic Centre Building, MITCHELL STREET, MEYERTON, 1961.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from the date of first publication of the advert in the Provincial Gazette and the Citizen newspaper.

Closing date for any objections: **9 JUNE 2021**

Address of applicant: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441 / PO Box 296, HEIDELBERG, 1438/ Tel No 016-349 2948/ 082 4000 909 info@townplanningservices.co.za.

Date on which notice will be published: **12 MAY 2021**.

Description of land: **45 VALLEY SETTLEMENTS AGRICULTURAL HOLDINGS NUMBER 1**

| | |
|---|---------------|
| Number and area of proposed portions | 2 portions |
| Proposed Portion 1 in extent approximately | 2,4 Ha |
| Proposed Remainder of holding 45, in extent approximately | <u>1,7 Ha</u> |
| TOTAL in extent approximately | 4,1 Ha |

PROVINCIAL NOTICE 379 OF 2021**LESEDI LOCAL MUNICIPALITY****REMAINDER OF ERF 107 HEIDELBERG**

It is hereby notified in terms of the provisions of Section 38 (8) of the Lesedi Local Municipality Land Use Management By-Law, that the Lesedi Local Municipality has approved the application for the amendment of the Lesedi Land Use Management By Law, 2015, being the rezoning of the Remaining extent of Erf 107 Heidelberg Township from "Residential 1" to "Business 1" for offices **only**. (Amendment Scheme number: 338)

The Land Use Scheme, scheme clauses and Annexures of this amendment scheme are filed with the Executive Director: Development and Planning, Lesedi Local Municipality, and are open to inspection during normal office hours.

This amendment is known as the Lesedi Town Planning Scheme, 2018 and shall come into operation on the date of publication of this notice.

(Reference number: 15/3/415)

MRS'BUSISO DLAMINI
EXECUTIVE MANAGER
Local Economic Development and Planning
Lesedi Local Municipality
Date: (of publication)

PROVINCIAL NOTICE 380 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

APPLICATION IN TERMS OF CLAUSES 16 OF THE TSHWANE TOWN-PLANNING SCHEME 2008 (REVISED 2014), READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY - LW, 2016

I Albert Tlhaole the agent of Erf 409 Soshanguve Block - XX, give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised in 2014), that I have applied to the City of Tshwane Metropolitan Municipality for a Consent for a Place of Child Care. The property is situated at Erf 409 Soshanguve Block - XX, the current zoning of the property is Residential 1. The intension of the applicant in this matter is to Teaching of Toddlers. Any objection(s) with full contact details, shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 35893 Karenpark 0118 or to cityP_registration@tshwane.gov.za. Full particulars and plans (if any) maybe inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from date of display of the placard. Address of Municipal offices: Regional Spatial Planning 1st floor Akasia Municipal Complex, 485 Heinrich Avenue, Karenpark. Applicant of applicant: Erf 409 Soshanguve Block -XX, Telephone No: 0767584124. Date on which notice will be published: 12th May 2021. Closing date for any objections and/or comments 18th June 2021. Reference: CPD/ 0319/1409. Item No. 30999

PROVINSIALE KENNISGEWING 380 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

KENNISGEWING VAN TOESTEMMING AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), SAAMGELEES MET DIE AFDELING 16(3) VAN DIE TSHWANEGRONDGEBRUIKSBESTUURSWET 2016

Ek Albert Tlhaole, die agent van Erf 409 Soshanguve Blok -XX, gee hiermee kennis ingevolge Klousule 16 van Die Stad van Tshwane Grond Gebruik Bestuur, dat ek aansoek gedoen het by die Stad van Tshwane om toestemming in terme van Klousule 16 van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) op die bogemelde eiendom wat gelee is te Erf 409 Soshanguve Blok - XX. Die huidige sonering is: Residentieel 1. Die aansoek is vir toestemming vir Kleuterskool. Enige beswaar, die redes daarvoor, met volle kontak besonderhede moet binne 28 dae na publikasie van hierdie plakkaat skriftelik by: Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Akasia: Akasia Municipal Kompleks 485 Henrich Laan, (ingang Dale Straat) Karen Park, Posbus 58393, Karenpark, 0118 vanaf 12 Mei 2021 na die datum waarop die kennisgewing wat in Klousule 16 uiteen gesit word, die eerste keer gepubliseer word. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir n periode van 28 dae na publikasie van die kennisgewing. Adres van eienaar: Erf 409 Soshanguve Blok - XX, Telefoon nommer: 0767584124. Datum van publisering van kennisgewing: 12 Mei 2021. Datum van einde van beswaar tydperk: 18de Junie 2021.

Verwysing: CPD/ 0319/1409

ITEM 30999

PROVINCIAL NOTICE 381 OF 2021

NOTICE OF APPLICATION TO DIVIDE LAND

I, Osvaldo Da Cruz Gonçalves, hereby give notice, in terms of Section 38(2)(a) to 38(2)(j) of the Midvaal Local Municipality Spatial Planning & Land Use Management By-law, that an application to consolidate and re-subdivide the land described hereunder has been lodged with the Midvaal Local Municipality.

Further particulars of the application are open for inspection at the office of the Executive Director: Development & Planning Department Reception located at 25 Mitchell Street Meyerton, for a period of 28 days from 12 May 2021.

Any person who wishes to object to the granting of the application or who wishes to make representations in this regard shall submit his/her objections or representations in writing and in duplicate to the above official at the above address or to PO Box 9 Meyerton 1960 within 28 days of the date of publication of this notice.

Date of publication: 12 May 2021
Description of Land: Portions 66 & 67 Farm
Bronkhorstfontein 329-IQ

Number and area of proposed portions:
2 portions: Ptn 66 = 9.2060 ha; Ptn 67 = 8.5411 ha.
Applicant: Ozzie Gonsalves Town Planning
PO Box 1332 Glenvista 2058
Cell: 082 677 7790
ozziegonsalves@yahoo.com

PROVINCIAL NOTICE 382 OF 2021**CITY OF JOHANNESBURG**

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

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

SPECIFIED RESTRICTIONS APPROVED:

| Suburb | Applicant | Application Ref. No. | Type of Restriction Relaxation Hours | Road names |
|---------|-------------------------------------|----------------------|--|--|
| Sandown | SANDOWN RESIDENTS ASSOCIATION | 286 | A 24-hour automated manned boom gate with offsite monitoring. | Edward Rubenstein Drive at its intersection with Marion Street Edward Rubenstein Drive at its intersection with North Road |
| | | | Locked Palisade Gate | Marion Street at its intersection with Gillard Street David Street at its intersection with North Road Gerhard Street at its intersection with North Road |

The restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

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

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

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

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

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

or

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

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



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City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd



PROVINCIAL NOTICE 383 OF 2021

CITY OF JOHANNESBURG

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

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

SPECIFIED RESTRICTIONS APPROVED:

| Suburb | Applicant | Application Ref. No. | Type of Restriction Relaxation Hours | Road names |
|----------|---|----------------------|---|---|
| Waverley | LOWER MURRAY STREET RESIDENTS ASSOCIATION | 251 | A 24-hour automated manned boom gate with offsite monitoring. | Murray Street at its intersection with Bruce Street |
| | | | Locked Palisade Gate | Stuart Street at its intersection with Knox Street |

The restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

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

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

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

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

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

or

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

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



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Johannesburg Roads Agency (Pty) Ltd



LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 280 OF 2021

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

THE ORCHARDS EXTENSION 109

We, Emendo (Pty) Ltd, being the applicant of Portion 555 of the Farm Hartebeesthoek 303 JR (The proposed Orchard Extension 109 Township) 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 Township Establishment on the property as described above in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016. The property is located to the west of Longmore Road in Akasia, Pretoria. Wonderpark Shopping Centre, which is located adjacent to the R80 (Mabopane) Highway, is situated within a 5km radius of the proposed development.

The objective of the application is to establish a township consisting of 70 erven covering a total area of approximately 2.11 Ha (hectares). The township will consist of 66 'Residential 1' erven, 1 'Residential 3' erf and 3 'Public Open Space' erven (i.e. low-medium density housing and public open spaces). The proposed development control measures are as follows:

| Zoning | Residential 1 | Residential 3 | Public Open Space |
|--------------------|----------------------|--|--------------------------|
| Primary Use | Dwelling House | Residential Buildings, Dwelling Units | As per Scheme |
| Coverage | 50% | 50% | As per Scheme |
| Floor Area | 0.6 | 1.5 | As per Scheme |
| Ratio | | | |
| Height | 2 storeys | 3 storeys | As per Scheme |

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 Wednesday, the 5th of May 2021 until Wednesday, the 2nd of June 2021.

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 Gauteng Provincial Gazette / Citizen and Beeld newspapers.

Address of Municipal offices: 60 Dale Avenue, 0812 Pretoria
Akasia Municipal Offices

Closing date for any objections and/or comments: Wednesday, 2nd June 2021

| | | |
|------------------------|---|--|
| Address of applicant : | 404 Anderson Street Menlo Park Pretoria 0001 | PO Box 240 Groenkloof Pretoria 0027 |
|------------------------|---|--|

Telephone No: 012 346 2526

Dates on which notice will be published: Wednesday 5th May 2021 and Wednesday 12th May 2021.

