

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

**EXTRAORDINARY • BUITENGEWOON**

Selling price • Verkoopprijs: **R2.50**  
Other countries • Buitelands: **R3.25**

**Vol: 27**

**PRETORIA**  
5 MAY 2021  
5 MEI 2021

**No: 154**

**We all have the power to prevent AIDS**



**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

**Prevention is the cure**

**N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes**

ISSN 1682-4520



9 771682 452005

## IMPORTANT NOTICE:

THE **G**OVERNMENT **P**RINTING **W**ORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

**NO** FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

### Contents

<i>No.</i>		<i>Gazette</i> <i>No.</i>	<i>Page</i> <i>No.</i>
	<b>LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS</b>		
366	City of Tshwane Land Use Management By-law, 2016: Sunderland Ridge Extension 41 .....	154	3
366	Stad van Tshwane Grondgebruikbestuur Bywet, 2016: Sunderland Ridge Uitbreiding 41 .....	154	4

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****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

5-12

**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, waaronder 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](mailto: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](mailto: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](mailto: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](mailto: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), Vloerruimteverhouding 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







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

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

This gazette is also available free online at [www.gpwnline.co.za](http://www.gpwnline.co.za)