

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

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16 JUNE 2021  
16 JUNIE 2021

**No: 197**

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## GENERAL NOTICES • ALGEMENE KENNISGEWINGS

### GENERAL NOTICE 564 OF 2021

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I Nobuhle Sibeko a Director of Lindtitz Town Planners, being the applicant and authorised agent of the registered owner of Erf 1145, Waterkloof Ridge Ext 2 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 certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above-mentioned property. The property is situated at 317 Wolf Street, Waterkloof Ridge Ext 2. The application is for the removal of conditions 1.(a), 1.(b), 1.(c), 1.(d), 1.(h), 1.(i), 1.(j), 1.(k), 2.(a), 2.(b), 2.(b)(i), 2.(b)(ii), 2.(c), 3. 4.(i) and 4.(ii) in Deed of Transfer T63975/2016. The intention of the applicant is to remove all irrelevant, outdated and restrictive conditions in the title deed in order for the owner to develop on the property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from **9 June 2021**, until **7 July 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 **Address of Municipal offices:** City of Tshwane Metropolitan Municipality; Centurion Office: Room E10, Cnr of Basden and Rabie Streets, Centurion. **Closing date for any objections and/or comments:** 7 July 2021. Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 20 Gropius Avenue, Die Hoewes, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Our ref LIN-002-20. Dates of publications: 9 June 2021 and 16 June 2021; reference: Item No 33721

9-16

### ALGEMENE KENNISGEWING 564 VAN 2021

#### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

#### KENNISGEWING VAN DIE AANSOEK OM DIE OPHEFFING VAN 'N BEPERKENDE TITELVOORWAARDE IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016

Ek, Nobuhle Sibeko, 'n lid van Lindtitz Town Planners, synde die gemagtigde agent van die geregistreerde eienaar van Erf 1145, Waterkloof Ridge Ext 2 gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van voorwaardes vervat in die titelakte van voormelde eiendom in terme van Artikel 16 (2) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016. Die eiendom is geleë te Wolf Straat 317, Waterkloof Ridge Ext 2. Die aansoek is vir die opheffing van voorwaardes 1.(a), 1.(b), 1.(c), 1.(d), 1.(h), 1.(i), 1.(j), 1.(k), 2.(a), 2.(b), 2.(b)(i), 2.(b)(ii), 2.(c), 3. 4.(i) and 4.(ii) in die Akte van Transport T63975/2016. Die bedoeling van die aansoeker is om alle irrelevante, verouderde en beperkende voorwaardes in die titelakte te verwyder sodat die eienaar op die eiendom kan ontwikkel. Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP\_Registration@tshwane.gov.za vanaf 9 Junie 2021 tot 7 Julie 2021. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afkrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afkrif sal wees wat ingedien was by die Munisipaliteit na 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 applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer 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 die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. Adres van Munisipale Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit; Centurion Kantore, Kamer E10, H/v Basden en Rabie Strate, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 7 Julie 2021. Adres van agent: Nobuhle Sibeko, 'n lid van Lindtitz Stadsbeplanners, Gropiuslaan 20, Die Hoewes, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Ons verw. LIN-002-20 Datums van publikasies: 9 Junie 2021 en 16 Junie 2021; Verwysing: item no. 33721

9-16

**GENERAL NOTICE 568 OF 2021****NOTICE FOR THE AMENDMENT OF TOWNSHIP ESTABLISHMENT APPLICATION IN TERMS OF SECTION 16(4) WITH SCHEDULE 6 OF LAND USE MANAGEMENT BYLAW, 2016 FOR APPROVAL  
CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
(PROPOSED THE ORCHARDS EXTENSION 110)**

I, Bernard Letswele of URBAN REGENESIS (Pty) Ltd, 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 have applied to the City of Tshwane Metropolitan Municipality for the amendment of township establishment application prior approval in terms of Section 16(18) of the City of Tshwane Land Use Management By-law 2016 referred to in the Annexure hereto.

Any objection and/or comment, including the grounds for such objection and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection and/or comment, 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](mailto:CityP_Registration@tshwane.gov.za) or 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](mailto:newlanduseapplications@tshwane.gov.za); or a copy can be requested from the applicant at the address indicated in the advertisement from 09 June 2021 until 08 July 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 advertisement in the Provincial Gazette, Beeld and Citizen Newspapers.

Closing date for any objections and/or comments: 08 July 2021

Address of applicant: Suite 313c, Lougardia Building, 1262 Embarkment Road, Centurion, 0157.

Telephone no: Cell: 061 472 9760/076 938 6474

Email: [benny@urdc.co.za](mailto:benny@urdc.co.za) / [tiyanirisenga5@gmail.com](mailto:tiyanirisenga5@gmail.com)

Dates on which notice will be published: 09 June 2021 and 16 June 2021

**ANNEXURE**

Name of township: Proposed Orchards Extension 110

Full name of applicant: Urban Regenes Development Consulting (Pty) Ltd

**NUMBER OF ERVEN**

Residential 1: 4085

Residential 5: 7

Institutional: 3

Business 1: 1

Educational 3

Municipal: 1

Cemetery: 1

Special: 1

Public Open Space: 25

Existing Streets: N/A

TOTAL: 4125

The intension of the applicant in this matter is to develop 4092 serviced residential ervens (averaging at 200 square meter each), comprising of 4085 "Residential 1" ervens and 7 "Residential 5". Furthermore, the proposed township will include associated engineering services (roads, storm water system, water system, electricity) and subservient land uses.