Reference: CPD/303-JR/0910/143

Item No: 32147

PLAASLIKE OWERHEID KENNISGEWING 280 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK VIR 'n DORPSTIGTING INGEVOLGE ARTIKEL 16(4) DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING (2016)****DIE ORCHARDS UITBREIDING 109**

Ons, Emendo (Edms) Bpk, as die gemagtigde agent en aansoeker van Gedeelte 555 van die Plaas Hartebeesthoek 303 JR (die voorgestelde Die Orchards Uitbreiding 109) gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbeheerverordening, 2016, dat ons 'n aansoek by die Stad Tshwane ingedien het vir 'n dorpstigting op die eiendom soos hierbo beskryf ingevolge artikel 16(4) van die Stad Tshwane Grondgebruiksbeheerverordening, 2016. Die eiendom is aan die Westelike kant van Longmore Straat in Akasia, Pretoria, geleë. Wonderpark inkopiesentrum, wat aangrensend aan die R80 (Mabopane) Hoofweg geleë is, is binne 'n 5km radius van die voorgestelde ontwikkeling.

Die doel van die aansoek is om 'n dorp te vestig wat in 70 erwe onderverdeel gaan word en 'n totale area van ongeveer 2.11Ha (Hektaar) dek. Die dorp sal uit 66 'Residensieël 1' erwe, 1 'Residensieël 3' erf en 3 'Oop Publieke Ruimtes' bestaan (m.a.w. lae-medium densiteit behuising en Oop Publieke Ruimtes). Die voorgestelde ontwikkeling beheermaatreëls is as volg:

| Sonering | Residensieël 1 | Residensieël 3 | Oop Publieke Ruimtes |
|-------------------------|-----------------------|--------------------------------------|-----------------------------|
| Primêre gebruik | Woning Huis | Residensieële Geboue, Wooneenhede | Soos per Skema |
| Dekking | 50% | 50% | Soos per Skema |
| Vloeroppervlakte | 0.6 | 1.5 | Soos per Skema |
| Verhousing | | | |
| Hoogte | 2 verdiepings | 3 verdiepings | Soos per Skema |

Enige beswaar(e) en/of kommentaar, insluitende die gronde vir sodanige beswaar(e) en/of kommentaar gepaardgaande met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kontak kan maak met die persoon of liggaam wat die beswaar indien nie, moet skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of by CityP.Registration@tshwane.gov.za ingedien word vanaf Woensdag 5 Mei 2021 tot en met Woensdag 2 Junie 2021.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant/Burger en Beeldskoerante besigtig word.

Adres van Munisipale Kantore: 60 Dale Laan, 0812, Pretoria
Akasia Munisipale Kantore

Sluitingsdatum vir enige besware en/of kommentaar: Woensdag 2 Junie 2021

| | | |
|----------------------|---|--|
| Adres van aansoeker: | 404 Anderson Street Menlo Park Pretoria 0001 | Posbus 240 Groenkloof Pretoria 0027 |
|----------------------|---|--|

Telefoonnommer: 012 346 2526

Datums waarop kennisgewing gepubliseer sal word: Woensdag 5 Mei 2021 en Woensdag 12 Mei 2021

Verwysing: CPD/303-JR/0910/143

Item Nr: 32147

LOCAL AUTHORITY NOTICE 306 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND
USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Willem Georg Groenewald (ID No. 700404 5221 08 7) of Landmark Planning CC (Reg. No. 2009/101412/23), being the applicant in my capacity as the authorised agent of the owner of the property namely Portion 1 of Erf 29, Les Marais, Gauteng, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 660 Corelli Avenue, Les Marais.

The rezoning is from "Special" for the purposes of professional offices (medical professions only) and/or a dwelling house subject to the conditions contained in Annexure B6949 of the Amendment Scheme 10168 to "Business 4", subject to certain proposed conditions. The intention of the applicant in this matter is to acquire the necessary land-use rights and development controls to utilise the property for medical consulting rooms, offices, veterinary clinic and/or dwelling unit purposes.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Dates on which notice will be published: 5 May 2021 and 12 May 2021

Closing date for any objections and/or comments: 2 June 2021

Should any interested and 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 copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: info@land-mark.co.za
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 667 4773

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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 5 May 2021. The costs of any hard copies of the application will be for the account of the party requesting same. Reference: CPD/9/2/4/2-5804T (Item No. 32697)

PLAASLIKE OWERHEID KENNISGEWING 306 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERINGSAAANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD
TSHWANE SE GRONDGEBRUIKSBESTUUR BY-WET, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Willem Georg Groenewald (ID Nr. 700404 5221 08 7) van Landmark Planning BK. (Reg. Nr. 2009/101412/23), synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Gedeelte 1 van Erf 29, Les Marais, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Corellilaan 660, Les Marais.

Die hersonering is van "Spesiaal" vir die doeleindes van professionele kantore (slegs mediese kantore) en/of 'n woonhuis, onderworpe aan die voorwaardes vervat in Bylae B6949 van Wysigingskema 10168 na "Besigheid 4", onderworpe aan sekere voorgestelde voorwaardes. Die voorneme van die applikant is om die nodige grondgebruiksregte en beheermaatreëls te bekom om die eiendom te gebruik vir mediesesprekkamers, kantore, dierekliniek en/of woonhuis doeleindes.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: 5 Mei 2021 en 12 Mei 2021

Sluitingsdatum vir enige besware/kommentare: 2 Junie 2021

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157
- Kontak telefoonnommer: 012 667 4773

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan 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 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 5 Mei 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Verwysing: CPD/9/2/4/2-5804T (Item No. 32697)

LOCAL AUTHORITY NOTICE 307 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND SUBDIVISION IN TERMS OF
SECTION 16(12) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH
SCHEDULE 23 THERETO**

I/we, Willem Georg Groenewald (ID No. 700404 5221 08 7) of Landmark Planning CC (Reg. No. 2009/101412/23), being the applicant in my capacity as the authorised agent of the owner of the property namely Portion 98 (a portion of Portion 97) of the farm, De Onderstepoort, 300-JR, Gauteng (4,2827ha in extent), hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property in terms of Section 16(12) of the LUM By-law, as described below and the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of a part of the property as described above. The property is situated adjacent and to the east of Lavender Road (R101). The intention of the applicant in this matter is to subdivide the farm portion (i.e. proposed Remainder ± 2,8264ha in extent) and acquire the necessary land-use rights and development controls on proposed Portion 323 (±1,4563ha) for the purposes of a Diesel Depot.

The rezoning is from "Agricultural" to "Special" for the purpose of a Diesel Depot, subject to certain proposed conditions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and The Citizen newspapers.

Dates on which notice will be published: 5 May 2021 and 12 May 2021

Closing date for any objections and/or comments: 2 June 2021

Should any interested and 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 copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: info@land-mark.co.za
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 667 4773

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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 5 May 2021. The costs of any hard copies of the application will be for the account of the party requesting same. Reference- Rezoning: CPD/9/2/4/2-5923T (Item No. 33141) – Subdivision: CPD 300-JR/0152/98 (Item No. 33059)

PLAASLIKE OWERHEID KENNISGEWING 307 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERINGSAAANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD
TSHWANE SE GRONDGEBRUIKSBESTUUR BY-WET, 2016 SAAMGELEES MET SKEDULE 23**

Ek/ons, Willem Georg Groenewald (ID Nr. 700404 5221 08 7) van Landmark Planning BK. (Reg. Nr. 2009/101412/23), synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Gedeelte 98 ('n gedeelte van Gedeelte 97) van die plaas, De Onderstepoort, 300-JR, Gauteng (4,2827ha groot), gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom ingevolge Artikel 16(12) van die LUM-By-law, soos onder beskryf en die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 van 'n deel van die eiendom soos bo beskryf. Die eiendom is aangrensend en oos geleë van Lavenderstraat (R101). Die voorneme van die applikant is om die eiendom te verdeel (d.i. voorgestelde Restant ± 2,8264ha groot) en om die nodige grondgebruiksregte te bekom om die voorgestelde Gedeelte 323 (±1,4563ha) te gebruik as 'n Diesel Stoor.

Die hersonering is van "Landbou" na "Spesiaal" vir die doeleindes van 'n Diesel Stoor, onderworpe aan sekere voorgestelde voorwaardes.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante. Datums waarop kennisgewing gepubliseer word: 5 Mei 2021 en 12 Mei 2021 Sluitingsdatum vir enige besware/kommentare: 2 Junie 2021

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157
- Kontak telefoonnommer: 012 667 4773

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan 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 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 5 Mei 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Verwysing: Hersonering: CPD/9/2/4/2-5923T (Item Nr. 33141) – Onderverdeling: CPD 300-JR/0152/98 (Item Nr. 33059)

LOCAL AUTHORITY NOTICE 308 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(f) FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Elizabeth Gagiano being the authorized applicant of Portion 1 of Erf 572 Lynnwood Township, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of this property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 read with the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996). The property is situated at number 443 B, Kiepesol Avenue Lynnwood. The application is for removal of the following conditions: 1(b); 1(g); 2(a); 2(c); 2(c)(i); 2(c)(ii); 2(c)(iii); 2(d) and 5(a) in the Title Deed No. T02503/2020. The intension of the applicant in this matter is to remove the 6,30m street building line, as well as all other conditions in the relevant title deed, in order to obtain the approval of building plans.

