

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

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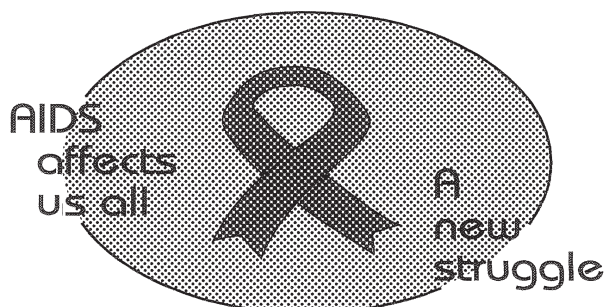
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PRETORIA
26 MAY 2021
26 MEI 2021

No: 189

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PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 472 OF 2021****NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTION 16(1) AND REMOVAL OF CONDITIONS OF TITLE IN TERMS OF SECTION 16(2) 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 **REMAINDER OF ERF 505 AND PORTION 1 OF ERF 930 MENLO PARK (TO BE KNOWN AS CONSOLIDATED ERF 993 MENLO PARK)** 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 Remainder of Erf 505 Menlo Park from "Residential 1" and Portion 1 of Erf 930 Menlo Park from "Residential 2", both to "Business 4" including places of refreshment, retail industry and beauty salons, subject to conditions contained in an Annexure T.

Application has also been made in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 for the removal of conditions. (a) up to and including (q) from Deed of Transfer T30224/2019 applicable to Portion 1 of Erf 930 Menlo Park.

The subject properties are located at 14 Hazelwood Road and 8 Seventeenth Street in Menlo Park, respectively. The intention of the applicant in this matter is to use the consolidated property for purposes of places of refreshment.

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 Room E10 Centurion Municipal Offices, cnr Basden and Rabie Streets, or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 26 May 2021 until 23 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 26 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 26 May 2021. Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: 012 8042522; Fax:012 8042877 and E-mail: viljoen@metroplan.net/harriet@metroplan.net. Notices will be placed on-site for 14 days from: 26 May 2021. Closing date for objection(s) and or comment(s): 23 June 2021.

Reference:

Rezoning: CPD 9/2/4/2 – 5992T
Removal: CPD MNP/0416/930/1

(Item number 33440)
(Item number 33438)

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PROVINSIALE KENNISGEWING 472 VAN 2021**KENNISGEWING VAN AANSOEKE OM HERSONERING IN TERME ARTIKEL 16(1) EN OPHEFFING VAN TITELVOORWAARDES IN TERME ARTIKEL 16(2) 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 505 EN GEDEELTE 1 VAN ERF 930 MENLO PARK (WAT SAL BEKEND STAAN AS GEKONSOLIDEERDE ERF 993 MENLO PARK)** 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 die Restant van Erf 505 Menlo Park vanaf "Residensieel 1" en Gedeelte 1 van Erf 930 Menlo Park vanaf "Residensieel 2" beide na "Besigheid 4" insluitende verversingsplekke, kleinhandelbedryf en skoonheidsalonne.

Aansoek is ook gedoen ingevolge Artikel 16(2) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 vir die opheffing van voorwaardes (a) tot en met (q) vanuit Akte van Transport T30224/2019 wat van toepassing is vir Gedeelte 1 van Erf 930 Menlo Park.

Die eiendomme is onderskeidelik gelee te Hazelwoodstraat 14 en nommer 8 Sewentiestraat in Menlo Park. Die voorneme van die aansoeker in hierdie saak is om die gekonsolideerde erf te gebruik vir verversingsplekke.

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, waaronder 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 Kamer 10 Centurion Munisipale kantore, hoek van Basden en Rabie Strate, of Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za gerig word om die Stadsraad te bereik vanaf 26 Mei 2021 tot 23 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 geïntereeseerde of geïntereeseerde 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 26 Mei 2021. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïntereeseerde of geïntereeseerde 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 26 Mei 2021 ontvang word. Gemagtigde agent: Metroplan; Posadres: Posbus 916, Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel: 012 8042522; Faks: 012 8042877; en E-pos: viljoen@metroplan.net/harriet@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf: 26 Mei 2021. Sluitingsdatum van die beswaar- en/of kommentaartydperk: 23 Junie 2021.

Verwysing:

Hersonering: CPD 9/2/4/2 – 5992T

(Item number 33440)

Opheffing: CPD MNP/0416/930/1

(Item number 33438)

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