Reference:

Item No: 32307

9-16

**ALGEMENE KENNISGEWING 568 VAN 2021****MOTIEF VIR DIE WYSIGING VAN DIE AANSOEK OM DORPSTIGTING INGEVOLGE ARTIKEL 16(4) MET  
BYLAE 6 VAN DIE VERORDENING OP GRONDGEBRUIKBESTUUR, 2016 VIR GOEDKEURING  
STAD TSHWANE METROPOLITAANSE GEMEENTE  
(VOORGESTELDE THE ORCHARDS UITBREIDING 110)**

Ek, Bernard Letswele van URBAN REGENESIS (Ltd) Pty, as die aansoeker, gee hiermee ingevolge artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur 2016 kennis dat ek aansoek gedoen het by die Stad Tshwane Metropolitan Munisipaliteit vir die wysiging van aansoek om dorpstigting vooraf goedgekeur ingevolge Artikel 16 (18) van die Stad Tshwane Verordening op Grondgebruikbestuur 2016 waarna in die Bylae hierby verwys word.

Enige beswaar en / of kommentaar, met inbegrip van die gronde vir sodanige beswaar en / of kommentaar met volledige kontakbesonderhede, waaronder die munisipaliteit nie met die persoon of liggaam wat die beswaar en / of kommentaar indien, korrespondeer nie, moet ingedien of skriftelik gerig word. Aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) of indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom: dit kan besigtig kan word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of 'n afskrif van die munisipaliteit aangevra kan word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan sien gedurende die tydperk wat die aansoek ter insae beskikbaar is nie, by die onderskeie munisipale kantoor, omdat die munisipale kantoor gesluit is vir COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); of 'n afskrif kan vanaf 09 Junie 2021 tot 08 Julie 2021 by die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

Volledige besonderhede en planne 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 advertensie in die Provinsiale Koerant, Beeld en Citizen Newspapers.

Sluitingsdatum vir besware en / of kommentaar: 08 Julie 2021

Adres van applikant: Suite 313c, Lougardia Building, 1262 Embarkment Road, Centurion, 0157.

Telefoonnommer: Sel: 061 472 9760/076 938 6474

E-pos: [benny@urdc.co.za](mailto:benny@urdc.co.za) / [tiyanirisenga5@gmail.com](mailto:tiyanirisenga5@gmail.com)

Datums waarop kennisgewing gepubliseer word: 09 Junie 2021 en 16 Junie 2021

**BYLAE**

Naam van dorp: Voorgestelde Kameeldrift Uitbreiding 42

Voile naam van aansoeker: Urban Regenes Development Consulting

**AANTAL ERWE:**

Residensieel 1: 4085

Residensieel 5: 7

Institutional: 3

Besigheid 1: 1

Opvoedkundig: 3

Munisipaal: 1

Begraafplass: 1

Spesiaal: 1

Openbare oop ruimte 25

Bestaande strate: N/A

TOTAAL: 4125

Die intensie van die aansoeker in hierdie aangeleentheid is om 4092 gediens residensiële erwe te ontwikkel (gemiddeld teen 200 vierkante meter elk), bestaande uit 4085 "Residensieel 1" erwe en 7 "Residensieel 5". Verder sal die voorgestelde dorp gepaardgaande ingenieursdienste (paaie, stormwaterstelsel, waterstelsel, elektrisiteit) en onderdanige grondgebruike insluit.

Verwysing:

Item No: 32307

9-16



**GENERAL NOTICE 569 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, Francòis du Plooy, being the authorised agent of the owner of Erf 1552 Brackenhurst 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 for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 13 Edelweiss Street, from Residential 1 to Residential 1 for a Guest House consisting out of 6 bedrooms, 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 **9 June 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 9 June 2021 up to 7 July 2021**.

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

**GENERAL NOTICE 571 OF 2021****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**

I, Hendrik Wilhelmus du Toit from Land Use Consultants, being the authorized agent/ applicant of owner of Portion 290 (a portion of portion 1) of the farm Willows 340 JR, hereby give notice in terms of Section 16(1) (f) of the City of Tshwane Land Use Management By-Laws 2016, that I, have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township read with the provisions of schedule 23, referred to in the Annexure hereto.

Any objections and or comments, including grounds for such objections and or comments with full contact details, without the Municipality cannot correspond with the person or body submitting the objection 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 City P\_Registration@tshwane.gov.za Too be published 09 June 2021 and 16 June 2021. Closing date of any objections and/or comments is 14 July 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/Citizen newspapers.