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 05 May 2021 (*the first date of the publication*) until 02 June 2021. 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 advertisement in the Provincial Gazette / The Citizen and Beeld. Address of Municipal Offices: The Strategic Executive Director: City Planning and Development, Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices, P.O. Box 14013, Lyttelton, 0140 for a period of 28 days from 05 May 2021.

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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 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. Address of agent: 20 Pretorius Avenue, Lyttelton Manor, 0157. Cell: 065 813 0232; E-Mail: elsabestey115@gmail.com. Dates of publication: 05 May and 12 May 2021; Closing date for objections: 02 June 2021, Ref no: CPD LYN/0376/572/1 (Item Number: 33258)

PLAASLIKE OWERHEID KENNISGEWING 308 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING INGEVOLGE ARTIKEL 16 (1) (f) VIR DIE VERWYDERING, WYSIGING OF UITSONDERING VAN BEPERKENDE VOORWAARDES IN DIE TITELWET INGEVOLGE ARTIKEL 16 (2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

I Elizabeth Gagiano, synde die gemagtigde aansoeker van Gedeelte 1 van die dorp Lynnwood, Erf 572, gee hiermee ingevolge artikel 16 (1) (f), Skedule 13 en Skedule 23 van die Stad Tshwane Verordening op grondgebruikbestuur, 2016, kennis dat Ek het by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen om die verwydering van sekere voorwaardes vervat in die titelakte van hierdie eiendom ingevolge artikel 16 (2) van die Stad Tshwane-verordening op grondgebruikbestuur, 2016 saam met die Gautengse verwydering van die Wet op Beperkings 1996 (Wet 3 van 1996). Die eiendom is geleë op nommer 443 B, Kiepesollaan Lynnwood. Die aansoek is om die volgende voorwaardes te verwyder: 1 (b); 1 (g); 2 (a); 2 (c); 2 (c) (i); 2 (c) (ii); 2 (c) (iii); 2 (d) en 5 (a) in die titelakte nr. T02503 / 2020. Die aansoeker se bedoeling in hierdie aangeleentheid is om die straatboulyn van 6,30 m, asook alle ander voorwaardes in die betrokke titelakte, te verwyder om die goedkeuring van die bouplanne te verkry.

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 of skriftelik by: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 05 Mei 2021 (die eerste datum van publikasie) tot 02 Junie 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Staatskoerant / The Citizen en Beeld. Adres van Munisipale Kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Kamer E10, h / v Basden- en Rabiestraat, Centurion Munisipale Kantore, P.O. Box 14013, Lyttelton, 0140 vir 'n tydperk van 28 dae vanaf 05 Mei 2021.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. Die applikant kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat aan die Munisipaliteit gestuur is na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie. Adres van agent: Pretoriuslaan 20, Lyttelton Manor, 0157. Sel: 065 813 0232; E-pos: elsabesteyl15@gmail.com. Datums van publikasie: 05 Mei en 12 Mei 2021; Sluitingsdatum vir besware: 02 Junie 2021, Verwysingsnr: CPD LYN / 0376/572/1 (Itemnommer: 33258)

LOCAL AUTHORITY NOTICE 365 OF 2021**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), the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares POMONA EXTENSION 134 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY ENJA PROPERTIES PROPRIETARY LIMITED (REGISTRATION NUMBER 2002/000772/07)(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 765 (A PORTION OF PORTION 542) OF THE FARM RIETFONTEIN NO. 31-IR HAS BEEN GRANTED

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

The name of the township shall be Pomona Extension 134.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 1192/2020.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(4) PARKS CONTRIBUTION

The Township owner shall in terms of Section 81, as well as Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment the Local Authority provided that dwelling units are being developed on the property. This money must be determined and can be used for the purposes of upgrading of any parks.

(5) PRECAUTIONARY MEASURES

The township owner shall at 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.

(6) ACCESS

Access to the township shall be obtained from Mirabel Street.

(7) ENGINEERING SERVICES

The applicant shall enter into a Services Agreement with the Local Authority.

(8) 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.

(9) 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.

(10) 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.

(11) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 4033 and 4034 in the township to be consolidated.

(12) FORMULATION AND DUTIES OF THE HOME OWNER'S ASSOCIATION

The following conditions applies only if dwelling units are developed.

- (i) The township owner shall properly and legally constitute a Home Owner's Association, [a company established in terms of Section 1(1) of Schedule 1 of the Companies Act, Act 71 of 2008], prior to or simultaneously with the sale of the first erf in the township.
- (ii) The memorandum of association of the Non-Profit Company, or a universitas personarum, shall provide that:
 - (a) each and every owner of an erf in the township shall become a member of the Home Owner's Association upon transfer to him of that erf;
 - (b) the Home Owner's Association shall have full responsibility for the functioning and proper maintenance of the portion for roadway purposes and the engineering services contained thereon. The local authority shall not be liable for the defectiveness of the surfacing of the roadway and/or any essential services;
 - (c) the Home Owner's Association must be incorporated with the legal power to levy from each and every member of the Home Owner's Association the costs incurred in fulfilling its function and to have legal recourse to recover such fees in the event of a default in payment by any member; and
 - (d) the construction and maintenance of the roadway portion shall be the responsibility of the township owner until transfer of that portion to the Home Owner's Association.

2. CONDITIONS OF TITLE

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

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.

(1) ERVEN 4033 AND 4034

- (i) 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.
- (ii) 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.
- (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 or other works being made good by the Local Authority.

(2) ERF 4033

The erf is subject to a servitude for electrical purposes in favour of the local Authority as indicated on the General Plan.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP015.2021 [15/3/7/P2 x134]

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0696

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, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of POMONA EXTENSION 134 Township.

Amendment Scheme Annexure are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Ekurhuleni Amendment Scheme K0696 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 CP015.2021 [15/3/7/P2 x134]

LOCAL AUTHORITY NOTICE 366 OF 2021**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 READ WITH SCHEDULE 23 THERETO – SUNDERLAND RIDGE EXTENSION 41**

I/We, Willem Georg Groenewald (ID No. 700404 5221 08 7) of Landmark Planning CC (Reg. No. 2009/101412/23), being the applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township 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, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 5 May 2021 until 2 June 2021.

Should any interested and 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 copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: info@land-mark.co.za
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 667 4773

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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 5 May 2021. The costs of any hard copies of the application will be for the account of the party requesting same.

ANNEXURE

Name of township: Sunderland Ridge Extension 41

Full name of applicant: Willem Georg Groenewald of Landmark Planning CC

Number of erven, proposed zoning and development control measures: Erven 1, 2 and 3: zoned, "Residential 4" with a density of 120 units per hectare, height restriction of 4 storeys (15m), Floor Area Ratio of 1,0 and Coverage of 60%, subject to certain proposed conditions. The intension of the property owner is to develop a secure residential development on the application site.

Locality and description of property(ies) on which township is to be established: Part of the Remainder of Portion 27 (a portion of Portion 26) of the farm Mooiplaats, 355-JR, Gauteng is located directly north of Mimosa Avenue and south of the Lochner / Mooiplaats Informal Settlement. Reference: ITEM 33078 - REF NO: CPD9/2/4/2-5908T

PLAASLIKE OWERHEID KENNISGEWING 366 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT - KENNISGEWING VAN AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 SAAMGELEES MET SKEDULE 23 – SUNDERLAND RIDGE UITBREIDING 41**

Ek/ons, Willem Georg Groenewald (ID Nr. 700404 5221 08 7) van Landmark Planning BK. (Reg. Nr. 2009/101412/23), synde die applikant, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek/ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek geloods het vir Dorpstigting ingevolge Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016 soos in die Bylae hierby genoem.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 5 Mei 2021 tot 2 Junie 2021.

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157
- Kontak telefoonnommer: 012 667 4773

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan 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 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 5 Mei 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

BYLAE

Naam van dorp: Sunderland Ridge Uitbreiding 41

Volle naam van applikant: Willem Georg Groenewald van Landmark Planning BK

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: Erwe 1, 2 en 3: gesoneer "Residensieël 4" met 'n digtheid van 120 eenhede per hektaar, 'n hoogtebeperking van 4 verdiepings (15m), Vloeruitverhouding van 1,0 en Dekking van 60%, onderworpe aan sekere voorgestelde voorwaardes. Die voorneme van die grondeienaar is om 'n residensieële sekuriteits-kompleks te ontwikkel op die perseel.

Beskrywing en ligging van grond waarop dorp gestig staan te word: 'n Gedeelte van die Restant van Gedeelte 27 ('n gedeelte van Gedeelte 26) van die plaas Mooiplaats, 355-JR. Verwysing: ITEM 33078 - REF NO: CPD9/2/4/2-5908T

LOCAL AUTHORITY NOTICE 368 OF 2021**CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, George F.R van Schoor of GVS & Associates Town Planners, being the authorised agent of the registered owner of Holding 28 Gerardsville Agricultural Holdings, hereby give notice in terms of Section 16(12)(a)(iii) 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 property(ies) described below.

The intention of the applicant in this matter is to subdivide Holding 28 Gerardsville Agricultural Holdings into two equal 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 decision(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, Po Box 14013, Lyttleton, 0140 or to **CityP_Registration@tshwane.gov.za** from 12 May 2021 (The first date of the publication of the notice set out in section 16(12)(a)(iii) of the By-law referred to above), until 9 June 2021 (Not less than 28 days after the date of first publication of the notice).

Full particulars of the application (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 / Citizen Newspaper.

Address of Municipal offices: Room E10, Registration, Corner of Basden and Rabie Street, Centurion, Tshwane.

Closing date for any objections: 9 June 2021

Address of applicant: 459 Ontdekkers Road, Florida Hills, 1709 and Po Box 78246, Sandton, 2146. Tel: (011) 472-2320, Fax: (011) 472 2305 and E-mail: gvsassoc@mweb.co.za

Dates on which notices will be published: 12 May 2021 and 19 May 2021

Description of property(ies): **Holding 28 Gerardsville Agricultural Holdings**

Number and area of proposed portions:

| | |
|---|---------------------|
| Proposed Portion 1 in extent approximately | 10750m ² |
| Proposed Remainder, in extent approximately | 10750m ² |
| TOTAL | 21500m ² |

Reference: CPD: GHVH/0241/28

Item no: 32685

12-19

PLAASLIKE OWERHEID KENNISGEWING 368 VAN 2021**STAD VAN TSHWANE: RUIMTELIKE BEPLANNINGS EN GRONDGEBRUIKSBESTUUR BY-WET, 2016
KENNISGEWING VAN 'N AANSOEK VIR DIE ONDERVERDELING VAN GROND INGEVOLGE VAN ARTIKEL 16(12)(a)(iii)
VAN DIE STAD VAN TSHWANE SE RUIMTELIKE BEPLANNING EN GRONDBESTUURS BY-WET, 2016**

Ek, George F.R van Schoor, van GVS & Associates Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van Hoewe 28 Gerardsville Landbouhoewes, gee hiermee kennis ingevolge artikel 16(12)(a)(iii) van die Stad van Tshwane Ruimtelike Beplannings en Grondgebruikbestuur By-wet, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van die bogenoemde eiendom soos hieronder uiteengesit.

Die doel van die applikant in hierdie saak is om Hoewe 28 Gerardsville Landbouhoewes in twee gelyke gedeeltes te onderverdeel.

Enige besware en/of kommentaar indien, insluitend die gronde vir sodanige besware en/of kommentaar en die verduideliking van die persoon se regte en hoe hul belange geraak word deur die aansoek met die volle kontakbesonderhede van die persoon wat die besware en/of komentaar, waarsonder die Munisipaliteit nie kan kommunikeer met die persoon of liggaam wat die besware en/of kommentaar ingedien het nie, moet ingedien word of skriftelik tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling gerig word. Besware en/of kommentaar kan gepos word aan Posbus 14013 Lyttleton, 0140 of per e-pos aan CityP_Registration@tshwane.gov.za vanaf 12 Mei 2021 (nie minder as 28 dae na die datum van eerste publikasie) soos uiteengesit in Artikel 16(12)(a)(iii) van die By-wet hierbo genome.

Volle besonderhede van die aansoek en planne (as daar is) kan besigtig word gedurende normale kantoorure by die Munisipale Kantore, vir 'n tydperk van 28 dae vanaf 12 Mei 2021. Adres van Munisipale Kantore: Kamer E10, Registrasie, hoek van Basden – en Rabiestraat, Centurion, Tshwane.

Adres van die applikant: Fisiese adres: Ontdekkersweg 459, Florida Hills, 1709 en Posbus 78246, Sandton, 2146;
Tel: (011) 472 2320; Faks: (010) 472 2305; en e-pos: gvsassoc@mweb.co.za.

Datums waarop kennisgewings gepubliseer moet word: 12 Mei 2021 en 19 Mei 2021

Sluitingsdatum vir enige besware: 9 Junie 2021

Beskrywing van eiendom: **Hoewe 28 Gerardsville Landbouhoewes**

Aantal en oppervlakte van voorgestelde gedeeltes:

| | |
|----------------------------------|---------------------|
| Voorgestelde Gedeelte 1 ongeveer | 10750m ² |
| Voorgestelde restant | 10750m ² |
| TOTAAL | 21500m ² |

Verwysing:CPD: GHVH/0241/28

Item Nr: 32685

12-19

LOCAL AUTHORITY NOTICE 369 OF 2021**LOCAL AUTHORITY NOTICE 140 OF 2021**

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 **Portion 14 of Erf 7 Atholl**:

The removal of Conditions 2(i) and 2(ii) from Deed of Transfer No. T72680/06.

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. 140/2021

LOCAL AUTHORITY NOTICE 370 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 16(12) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016.**

I, Azwifaneli Nemanashi of Nash Planning and Civil Consultants (PTY) LTD being the applicant as an authorized agent of the registered owners of the property known as Portion 22 (PTN of PTN 13) of the Farm Leeuwfontein 299 JR, Gauteng Province hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 22 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 property as described above. The property is located at Eastern part of Pretoria on Portion 22 of the Farm Leeuwfontein 299 JR, Gauteng Province.

The application is for the Subdivision of the above mentioned property and the intention of the above said subdivision is to have eight (8) registered Portions all not less than a hectare each in extent and a servitude.

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, P O Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za from 12 May 2021, until 09 June 2021.

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 newspapers. Address of the Municipal offices: City of Tshwane Metropolitan Municipality, at LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria Central. Closing date for any objection(s) and/or comment(s): 09 June 2021.

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 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 the purpose of obtaining a copy of the application, it must be noted that 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.

Address of applicant: Nash Planning and Civil Consultants, 42 Khaya Lami, Thornhill Village, Bendor, 0699,

Contacts: 072 642 9415

Dates on which notice will be published: 12 May 2021 and 19 May 2021

Reference: CPD 0614/22

Item No: 32868

PLAASLIKE OWERHEID KENNISGEWING 370 VAN 2021**STAD TSHWANE METROPOLITAANSE GEMEENTE****KENNISGEWING VAN 'N AANSOEK OM ONDERVERDELING INGEVOLGE AFDELING 16 (12) VAN DIE STAD TSHWANE VERORDENING OM GRONDGEBRUIKSBESTUUR 2016.**

Ek, Azwifaneli Nemanashi van Nash Planning and Civil Consultants (PTY) LTD, is die aansoeker as gemagtigde agent van die geregistreerde eienaars van die eiendom bekend as Gedeelte 22 (PTN van PTN 13) van die plaas Leeuwfontein 299 JR, Gauteng provinsie, gee hiermee kennis. in terme van Artikel 16 (1) (f), Bylae 13 en Bylae 22 van die Stad Tshwane Verordening op grondgebruikbestuur 2016 wat ek by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom soos hierbo beskryf. Die eiendom is geleë in die oostelike deel van Pretoria op Gedeelte 22 van die plaas Leeuwfontein 299 JR, Gauteng provinsie.

Die aansoek is vir die onderverdeling van die bogenoemde eiendom en die bedoeling van die bogenoemde onderverdeling is om agt (8) geregistreerde gedeeltes te hê wat almal nie minder nie as 'n hektaar groot is en 'n serwituut.

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) moet skriftelik by of tot die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf 12 Mei 2021 tot 09 Junie 2021.

Volledige besonderhede en planne kan gedurende gewone kantoorure by die munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerante Provinsiale Koerant, Beeld en Citizen. Adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit, LG004, Isivuno House, Lilian Ngoyistraat 143, Pretoria Sentraal. Sluitingsdatum vir enige beswaar (s) en / of kommentaar (s): 09 Junie 2021.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil sien of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za.

Daarbenewens kan die aansoeker 'n eksemplaar elektronies indien, of 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 eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za.

Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres of ander manier aan die munisipaliteit en die aansoeker moet verskaf om die kopie elektronies aan te bied.

Geen gedeelte van die dokumente wat deur die munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie.

Indien 'n belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging te verbied nie van die aansoek.

Adres van applikant: Nash Planning and Civil Consultants, Khaya Lami 42, Thornhill Village, Bendor, 0699,

Kontakte: 072 642 9415

Datums waarop kennisgewing gepubliseer word: 12 Mei 2021 en 19 Mei 2021

Verwysing: CPD 0614/22

Item No: 32868

LOCAL AUTHORITY NOTICE 371 OF 2021**CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, George F.R van Schoor of GVS & Associates Town Planners, being the authorised agent of the registered owner of Holding 28 Gerardsville Agricultural Holdings, hereby give notice in terms of Section 16(12)(a)(iii) 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 property(ies) described below.