Address of Municipal Offices: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria 0002.

Should any interested or affected party wish to view or obtain a copy of the land application, a copy can be requested from the Municipality, through the following contact detailsnewlanduseapplication@tshwane.gov.za. Alternatively direct from the applicant at [henniedt@lantic.net](mailto:henniedt@lantic.net), Po Box 15745 Sinoville 0129 contact telephone number: 079 167 9060.

In addition, the applicant may upon submission of the applicant 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](mailto: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 application 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 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 effected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and or affected party to obtain copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Name and address of Applicant: H.w. du Toit, Land Use Consultancy, 284 Parsley Ave, Annlin Pretoria, or Po Box 15745 .Sinoville 0129.e-mail: henniedt@lantic.net.

Annexure: Name of proposed Township, in order to develop a medium density Industrial development, consists of two stands, to be zoned Industrial 2, Coverage 2%, two storeys, Willow Park Manor Extension 91: Applicant: H.W. du Toit Ref: 9//4/2-5840 item :32836

**ALGEMENE KENNISGEWING 571 VAN 2021****KENISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN  
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016:  
WILLOWS PARK MANOR EXTENSION 91**

Ek, Hendrik Wilhelmus du Toit synde die applicant in my hoedanigheid, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksverordening, 2016, dat ons by die Stad Tshwane Metroplitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp Willows Manor Extension 91 in terme die Stad Tshwane Grondgebruiksbestuurverordening, 2016 soos beskryf in Bylae hierby.

Enige beswaar en of kommentaar insluitende die gronde van sodanige beswaar en of kommentaar met volledige kontak besonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien die correspondent nie, sal indien of op skrif gerig word aan: Die Strategiese Uitvoerende Direkteur; Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria 0001 of gestuur word na CityP\_Registrasie @tshwane.gov.za, te publiseer 2021/06/09 en 2021/06/16.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en Citizen nuusblaai, by die Munisipale Kantore soos hieronder bevestig.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die Munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek:

[newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Daarbenewens kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat enige belangstellende en geaffekteerde partye die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet verskaf om elektroniese afskrifte te ontvang.

Geen deel van die dokumentasie wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, 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 affekteerde 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 die aansoek te bekom, nie as gronde beskou om die verwerking en oorwegings van die aansoek te verhoed nie.

Adres van Munisipale Kantore: Isivuno House, Registrasie Kantoor LG 004, 143 Lilian Ngoyi street, Pretoria 0002

Sluitings datum vir enige beswaar en of kommentaar: 07 Julie 2021

Adres van applicant: 284 Parsley Laan, Annlin of Posbus 15745 Sinoville 0129. Sel No: 0791679060;

Epos: [henniedt@lantic.net](mailto:henniedt@lantic.net)

Bylae: Naam Van Dorp: Willows Park Manor Extension 91: Volle naam van Aansoeker: Hennie du Toit, Aantal erwe 2, voorgestelde sonering Industrial2, VRV. 2, hoogte 2 verdiepings dekking van 20%, Ligging en beskrywing van die eiendomme Portion 290 (Portion of portion 1) plaas Willows 342 JR, Geleë te Havelock straat 3. Willows. Verwysing: CPD: 9/2/4/2-5840 Item:32836

**GENERAL NOTICE 572 OF 2021****NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION OF TITLE 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)**

I, Mark Maimane of the firm Caleb and Associates Development Consultants, being the authorised agent of the owner of the Remainder of Erf 413 Menlo Park Township, Registration Division J.R., 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 for the removal of restrictive condition (b) in title deed T165365/06 of the above 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) and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013. The current zoning of the property is "Residential 1". The intention of the applicant is to establish a 10-bedroom guest-house on the property as defined by the Tshwane Town-Planning Scheme, 2008 as amended in 2014. The property is situated at number 31, thirteenth Street, Menlo Park, Pretoria.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 9 June 2021 to 7 July 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 Citizen and Beeld newspapers.

Address of Municipal offices: Strategic Executive Director: City Planning and Development, Centurion Office, Room E10, cnr Basden and Rabie Streets, Centurion.

Closing date for any objections and/or comments: 7 July 2021.

Address of Applicant: PostNet Suit 196, Private Bag X21, Bryanston, 2021. Cell No.: 0780287281

Dates on which notice will be published: 9 June 2021 and 16 June 2021.