The intention of the applicant in this matter is to subdivide Holding 28 Gerardsville Agricultural Holdings into two equal 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 decision(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, Po Box 14013, Lyttleton, 0140 or to **CityP_Registration@tshwane.gov.za** from 12 May 2021 (The first date of the publication of the notice set out in section 16(12)(a)(iii) of the By-law referred to above), until 9 June 2021 (Not less than 28 days after the date of first publication of the notice).

Full particulars of the application (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 / Citizen Newspaper.

Address of Municipal offices: Room E10, Registration, Corner of Basden and Rabie Street, Centurion, Tshwane.

Closing date for any objections: 9 June 2021

Address of applicant: 459 Ontdekkers Road, Florida Hills, 1709 and Po Box 78246, Sandton, 2146. Tel: (011) 472-2320, Fax: (011) 472 2305 and E-mail: gvsassoc@mweb.co.za

Dates on which notices will be published: 12 May 2021 and 19 May 2021

Description of property(ies): **Holding 28 Gerardsville Agricultural Holdings**

Number and area of proposed portions:

| | |
|---|---------------------|
| Proposed Portion 1 in extent approximately | 10750m ² |
| Proposed Remainder, in extent approximately | 10750m ² |
| TOTAL | 21500m ² |

Reference: CPD: GHVH/0241/28

Item no: 32685

12-19

PLAASLIKE OWERHEID KENNISGEWING 371 VAN 2021**STAD VAN TSHWANE: RUIMTELIKE BEPLANNINGS EN GRONDGEBRUIKSBESTUUR BY-WET, 2016
KENNISGEWING VAN 'N AANSOEK VIR DIE ONDERVERDELING VAN GROND INGEVOLGE VAN ARTIKEL 16(12)(a)(iii)
VAN DIE STAD VAN TSHWANE SE RUIMTELIKE BEPLANNING EN GRONDBESTUURS BY-WET, 2016**

Ek, George F.R van Schoor, van GVS & Associates Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van Hoewe 28 Gerardsville Landbouhoewes, gee hiermee kennis ingevolge artikel 16(12)(a)(iii) van die Stad van Tshwane Ruimtelike Beplannings en Grondgebruikbestuur By-wet, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van die bogenoemde eiendom soos hieronder uiteengesit.

Die doel van die applikant in hierdie saak is om Hoewe 28 Gerardsville Landbouhoewes in twee gelyke gedeeltes te onderverdeel.

Enige besware en/of kommentaar indien, insluitend die gronde vir sodanige besware en/of kommentaar en die verduideliking van die persoon se regte en hoe hul belange geraak word deur die aansoek met die volle kontakbesonderhede van die persoon wat die besware en/of komentaar, waarsonder die Munisipaliteit nie kan kommunikeer met die persoon of liggaam wat die besware en/of kommentaar ingedien het nie, moet ingedien word of skriftelik tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling gerig word. Besware en/of kommentaar kan gepos word aan Posbus 14013 Lyttleton, 0140 of per e-pos aan CityP_Registration@tshwane.gov.za vanaf 12 Mei 2021 (nie minder as 28 dae na die datum van eerste publikasie) soos uiteengesit in Artikel 16(12)(a)(iii) van die By-wet hierbo genome.

Volle besonderhede van die aansoek en planne (as daar is) kan besigtig word gedurende normale kantoorure by die Munisipale Kantore, vir 'n tydperk van 28 dae vanaf 12 Mei 2021. Adres van Munisipale Kantore: Kamer E10, Registrasie, hoekv van Basden – en Rabiestraat, Centurion, Tshwane.

Adres van die applikant: Fisiese adres: Ontdekkersweg 459, Florida Hills, 1709 en Posbus 78246, Sandton, 2146;
Tel: (011) 472 2320; Faks: (010) 472 2305; en e-pos: gvsassoc@mweb.co.za.

Datums waarop kennisgewings gepubliseer moet word: 12 Mei 2021 en 19 Mei 2021

Sluitingsdatum vir enige besware: 9 Junie 2021

Beskrywing van eiendom: **Hoewe 28 Gerardsville Landbouhoewes**

Aantal en oppervlakte van voorgestelde gedeeltes:

| | |
|----------------------------------|---------------------|
| Voorgestelde Gedeelte 1 ongeveer | 10750m ² |
| Voorgestelde restant | 10750m ² |
| TOTAAL | 21500m ² |

Verwysing:CPD: GHVH/0241/28

Item Nr: 32685

12-19

LOCAL AUTHORITY NOTICE 372 OF 2021

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY VALUATION ROLL FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2025 NOTICE FOR INSPECTION OF THE FOURTH GENERAL VALUATION ROLL AND LODGING OF OBJECTIONS

Notice is hereby given in terms of Section 49 (1)(a)(i) of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), hereinafter referred to as the "Act", that the **fourth** general valuation roll for the Financial Years 01 July 2021 to 30 June 2025 is open for public inspection at the Municipal Offices listed below, on Mondays to Fridays, during office hours 08:30 to 15:30 from **24 February 2021 to 18 June 2021**.

In addition, the valuation roll is available at website: www.ekurhuleni.gov.za

An invitation is hereby made in terms of section 49(1)(a)(ii) of the Act that any owner of property or other person who so desires should lodge an objection with the municipal manager in respect of any matter reflected in, or omitted from, the valuation roll within the above-mentioned period. Attention is specifically drawn to the fact that in terms of section 50(2) of the Act an objection must be in relation to a specific individual property and not against the valuation roll as such. The form for the lodging of an objection is obtainable from the listed Municipal Offices, or website www.ekurhuleni.gov.za.

The completed objection forms must be returned **by hand** to the Municipal Office where account is held. Kindly bring along your Section 49 notice when submitting your objection, as this will expedite the submission process.

No form of electronic submission will be accepted. CLOSING DATE FOR OBJECTIONS IS 15:30 ON FRIDAY 18 June 2021. No late objections will be accepted.

Addresses for the listed Municipal Offices:

| | | | |
|---|---|--|---|
| <p>Actonville Actonville Administrative Building, 730 Khan Crescent, Actonville</p> <p>(011) 999-7350</p> | <p>Alberton Alberton Customer Care Centre Rates Hall Alwyn Taljaard Street, Alberton</p> <p>(011) 999-2365 (011) 999-0150</p> | <p>Benoni Benoni Customer Care Centre Rates Hall Cnr Tom Jones and Elston Avenue Benoni</p> <p>(011) 999-7254 (011) 999-7268</p> | <p>Boksburg Boksburg Customer Care Centre Rates Hall Cnr Trichardt Rd and Market Street Boksburg</p> <p>(011) 999-5989 (011) 999-8172</p> |
| <p>Brakpan Brakpan Customer Care Centre Rates Hall in Block D Cnr of Elliot and Escombe Avenues Brakpan</p> <p>(011) 999-7825 (011) 999-7831</p> | <p>Daveyton Daveyton Customer Care Centre Room 11 Eiselen street Daveyton</p> <p>(011) 999-7229</p> | <p>Duduza Duduza Customer Care Centre 3001 Nala Street Duduza</p> <p>(011) 999-9194 (011) 999-9172</p> | <p>Edenvale Edenvale Customer Care Centre Rates Hall Cnr Van Riebeeck and Hendrik Potgieter Street Edenvale</p> <p>(011) 999-3180 (011) 999-3224</p> |
| <p>Etwatwa Etwatwa Customer Care Centre Rates Hall Cnr Eiselen and Chris Hani Street Etwatwa</p> <p>(011) 962-1392</p> | <p>Germiston Germiston Customer Care Centre Rates Hall Cnr President and Spilsbury Street Germiston</p> <p>(011) 999-0432 (011) 999-0416</p> | <p>Katlehong Katlehong Customer Care Centre Rates Hall 2098 Masakhane Street, Admin Block, Katlehong</p> <p>(011) 999-5622 (011) 999-1318</p> | <p>Kempton Park Kempton Park Customer Care Centre Rates Hall Cnr C R Swart Drive and Pretoria Road Kempton Park</p> <p>(011) 999-4546 (011) 999-4127</p> |
| <p>Kwa - Thema Kwa Thema Customer Care Centre Rates Hall Cnr Moshoeshoe & Chaka Street, Kwa Thema</p> <p>(011) 999-8709</p> | <p>Nigel Nigel Customer Care Centre Rates Hall 145 Hendrik Verwoerd Street Nigel</p> <p>(011) 999-9194</p> | <p>Springs Springs Customer Care Centre Rates Hall Cnr South Main Reef Road and Plantation Road Springs</p> <p>(011) 999-8709</p> | <p>Tembisa Tembisa Customer Care Centre Rates Hall Cnr George Nyanga & Andrew Maphetho Street, Tembisa</p> <p>(011) 999-4771</p> |

| | | | |
|---|--|---|----------------|
| (011) 999-8507 | (011) 999-9172 | (011) 999-8507 | (011) 999-4495 |
| Thokoza Thokoza Customer Care Centre Rates Hall Khumalo Street, Thokoza (011) 999-2365 (011) 999-0150 | Tsakane Tsakane Customer Care Centre Rates Hall Cnr Zulu and Nzima Street, Tsakane (011) 999-8041 (011) 999-8125 | Vosloorus Vosloorus Customer Care Centre Rates Hall Barry Marais Road Vosloorus (011) 999-5384 | |

**Dr Imogen Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, corner Cross and Rose Streets, Private Bag X1069, Germiston, 1400
 24 February 2021
 Notice No 2/2021**

LOCAL AUTHORITY NOTICE 373 OF 2021**NOTICE IN TERMS OF SECTION 16(2)(a) OF THE CITY OF TSHWANE MUNICIPAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, (2016), FOR REMOVAL OF RESTRICTIVE TITLE CONDITION OVER REMAINDER OF ERF 508 MENLO PARK.**

We, **Mokone Town Planners and Property Consultants (Pty) Ltd**, being the authorized agent of the owners of **Remainder Of Erf 508 Menlo Park**, Gauteng Province hereby give notice in terms of section 16(2)(a) of the city of Tshwane Municipal Spatial Planning and Land Use Management by-Law, (2016) for Removal of Conditions **A to K** on the Title Deed.

Any objection or comments with grounds therefore and contact details shall be lodged within 28 days from the first date of which the notice appeared, with or made in writing to Municipality Registration Section: City Planning and Development Department, City of Tshwane Metropolitan Municipality, Isivuno Building, cnr Lillian Ngoyi & Madiba Street or P.O. BOX 440, Pretoria 0001, or an e-mail send to Joycesel@tshwane.gov.za.

Closing date for objections: 18 June 2021.

Full particulars of the application will be open for inspection during normal working hours at the above mentioned office, for a period of 28 days from the 12 May 2021. AUTHORISED AGENT DETAILS: Mokone Town Planners and Property Consultants (Pty) Ltd; Address No. 404 Jacoliza Building, 11 Bourke Street, Sunnyside, 0002; Tel No (w): 012 881 1803; Email Address: mokoneplannersptyltd@gmail.com

Date of First publication: 12th May 2021 and Date of Second publication: 19 May 2021

File Number: CPD MNP/0416/00508/R (Item 33048)

12-19

PLAASLIKE OWERHEID KENNISGEWING 373 VAN 2021**KENNISGEWING INGEVOLGE AFDELING 16(2)(a) VAN DIE STAD TSHWANE MUNISIPALE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, (2016), VIR DIE VERWYDERING VAN BEPERKENDE TITELVOORWAARDES OOR RESTANT VAN ERF 508 MENLO PARK.**

Ons, **Mokone Town Planners and Property Consultants (Pty) Ltd.**, Synde die gemagtigde agent van die eienaars van **Restant van Erf 508 Menlo Park**, Gauteng provinsie, gee hiermee kennis ingevolge artikel 16 (2) (a) van die stad Tshwane Municipal Verordening op ruimtelike beplanning en bestuur van grondgebruik, (2016) vir die opheffing van voorwaardes A tot K op die titelakte.

Enige beswaar of kommentaar met die redes daarvoor en kontakbesonderhede moet binne 28 dae vanaf die eerste datum waarop die kennisgewing verskyn het, ingedien word, of skriftelik by die Munisipaliteit se Registrasie-afdeling: Stadsbeplanning en Ontwikkelingsafdeling, Stad Tshwane Metropolitaanse Munisipaliteit, Isivuno-gebou, ingedien word. , h / v Lillian Ngoyi & Madibastraat of PO BOX 440, Pretoria 0001, of stuur 'n e-pos aan Joycesel@tshwane.gov.za

Sluitingsdatum vir besware: **18 Junie 2021.**

Volledige besonderhede van die aansoek le ter insae gedurende gewone werksure by bogenoemde kantoor, vir 'n tydperk van 28 dae vanaf 12 May 2021. BESONDERHEDE VAN MAGTIGE AGENT: Mokone Town Planners and Property Consultants (Pty) Ltd. Adres No. 404 Jacoliza-gebou, Bourkestraat 11, Sunnyside, 0002; Tel No (w): 012 881 1803; E-posadres: mokoneplannersptyltd@gmail.com

Datum van eerste publikasie: **12 May 2021** en Datum van tweede publikasie: **19 May 2021**

Lêer nommer: CPD MNP / 0416/00508 / R (Item 33048)

12-19

LOCAL AUTHORITY NOTICE 374 OF 2021**NOTICE IN TERMS OF SECTION 16(1)(a) OF THE CITY OF TSHWANE MUNICIPAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, (2016), FOR REZONING OVER REMAINDER OF ERF 508 MENLO PARK.**

We, **Mokone Town Planners and Property Consultants (Pty) Ltd**, being the authorized agent of the owners of **Remainder Of Erf 508 Menlo Park**, Gauteng Province hereby give notice in terms of section 16(1)(a) of the city of Tshwane Municipal Spatial Planning and Land Use Management by-Law, (2016) for a change of land use rights also known as rezoning of the property described above from **Residential 2** to **Business 4** for the purpose of "Offices, Place of Refreshment & Retail Industry, Medical Consulting Room & Veterinary Clinic".

Any objection or comments with grounds therefore and contact details shall be lodged within 28 days from the first date of which the notice appeared, with or made in writing to Municipality Registration Section: City Planning and Development Department, City of Tshwane Metropolitan Municipality, Isivuno Building, cnr Lillian Ngoyi & Madiba Street or P.O. BOX 440, Pretoria 0001, or an e-mail send to Joycesel@tshwane.gov.za

Closing date for objections: 18 June 2021.

Full particulars of the application will be open for inspection during normal working hours at the above mentioned office, for a period of 28 days from the 12 May 2021. AUTHORISED AGENT DETAILS: Mokone Town Planners and Property Consultants (Pty) Ltd; Address No. 404 Jacoliza Building, 11 Bourke Street, Sunnyside, 0002; Tel No (w): 012 881 1803; Email Address: mokoneplannersptyltd@gmail.com
Date of First publication: 12th May 2021 and Date of Second publication: 19 May 2021
File Number: CPD 9/2/4/2-5888T (Item 33018)

12-19

PLAASLIKE OWERHEID KENNISGEWING 374 VAN 2021**KENNISGEWING INGEVOLGE ARTIKEL 16 (1) (a) VAN DIE STAD TSHWANE MUNISIPALE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, (2016), VIR HERSONERING OOR RESTANT VAN ERF 508 MENLO PARK.**

Ons, Mokone Town Planners and Property Consultants (Pty.) Ltd, Synde die gemagtigde agent van die eienaars van **Restant van Erf 508 Menlo Park**, Gauteng provinsie, gee hiermee kennis ingevolge artikel 16 (1) (a) van die stad Tshwane Municipal Verordening op ruimtelike beplanning en grondgebruikbestuur, (2016) vir die verandering van grondgebruiksregte, ook bekend as die hersonering van die eiendom hierbo beskryf vanaf **Residensieel 2** na **Besigheid 4** vir die doel van "Kantore, verversings- en kleinhandelbedryf, medies Spreekkamer & Veeartsenykliniek".

Enige beswaar of kommentaar met die redes daarvoor en kontakbesonderhede moet binne 30 dae vanaf die eerste datum waarop die kennisgewing verskyn het, ingedien word, of skriftelik by die Munisipaliteit se Registrasie-afdeling: Stadsbeplanning en Ontwikkelingsafdeling, Stad Tshwane Metropolitaanse Munisipaliteit, Isivuno-gebou, ingedien word. , h / v Lillian Ngoyi & Madibastraat of PO BOX 440, Pretoria 0001, of stuur 'n e-pos aan Joycesel@tshwane.gov.za
Sluitingsdatum vir besware: 18 Junie 2021.

Volledige besonderhede van die aansoek le ter insae gedurende gewone werksure by bogenoemde kantoor, vir 'n tydperk van 28 dae vanaf 12 May 2021. BESONDERHEDE VAN MAGTIGE AGENT: **Mokone Town Planners and Property Consultants (Pty) Ltd**. Adres No. 404 Jacoliza-gebou, Bourke straat 11, Sunnyside, 0002; Tel No (w): 012 881 1803; E-posadres: mokoneplannersptyltd@gmail.com
Datum van eerste publikasie: **12 May 2021** en Datum van tweede publikasie: **19 May 2021**
Lêer nommer: CPD 9/2/4 / 2-5888T (Item 33018)

12-19

LOCAL AUTHORITY NOTICE 375 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(f) FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Elizabeth Gagiano being the authorized applicant of Portion 1 of Erf 572 Lynnwood Township, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of this property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 read with the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996). The property is situated at number 443 B, Kiepesol Avenue Lynnwood. The application is for removal of the following conditions: 1(b); 1(g); 2(a); 2(c); 2(c)(i); 2(c)(ii); 2(c)(iii); 2(d) and 5(a) in the Title Deed No. T02503/2020. The intension of the applicant in this matter is to remove the 6,30m street building line, as well as all other conditions in the relevant title deed, in order to obtain the approval of building plans.