**Reference: CPD MNP/0416/413/R (Item 33269)**

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**ALGEMENE KENNISGEWING 572 VAN 2021****KENNISGEWING VAN 'n AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016**

Ek, Mark Maimane van die firma Caleb and Associates Development Consultants, synde die gemagtigde agent van die einaar van Resterende Gedeelte van Erf 413 Menlo Park Dorpsgebied, Registrasie-Afdeling J.R., Provinsie van Gauteng gee hiermee kennis van 'n aansoek ingevolge artikel 16(2) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkende voorwaardes vervat in die titelakte, ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruikbestuursbywet, 2016, saamgelees met die bepalings van die Gauteng Opheffing van Beperkings Wet, 1996 (Wet 3 of 1996) en ander tersaaklike artikels van die Ruimtelike Beplanning en Grondgebruikbestuur Wet, 2013 (Wet 16 van 2013), van bogenoemde eiendom. Die aansoek is vir die opheffing van Voorwaarde (b) in die geregistreerde titelakte T165365/06 van die eiendom vir die stigting van 'n gastehuis (10kamers) soos gedefinieer deur die Tshwane Dorpsbeplanningskema, 2008 soos gewysig in 2014, welke eiendom geleë is te thirteenthstraat 31, Menlo Park, Pretoria.

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die person of liggaam wat die kommentaar of beswaar ingedien het kan kommunikeer nie, moet binne 'n tydperk van 28 dae vanaf die eerste datum van publikasie van die kennisgewing ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stads beplanning en ontwikkeling, Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 9 Junie 2021 tot 7 Julie 2021. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant / Beeld en Citizen koerant.

Adres van die Munisipale Kantore: Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Kamer E 10, h/v Basden- en Rabiestraat, Lyttelton, Centurion Munisipale Kantore.

Sluitingsdatum vir enige besware: 7 Julie 2021.

Adres van applikant: Postnet Suite 196. Privaat Sak 21, Bryanston, 2021. Telefoon nommer: 0780287281, Epos: [mark@cadc.co.za](mailto:mark@cadc.co.za)

Datums waarop kennisgewing gepubliseer moet word: 9 Junie 2021 en 16 Junie 2021

**Ons verwysing: CPD MNP/0416/413/R (Item 33269)**

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**GENERAL NOTICE 574 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 16(12) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Laurette Swarts Pr. Pln., of Korsman & Associates, being the authorized agent of the registered owner of Portions 139 & 84 of the Farm Vaalbank 511, Registration Division J.R., Province of Gauteng hereby give notice in terms of Section 16(12) of the Tshwane Spatial Planning and Land Use Management Bylaw, 2016, that I have applied to the City of Tshwane Municipality for the subdivision and consolidation of the above mentioned properties situated adjacent to the N4 Freeway and south-east of Rayton. Any objection/s or comments in terms of the application, shall be submitted at LG004, Isivuno House, 143 Lilian Ngoyi Street Municipal Offices, Tshwane, 0002, within 30 days from 21 May 2021. Full particulars and plans may be inspected during normal office hours at LG004, Isivuno House, 143 Lilian Ngoyi Street Municipal Offices, Tshwane, 0002, for a period of 30 days from 21 May 2021.

Address of the Applicant: 14 Bethal Street, Modelpark, Emalahleni, 1035, Private Bag X7260, Suite 293, Witbank, 1035. Telephone no: 013 650 0408, Email: [admin@korsman.co.za](mailto:admin@korsman.co.za)

Reference: SA24-AdvGazette

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**ALGEMENE KENNISGEWING 574 VAN 2021****KENNISGEWING VAN AANSOEK INGEVOLGE ARTIKEL (16)(12) VAN DIE TSHWANE RUIMTELIKEBEPLANNING EN GRONDGEBRUIKSBESTUURSBYWET, 2016**

Ek, Laurette Swarts Pr. Pln., van Korsman & Vennote, synde die gemagtigde agent van die geregistreerde eienaar van Gedeeltes 139 & 84 van die Plaas Vaalbank 511, Registrasie Afdeling J.R., Provinsie van Gauteng, gee hiermee ingevolge artikel 16(12) van die Tshwane Ruimtelikebeplanning en Grondgebruiksbestuursbywet, 2016, kennis dat ons by Tshwane Munisipaliteit aansoek gedoen vir die onderverdeling en konsolidasie van die bogenoemde eiendom geleë langs die N4 Hoofweg en suid-oos van Rayton. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die LG004, Isivuno Huis, 143 Lilian Ngoyi Straat Munisipale Kantore, Pretoria, 0002, vir 'n tydperk van 30 dae vanaf 21 Mei 2021. Besware of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 21 Mei 2021, skriftelik by die LG004, Isivuno Huis, 143 Lilian Ngoyi Straat, Munisipale Kantore, Pretoria, 0002, ingedien word.

Adres van Applikant: Bethalstraat 14, Witbank, 1035, Privaatsak X7260, Suite 293, Witbank, 1035. Tel No: 013 650 0408, Email: [admin@korsman.co.za](mailto:admin@korsman.co.za)

Verwysing: SA24-AdvGazette

9-16

**GENERAL NOTICE 589 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  
ONDERSTEPSPOORT EXTENSION 50**

I/We Robert Streak of the Firm Urban Consult Town planners 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, has been received by it. 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](mailto:CityP_Registration@tshwane.gov.za) from 9 June 2021 until 6 July 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 Citizen news paper.

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

Closing date for any objections and/or comments: 6 July 2021

Address of applicant (*Physical as well as postal address*): Urban Consult, 216 Glen Eagles Drive , Silver Lakes, Pretoria, PO Box 95884, Waterkloof, 0145 , Telephone No: 082 573 0409, [urb-con@mweb.co.za](mailto:urb-con@mweb.co.za)

Dates on which notice will be published: 9 June 2021 and 16 June 2021

**ANNEXURE**

Name of township: .Onderstepoort Extension 50

Full name of applicant: Urban Consult Town Planners

Number of erven, proposed zoning and development control measures: Residential 1 (240 sqm erven) –649, Business 2(60% coverage, 0.6 FAR) – 1, Residential 3(60u/ha) - 4, Public Open Space – 8

The intention of the application is to develop formal affordable bonded housing units and related land uses  
Locality and description of property(ies) on which township is to be established: The proposed township development area is located in a northern direction, adjacent east to Soutpan Road (M35), approximately 0.7km north of the N4(platinum Highway) . It is located west of the Bon Accord dam. The property is described as Remainder of portion 41 of the Farm De Onderstepoort 300 JR. **Reference:** CPD 9/2/4/2 – 6009T( Item No 33492)

9-16

**ALGEMENE KENNISGEWING 589 VAN 2021**

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN N AANSOEK VIR DIE STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4)) VAN DIE  
STAD VAN TSHWANE GRONDGEBRUIKS BESTUUR BY-WET,2016**

**ONDERSTEPSPOORT UITBREIDING 50**

Ek/Ons, ROBERT STREAK van URBAN CONSULT STADSPLANNERS, gee hiermee ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-Wet 2016 kennis, dat ek/ons aansoek gedoen by die Stad Tshwane Metropolitaanse Municipality vir die stigting van n dorp soos verwys in die bylae hieronder in terme van Artikel 16(4) van die Stad Tshwane Grondgebruiksbestuur By-Wet 2016. Enige beswaar en/of kommentaar, insluitende die gronde vir die beswaar en/of kommentaar met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die person of entiteit wat die beswaar of kommentaar loads nie, sal gerig of skriftelik geloods word aan: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 9 Junie 2021 tot 6 Julie 2021 (*not less than 28 days after the date of first publication of the notice*).

Volledige inligting en planne (indien enige) is oop vir inspeksie gedurende normale kantoor ure by die Munisipale Kantore soos onder aangedui vir n tydperk van 28 dae vanaf datum van eerste publikasie van kennisgewing in die Provincial Gazette / Beeld and Citizen newspaper.

Adres van Munisipale kantore: LG004, Isivuno House, 143 Lilian Ngoyi Street Municipal offices

Sluitings datum van besware: 6 Julie 2021

Adres van aansoeker: Urban Consult, 216 Glen Eagles Drive , Silver Lakes , Pretoria, PO Box 95884 Waterkloof 0145

Telephone : 082 573 0409, [urb-con@mweb.co.za](mailto:urb-con@mweb.co.za)

Datums waarop kennisgewings gepubliseer word: 9 Junie 2021 en 16 Junie 2021

**BYLAE**

Naam van Dorp : Onderstepoort Uitbreiding 50

Naam van aansoeker: Urban Consult Town Planners

Hoeveelheid erwe, voorgestelde sonering, ontwikkelingsbeheermaatreels: Residensieel 1 ((240 sqm erven) – 649, Besigheid 2(60% coverage, 0.6 FAR) - 1, Residensieel 3 (60u/ha) - 4, Publieke oop ruimte – 8

Die intensie van die aansoek is om n dorp te stig met formele bekostigbare , bank gefinansierde behuising en aanverwante fasaliteite.

Ligging en grondbeskrywing: die dorp is gelee in n noordelike rigting aanliggend oos tot die Soutpan Pad( M35) , 0.7km Noord van die N4 (Platinum Hoofweg). Dit is gelee aan die westelike kant van die Bon Accord dam. Dit is gelee op die restant van gedeelte 41 van die plaas De Onderstepoort 300 JR **binne die stedelike grens.**

**Verwysing:** CPD 9/2/4/2 – 6009T (Item No : 33492)

9-16

**GENERAL NOTICE 595 OF 2021****CITY OF JOHANNESBURG  
NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION  
26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016  
TOWNSHIP ESTABLISHMENT**

The City of Johannesburg Metropolitan Municipality hereby gives notice in terms of section 26 of The City of Johannesburg Municipal Planning By-Law, 2016, that an application to establish the township referred to in the Annexure hereto, has been received by it.

**ANNEXURE**

Name of Township: **Mostyn Park Extension 22**

Full name of applicant: Raven Town Planners on behalf of **F and S Sale and Hire (Cape) (Pty) Ltd**

Number of erven in proposed township: 2

- Erf 1 - "**Parking**", subject to certain conditions
- Erf 2 - "**Private Open Space**"

The purpose of the application is to permit the use of the land not affected by the 1 : 100 year flood line for the purposes of parking of commercial vehicles, including a car wash, a work shop and staff facilities and use the remainder of the land as private open space.