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 05 May 2021 (*the first date of the publication*) until 02 June 2021. 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 advertisement in the Provincial Gazette / The Citizen and Beeld. Address of Municipal Offices: The Strategic Executive Director: City Planning and Development, Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices, P.O. Box 14013, Lyttelton, 0140 for a period of 28 days from 05 May 2021.

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 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 that the interested and affected party must provide the Municipality and the applicant with an e-mail 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 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. Address of agent: 20 Pretorius Avenue, Lyttelton Manor, 0157. Cell: 065 813 0232; E-Mail: elsabesteyl15@gmail.com. Dates of publication: 05 May and 12 May 2021; Closing date for objections: 02 June 2021, Ref no: CPD LYN/0376/572/1 (Item Number: 33258)

PLAASLIKE OWERHEID KENNISGEWING 375 VAN 2021**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING INGEVOLGE ARTIKEL 16 (1) (f) VIR DIE VERWYDERING, WYSIGING OF UITSONDERING VAN BEPERKENDE VOORWAARDES IN DIE TITELWET INGEVOLGE ARTIKEL 16 (2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

I Elizabeth Gagiano, synde die gemagtigde aansoeker van Gedeelte 1 van die dorp Lynnwood, Erf 572, gee hiermee ingevolge artikel 16 (1) (f), Skedule 13 en Skedule 23 van die Stad Tshwane Verordening op grondgebruikbestuur, 2016, kennis dat Ek het by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen om die verwydering van sekere voorwaardes vervat in die titelakte van hierdie eiendom ingevolge artikel 16 (2) van die Stad Tshwane-verordening op grondgebruikbestuur, 2016 saam met die Gautengse verwydering van die Wet op Beperkings 1996 (Wet 3 van 1996). Die eiendom is geleë op nommer 443 B, Kiepesollaan Lynnwood. Die aansoek is om die volgende voorwaardes te verwyder: 1 (b); 1 (g); 2 (a); 2 (c); 2 (c) (i); 2 (c) (ii); 2 (c) (iii); 2 (d) en 5 (a) in die titelakte nr. T02503 / 2020. Die aansoeker se bedoeling in hierdie aangeleentheid is om die straatboulyn van 6,30 m, asook alle ander voorwaardes in die betrokke titelakte, te verwyder om die goedkeuring van die bouplanne te verkry.

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 of skriftelik by: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 05 Mei 2021 (die eerste datum van publikasie) tot 02 Junie 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Staatskoerant / The Citizen en Beeld. Adres van Munisipale Kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Kamer E10, h / v Basdien-Rabiestraat, Centurion Munisipale Kantore, P.O. Box 14013, Lyttelton, 0140 vir 'n tydperk van 28 dae vanaf 05 Mei 2021.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. Die applikant kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat aan die Munisipaliteit gestuur is na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie. Adres van agent: Pretoriuslaan 20, Lyttelton Manor, 0157. Sel: 065 813 0232; E-pos: elsabesteyl15@gmail.com. Datums van publikasie: 05 Mei en 12 Mei 2021; Sluitingsdatum vir besware: 02 Junie 2021, Verwysingsnr: CPD LYN / 0376/572/1 (Itemnommer: 33258)

**LOCAL AUTHORITY NOTICE 376 OF 2021
MIDVAAL LOCAL MUNICIPALITY**

PORTIONS 34 AND 35 ERF 347 Highbury Township

It is hereby notified in terms of the provisions of Section 39 (4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that the MIDVAAL LOCAL MUNICIPALITY has **approved** the amendment of the Midvaal Land Use Scheme, 2017, for Portions 34 and 35 of Erf 347 Highbury Township from "Residential 1" to "Industrial 1". This amendment is known as MLUS58 and shall come into operation on the date of publication of this notice.

The Land Use Scheme, scheme clauses and Annexures of this amendment scheme are filed with the Executive Director: Development and Planning, Midvaal Local Municipality, and are open to inspection during normal office hours.

(Reference number: 15/2-MLUS58)

MRS N.S. MHLANGA
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 377 OF 2021

LOCAL AUTHORITY CORRECTION NOTICE

MIDVAAL LOCAL MUNICIPALITY AMENDMENT SCHEME

ERF 60 KLIPRIVIER TOWNSHIP

**LOCAL AUTHORITY NOTICE MIDVAAL LOCAL MUNICIPALITY
LAND USE SCHEME, 2017**

It is hereby notified in terms of the provisions of Section 40 (1) of the Midvaal Local Municipality Land Use Management By-Laws, that the Midvaal Local Municipality has amended the Midvaal Land use Scheme, 2017, for the correction of error in respect of Erf 60 Kliprivier Township from "Residential 3" to "Residential 1".

This amendment to the Midvaal Land Use Scheme, 2017 and shall come into operation on the date of publication of this notice.

MRS N.S. MHLANGA
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 378 OF 2021**PORTION 59 OF THE FARM VISCHGAT 467-IR**

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

Notice is hereby given that, the Peri- Urban Town Planning Scheme 1975, read together with Spatial Planning and Land Use Management Act, Act 16 of 2013, be amended by the rezoning of Portion 59 of the farm Vischgat 467-IR from "Agriculture" to "Mining" with an annexure for cemetery limited to existing graves, which amendment scheme will be known as Peri-Urban Areas Amendment Scheme PS140, as indicated on the relevant Map 3 and Scheme Clauses, as approved, and which lie for inspection during office hours, at the offices of the Executive Director: Development and Planning, Midvaal Local Municipality, Mitchell Street, Meyerton.

MRS N.S. MHLANGA
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

PLAASLIKE OWERHEID KENNISGEWING 378 VAN 2021**MIDVAAL PLAASLIKE MUNISIPALITEIT****GEDEELTE 59 VAN DIE PLAAS VISCHGAT 467-IR**

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

Kennis geskied hiermee dat die Buitestedelike Gebiede Dorpsbeplanningskema 1975, saamgelees met Spatial Planning and Land Use Management Act, Act 16 of 2013, gewysig word deur die hersonering van Gedeelte 59 van die plaas Vischgat 467-IR vanaf "Landbou" tot "Mynbou" met 'n bylaag vir begraaftplase beperk tot bestaande grafte, welke wysigingskema bekend sal staan as Buitestedelike Gebiede Wysigingskema PS140, soos aangedui op die betrokke Kaart 3 en die skemaklousules soos goedgekeur en wat t er insae l  gedurende kantoorure by die kantore van die Uitvoerende Direkteur: Ontwikkelings en Beplanning, Midvaal Plaaslike Munisipaliteit, Mitchellstraat, Meyerton.

MEV N.S. MHLANGA
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: (van publikasie)

LOCAL AUTHORITY NOTICE 379 OF 2021**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 5658T**

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 Annlin Extension 153, being an amendment of the Tshwane Town-planning Scheme, 2008.

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

This amendment is known as Tshwane Amendment Scheme 5658T.

(CPD 9/1/1/1-ALNx153 0008)
(CPD 9/2/4/2-5658T)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

__ MAY 2021
(Notice 111/2021)

CITY OF TSHWANE**DECLARATION OF ANNLIN EXTENSION 153 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 Annlin Extension 153 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-ALNx153 0008)
(CPD 9/2/4/2-5658T)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY QUALIPLAN PROJECTS (PTY) LTD, REGISTRATION NUMBER 2015/325727/07, UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORTION 261 (A PORTION OF PORTION 142) OF THE FARM WONDERBOOM 302JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township is Annlin Extension 153.

1.2 DESIGN

The township consists of erven and a street as indicated on General Plan SG No 3103/2019.

1.3 PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the storm water reticulation, within the boundaries of the township, to the satisfaction of the local authority.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT INDICATED IN 1 ABOVE**2.1 ACCESS**

Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Tshwane Roads and Storm Water Department.

2.2 ACCEPTANCE AND DISPOSAL OF STORM WATER

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

2.3 REFUSE REMOVAL

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

2.3.2 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.

2.4 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. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the City of Tshwane, should it be deemed necessary.

2.5 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings/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 or where buildings/structures are dilapidated.

2.6 RESTRICTION ON THE TRANSFER OF AN ERF

Erf 2058 shall, prior to or simultaneously with registration of the first transfer of an erf/unit in the township and at the costs of the township owner, be transferred only to the NPC which organization shall have full responsibility for the functioning and proper maintenance of the said erf and the engineering services within the said erf.

2.7 ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) read with Regulation 43 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), pay a lump sum as endowment to the local authority in lieu of the provision of land for a park (public open space) equal to 540 sqm.

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

2.8 OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE TRANSFER OF ERVEN

2.8.1 The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct 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 provided and installed; and

2.8.2 The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and storm water drainage and the installation of systems therefore, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be registered, or 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 supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

2.8.3 Notwithstanding the provisions of clause 3 hereunder, the township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven and/or units in the township, may not be or 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.