Description of land on which township is to be Established: **Portion 267 of the Farm Zandspruit 191-IR**

Locality of proposed township: Situated at **Short Road along the northern side, one erf east of the intersection between Short Road and Berta Road, Mostyn Park**

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3<sup>rd</sup> Floor, Bergild House, 54 Andries Street, Wynberg and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **16 June 2021**. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za)) and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

**14 July 2021**

Contact details of applicant (authorised agent):

**RAVEN Town Planners**  
Town and Regional Planners  
P O Box 522359  
**SAXONWOLD**  
2132

(PH) 011 882 4035  
(FAX) 011 887 9830  
E-mail : [rick@raventp.co.za](mailto:rick@raventp.co.za)

**GENERAL NOTICE 596 OF 2021****NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg from Vaalplan Town & Regional Planners, being the agent of the owner of Erf 490 Bedworth Park Town hereby give notice in terms of Section 38(2) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have submitted an application in terms of the provisions of section 38 of the said By-Law on 16 June 2021 to the Emfuleni Local Municipality for the and simultaneous amendment of the Town Planning Scheme known as the Vereeniging Town Planning Scheme, 1992, (Amendment Scheme no. N1180) by the re-zoning of the property situated at Nr. 44, Fortuna Avenue, Bedworth Park Town from "Residential 1" to "Residential 4" with an annexure (Annexure 926) in order to use the property for student accommodation purposes.

Particulars of the application will lie for inspection during normal office hours (08:00 – 16:00) at the office of the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, corner of Pres. Kruger Street & Eric Louw Street, P. O. Box 3, Vanderbijlpark, 1900, for the period of 28 days from 16 June 2021. Objections, comment or representations in respect of the application must be lodged with or made in writing by registered post, by hand, by facsimile or by e-mail to the Strategic Manager at the above address within a period of 28 days from 16 June 2021.

Details of agent: Vaalplan Town & Regional Planners, C/O H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, tel: (016) 981 0507, fax: 086 218 5534, e-mail: vaalplan1@telkomsa.net

**ALGEMENE KENNISGEWING 596 VAN 2021****KENNISGEWING IN TERME VAN ARTIKEL 38(2) VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE WYSIGING VAN GRONDGEBRUIKREGTE**

Ek, H. L. Janse van Rensburg van Vaalplan Stads- en Streekbeplanners, synde die gemagtigde agent van die eienaar van Erf 490, Bedworth Park Dorp, gee hiermee ingevolge Artikel 38(2) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek in terme van die bepaling van artikel 38 van die genoemde regulasies by die Emfuleni Plaaslike Munisipaliteit 'n aansoek op 16 Junie 2021 ingedien het vir die wysiging van die Dorpsbeplanningskema bekend as die Vereeniging Dorpsbeplanningskema, 1992, (Wysigingskema nr. N1180) deur die hersonering van die eiendom geleë te Fortuna Laan nr. 44, Bedworth Park Dorp vanaf "Residensieel 1" na "Residensieel 4" met 'n bylae (Bylae 926) om die eiendom te kan gebruik vir doeleindes van studente behuising.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure (08:00 – 16:00) by die kantoor van die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, hoek van Pres. Krugerstraat & Eric Louw Weg, Posbus 3, Vanderbijlpark, 1900, vir 'n tydperk van 28 dae vanaf 16 Junie 2021.

Besware, kommentare of verhoë ten opsigte van die aansoek moet by die Strategiese Bestuurder by bovermelde adres ingedien of gerig word, skriftelik per geregistreerde pos, per hand, per faks of per e-pos binne 'n tydperk van 28 dae vanaf 16 Junie 2021.

Besonderhede van agent: Vaalplan Stads- en Streekbeplanners, s/v H. L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911, Tel: (016) 981 0507, faks: 086 218 5534, e-pos: vaalplan1@telkomsa.net



**GENERAL NOTICE 597 OF 2021****NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg from Vaalplan Town & Regional Planners, being the agent of the owner of Erf 490 Bedworth Park Town hereby give notice in terms of Section 38(2) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have submitted an application in terms of the provisions of section 38 of the said By-Law on 16 June 2021 to the Emfuleni Local Municipality for the and simultaneous amendment of the Town Planning Scheme known as the Vereeniging Town Planning Scheme, 1992, (Amendment Scheme no. N1180) by the re-zoning of the property situated at Nr. 44, Fortuna Avenue, Bedworth Park Town from "Residential 1" to "Residential 4" with an annexure (Annexure 926) in order to use the property for student accommodation purposes.

Particulars of the application will lie for inspection during normal office hours (08:00 – 16:00) at the office of the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, corner of Pres. Kruger Street & Eric Louw Street, P. O. Box 3, Vanderbijlpark, 1900, for the period of 28 days from 16 June 2021. Objections, comment or representations in respect of the application must be lodged with or made in writing by registered post, by hand, by facsimile or by e-mail to the Strategic Manager at the above address within a period of 28 days from 16 June 2021.

Details of agent: Vaalplan Town & Regional Planners, C/O H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, tel: (016) 981 0507, fax: 086 218 5534, e-mail: vaalplan1@telkomsa.net

**ALGEMENE KENNISGEWING 597 VAN 2021****KENNISGEWING IN TERME VAN ARTIKEL 38(2) VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE WYSIGING VAN GRONDGEBRUIKREGTE**

Ek, H. L. Janse van Rensburg van Vaalplan Stads- en Streekbeplanners, synde die gemagtigde agent van die eienaar van Erf 490, Bedworth Park Dorp, gee hiermee ingevolge Artikel 38(2) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek in terme van die bepaling van artikel 38 van die genoemde regulasies by die Emfuleni Plaaslike Munisipaliteit 'n aansoek op 16 Junie 2021 ingedien het vir die wysiging van die Dorpsbeplanningskema bekend as die Vereeniging Dorpsbeplanningskema, 1992, (Wysigingskema nr. N1180) deur die hersonering van die eiendom geleë te Fortuna Laan nr. 44, Bedworth Park Dorp vanaf "Residensieel 1" na "Residensieel 4" met 'n bylae (Bylae 926) om die eiendom te kan gebruik vir doeleindes van studente behuising.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure (08:00 – 16:00) by die kantoor van die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, hoek van Pres. Krugerstraat & Eric Louw Weg, Posbus 3, Vanderbijlpark, 1900, vir 'n tydperk van 28 dae vanaf 16 Junie 2021.

Besware, kommentare of verhoë ten opsigte van die aansoek moet by die Strategiese Bestuurder by bovermelde adres ingedien of gerig word, skriftelik per geregistreerde pos, per hand, per faks of per e-pos binne 'n tydperk van 28 dae vanaf 16 Junie 2021.

Besonderhede van agent: Vaalplan Stads- en Streekbeplanners, s/v H. L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911, Tel: (016) 981 0507, faks: 086 218 5534, e-pos: vaalplan1@telkomsa.net

**GENERAL NOTICE 598 OF 2021****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTIONS 41(4) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, **Hendrik Raven**, being the authorized agent of the owner(s) of **Erf 279 Yeoville**, hereby give notice in terms of section 41(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the Removal of Restrictive Condition(s) **B** from the Deed of Transfer No.**T3552/2019** pertaining to the subject property, situated at **12 KenmereRoad, Yeoville**.

The purpose of the application is to remove any such conditions restrictive to the operation of any business on the property.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3<sup>rd</sup> Floor, Bergild House, 54 Andries Street, Wynberg and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **16 June 2021**. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

**14 July 2021**

Contact details of applicant (authorised agent):

**RAVEN Town Planners**

Town and Regional Planners

P O Box 522359

**SAXONWOLD**

2132

(PH) 011 882 4035

(FAX) 011 887 9830

E-mail : [rick@raventp.co.za](mailto:rick@raventp.co.za)

**GENERAL NOTICE 599 OF 2021****NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999)****DEMOLITION NOTICE: ERF 154 BRYANSTON**

THE OWNER'S, NIMBLE INVESTMENTS (PTY) LTD & CRAFT HOMES (PTY) LTD, PLAN TO OBTAIN APPROVAL FROM THE PROVINCIAL HERITAGE RESCUE AUTHORITY TO DEMOLISH THE EXISTING STRUCTURES AT 10 WATERLOO ROAD, ERF 154 BRYANSTON, SANDTON.

ANY INTERESTED OR AFFECTED PARTY WHO WISHES TO COMMENT ON THIS IS INVITED TO DO SO IN WRITING TO THE PROVINCIAL HERITAGE RESOURCE AUTHORITY AT PRIVATE BAG X33, JOHANNESBURG, 2000, FACSIMILE (011) 355 2878 OR BY EMAIL [noluthando.cembi@gauteng.gov.za](mailto:noluthando.cembi@gauteng.gov.za) / [tebogo.molokomme@gauteng.gov.za](mailto:tebogo.molokomme@gauteng.gov.za) AND TO THE APPLICANT: EMAIL: [shoather@gmail.com](mailto:shoather@gmail.com)

CLOSING DATE FOR COMMENTS : 15 JULY 2021

**GENERAL NOTICE 600 OF 2021****NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999)****DEMOLITION NOTICE: ERF 474 MARAISBURG**

THE OWNER'S, ENRICO AND DANICA VAN DEN HEEVER, PLAN TO OBTAIN APPROVAL FROM THE PROVINCIAL HERITAGE RESCUE AUTHORITY TO DEMOLISH THE EXISTING STRUCTURES AT 5 ATHUR MATTHEW ROAD, ERF 474 MARAISBURG, RANDBURG.