2.9 ESTABLISHMENT OF A NON PROFIT COMPANY

The township owner shall at his/her own cost establish a Non Profit Company ("NPC") in terms of schedule 1 of the Companies Act, 2008 (Act 71 of 2008) as amended, with the main object of the Company being to retain and maintain the internal engineering services (i.e. water and sewer reticulation, electricity, roads & storm water and refuse removal). The township owner shall further submit proof that such a Company has been duly registered, before a section 101 Certificate shall be issued in terms of the Town Planning and Townships Ordinance, 15 of 1986.

Servitudes in favour of all the erven within the township shall be registered over any and all property owned or transferred to a NPC for purposes of access and engineering services.

2.10 RESTRICTION ON THE ALIENATION AND DEVELOPMENT

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 Municipality 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 be 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.

3. CONDITIONS OF TITLE

A. CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

3.1 ALL ERVEN

3.1.1 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.

3.1.2 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.

3.1.3 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.

3.2 ERF 2058

3.2.1 The entire 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.

3.2.2 The erf is subject to a servitude of right of way and services in favour of Erven 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056 and 2057 for access purposes, as indicated on the General Plan. The NPC shall maintain the storm water attenuation system on the erf, to the satisfaction of the local authority.

3.2.3 The erf shall not be alienated or transferred into the name of any purchaser other than the NPC without the written consent of the local authority first having been obtained and the Erf shall be transferred together with any private/public open space Erf as the first transfers from the township

3.3 ERVEN 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056 AND 2057

The erf is entitled to a servitude of right of way and services over Erf 2058.

B. CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON THE FIRST REGISTRATION OF THE ERVEN CONCERNED

No erf in the township shall be transferred nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

1. ALL ERVEN (EXCEPT ERF 2058)

Each and every owner of the erf or owner of any sub-divided portion of the erf or owner of any unit thereon, shall on transfer automatically become and remain a member of the NPC and shall be subject to its Memorandum of Incorporation until he/she ceases to be an owner and such owner shall not be entitled to transfer the erf or any sub-divided portion thereof or any interest therein or any unit thereon, without a clearance certificate from the NPC certifying that the provisions of the Memorandum of Incorporation ("MOI") have been complied with.

LOCAL AUTHORITY NOTICE 380 OF 2021**EKURHULENI METROPOLITAN MUNICIPALITY****EKURHULENI AMENDMENT SCHEME E0412****REMAINDER OF ERF 620 BEDFORDVIEW EXTENSION 130 TOWNSHIP**

It is hereby notified that in terms of Section 57(1) of the Town Planning and Township Ordinance, 1986 (Ordinance No. 15 of 1986) that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning for Remainder of Erf 620 Bedfordview Ext 130 Township from "Residential 1" to "Residential 1" with an annexure of a Guest house for a maximum of 12 rooms on site.

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 56 days from the date of publication of this notice.

Dr Imogen Mashazi, City Manager

2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston

Notice No. ____/2021

LOCAL AUTHORITY NOTICE 381 OF 2021**EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME E0214**

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Portion 29 of Erf 2 Edenvale Township from Residential 1" one dwelling unit per 700 m² to "Residential 3" in order to erect 8 dwelling units.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Area Manager: City Planning, Edenvale Civic Centre.

This amendment scheme is known as Ekurhuleni Amendment Scheme E0214. This Scheme shall come into operation not less than 56 days from date of publication of this notice.

Khaya Ngema, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston

Notice No. ____/2016

LOCAL AUTHORITY NOTICE 382 OF 2021**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME E0415**

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Portion 12 (A Portion of Portion 8) of Erf 267, Sebenza Extension 4 Township from "Road" to "Industrial 1".

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Area Manager: City Planning, Edenvale Civic Centre.

This amendment scheme is known as Ekurhuleni Amendment Scheme E0415. This Scheme shall come into operation not less than 56 days from date of publication of this notice.

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

Notice No. ____/2021

LOCAL AUTHORITY NOTICE 383 OF 2021

NOTICE OF CONSENT USE IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Maletlatsa Monica Ledingwane being the applicant of Erf 158 Weavind Park hereby gives notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a Guest House. The property is situated at Number 106 Charles Jackson Street. The intention of the applicant in this matter is to utilise the property for a Guest House. 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, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 12 May 2021 until 09 June 2021. 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. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. 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 copy through the following contact details: newlanduseapplications@tshwane.gov.za The applicant shall ensure that the copy forwarded to any interested or 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 that 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 any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Closing date for any objections and/or comments: 09 June 2021. Address of applicant: Post Suite No: 84 Maserumula Street, Saulsville 0125. Tel no: 012 375 5039 / 082 755 2203, Email: kgaogeloplanner@gmail.com
 Dates of notice publication: 12 May 2021. (Item No: 33181)

PLAASLIKE OWERHEID KENNISGEWING 383 VAN 2021

KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKELS 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016

Ek, Maletlatsa Monica Ledingwane, synde die aansoeker van Erf 158 Weavind Park, gee hiermee ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikels 16(3) van die Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by Tshwane Munisipaliteit aansoek gedoen ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014). Die aansoek vir toestemming is Gastehuis. Die eiendom is geleë by nommer Number 106 Charles Jackson Straat. Die intensie van die applikant is om die eiendom te gebruik vir Gastehuis. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 12 Mag 2021 totad 09 Junie 2021. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette. Die adres van die Munisipale kantore: LG004, Isivuno House, Lilian Ngoyistraat, Pretoria. Souenige belanghebbende of geïmpakteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die munisipaliteit by newlanduseapplications@tshwane.gov.za ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 09 Junie 2021. Adres van applikant: 84 Maserumula Street, Saulsville 0125. Telefoon: 012 375 5039 / 082 755 2203, E-pos: kgaogeloplanner@gmail.com Datum van publikasie van kennisgewing: 12 Mag 2021. (Item No: 33181)

LOCAL AUTHORITY NOTICE 384 OF 2021**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE REMOVAL / AMENDMENT / SUSPENSION OF RESTRICTIVE
CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016**

We, Elize Castelyn Town Planners, being the applicant of property Erf104, Deerness, situated at 213, 18th Avenue, Deerness, 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 removal of conditions in T 4110/2019: Conditions B(b)-(k) and (l)-(ii), in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016.

The intension of the applicant in this matter is to make provision that the building plans can be approved for a second dwelling. In addition, obsolete and conditions duplicated in the Tshwane Town Planning Scheme, 2008 (Revised 2014) would also be removed.

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 12 May 2021 until 9 June 2021

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, The Strategic Executive Director: City Planning and Development: Registration Office Pretoria, Lower Ground 004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria or 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 or from the applicant at ecstads@castelyn.com, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Address of applicant: 98 Tenth Street, Menlo Park, Pretoria / P O Box 36262 Menlo Park, 0102 Tel. No: 012 3468772 / 083 305 5487

Closing date for any objections and/or comments: 9 June 2021
Dates on which notice will be published: 12 May 2021 and 19 May 2021

Reference: CPD /0148/00104 Item No: 33231

12-19

PLAASLIKE OWERHEID KENNISGEWING 384 VAN 2021**STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DIE OPHEFFING / WYSIGING / OPSKORTING VAN BEPERKENDE
VOORWAARDES IN DIE AKTE VAN TRANSPORT IN TERME VAN AFDELING 16(2) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir die eiendom, Erf 104 Deerness, geleë te 213, 18^{de} Laan, Deerness, gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van Voorwaardes in T 44110/2019 Voorwaardes (b)-(k) en (l)-(ii), in terme van afdeling 16(2) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016.

Die bedoeling in hierdie aangeleentheid is om dit moontlik te maak dat die bouplanne goedgekeur kan word vir 'n tweede wooneenheid. Bykomend word verouderde en voorwaardes wat gedupliseer word in die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) ook verwyder.

Besware teen of verhoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of verhoë(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / verhoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot CityP_Registration@tshwane.gov.za vanaf 12 Mei 2021 tot 9 Junie 2021.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore besigtig word. Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling: Registrasiekantoor Pretoria, Laer Grond 004, Isivuno-huis, Lillian Ngoyi Straat 143, Pretoria, of indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of bekom, kan 'n afskrif van die munisipaliteit aangevra word deur die volgende kontakbesonderhede te nader newlanduseapplications@tshwane.gov.za of van die aansoeker by ecstads@castelyn.com, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Staatskoerant.

Adres of aansoeker: Tiende Straat 98, Menlo Park, Pretoria / Posbus 36262 Menlo Park, 0102 Tel. No: 012 346 8772 / 083 305 5487

Sluitingsdatum vir besware en / of verhoë: 9 Junie 2021
Datums waarop kennisgewings gepubliseer word: 12 Mei 2021 en 19 Mei 2021

Verw. CPD/0148/00104 Item No: 33231

12-19

LOCAL AUTHORITY NOTICE 385 OF 2021**AMENDMENT SCHEME 20-04-2498**

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 the **Erf 926 Noordhang Extension 77** from "Special" to "Institutional", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-2498.

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 20-02-2498 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 59/2021