ANY INTERESTED OR AFFECTED PARTY WHO WISHES TO COMMENT ON THIS IS INVITED TO DO SO IN WRITING TO THE PROVINCIAL HERITAGE RESOURCE AUTHORITY AT PRIVATE BAG X33, JOHANNESBURG, 2000, FACSIMILE (011) 355 2878 OR BY EMAIL [noluthando.cembi@gauteng.gov.za](mailto:noluthando.cembi@gauteng.gov.za) / [tebogo.molokomme@gauteng.gov.za](mailto:tebogo.molokomme@gauteng.gov.za) AND TO THE APPLICANT: EMAIL: [shoather@gmail.com](mailto:shoather@gmail.com)

CLOSING DATE FOR COMMENTS : 15 JULY 2021

**GENERAL NOTICE 601 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 "Residential 1" with a density of one dwelling per erf to "Residential 3" with a density of six (6) units.

## APPLICATION PURPOSES:

To allow the redevelopment of the site with 6 new dwelling units.

## SITE DESCRIPTION:

Portion 4 of Erf 402 Linden Extension, located at 77 First 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 16 June 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](mailto:objectionsplanning@joburg.org.za) and [sbtp@mweb.co.za](mailto:sbtp@mweb.co.za) by no later than 14 July 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](mailto:sbtp@mweb.co.za) / 082-569-1955

**GENERAL NOTICE 602 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**NOTICE OF AN APPLICATION FOR THE REZONING AND SIMULTANEOUS EXCISSION ITO SECTION 16 (1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, READ TOGETHER WITH THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014)**

I, ANTON BREYTENBACH, being the owner of property, namely:

**HOLDING 16 BON ACCORD AGRICULTURAL HOLDINGS**  
**Registration Division Jr, Province of Gauteng**  
**Measuring: 2,1394 (TWO COMMA ONE THREE NINE FOUR) Hectares**

hereby give Notice i.t.o of Section 16 (1) of the City of Tshwane Land Use Management By-Law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the rezoning and simultaneous excision of the property, read with the City of Tshwane Town Planning Scheme 2008. The property is situated at **16 River Street, Bon Accord, Pretoria**.

The Application is for the rezoning and simultaneous excision of the said property held by Title Deed Nr T16137/2015, currently zoned "Agricultural".

The intention of the applicant in this matter is to:

Make application for the rezoning of the property from Agricultural to Industrial 1, for the purpose of a Transport Depot and related activities and for the simultaneous Excision of the Holding to return to farm land.

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, at PRETORIA: REGISTRATION OFFICE, ROOM LG004, Basement, Isivuno House, 143 Lilian Ngoyi Street (Van der Walt), PRETORIA, PO BOX 3242, PRETORIA 0001. From **16 JUNE 2021 Until 14<sup>TH</sup> JULY 2021**. Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the first publication of the advertisement 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](mailto:newlanduseapplications@tshwane.gov.za)

**Address of Municipality:** PTA: REGISTRATION OFFICE, ROOM LG004, Basement, Isivuno House, 143 Lilian Ngoyi Street (Van der Walt), PRETORIA, PO BOX 3242, PRETORIA 0001.

Closing date for any objections and/or comments: 14<sup>TH</sup> JULY 2021

Address of Applicant: HELLERLE DESIGNS, 116 BRAAM PRETORIUS STREET, WONDERBOOM, PRETORIA, Tel: 083 304 0840 e mail: [rolanda@hellerledesigns.co.za](mailto:rolanda@hellerledesigns.co.za)

Dates on which Notice will be published: 16 JUNE 2021 AND 23 JUNE 2021

REF: CPD 9/2/4/2-6017 T

ITEM NO:33526

16-23

**ALGEMENE KENNISGEWING 602 VAN 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**KENNISGEWING VAN AANSOEK VIR DIE HERSONERING EN GELYKTYDIGE UITSNYDING Kragtens Artikel 16 (1) van die City of Tshwane Grondgebruik en Bestuur, 2016, saamgelees met die City of Tshwane Dorpsbeplanningskema, 2008 (Gewysig, 2014)**

Ek, ANTON BREYTENBACH, synde die eienaar van die ondergemelde eiendom:

**HOEWE 16 BON ACCORD LANDBOUHOEWES**  
**Registrasie Afdeling Jr, Provinsie van Gauteng**  
**Groot: 2,1394 (TWEË KOMMA EEN DRIE NEGE VIER) hektaar**

Gee Hiermee kragtens Artikel 16 (1) van die City of Tshwane Grondgebruik en Bestuur, 2016, saamgelees met die City of Tshwane Dorpsbeplanningskema, 2008 (soos gewysig, dat ek aansoek gedoen het by die City of Tshwane Metropolitan Municipality vir die hersonering en gelyktydige uitsnyding van die eiendom, gelee te **16 River Straat, Bon Accord, Pretoria**.

Die Aansoek is vir die hersonering en die gelyktydige uitsnyding van die gemelde eiendom gehou kragtens Akte van Transport Nr T16137/2015, huidiglik gesoneer as "Landbougrond".

Die bedoeling van die applikant met hierdie aansoek is:

Om aansoek te doen vir die hersonering van die eiendom vanaf Landbou na Industrieel 1 vir die doeleindes van 'n transport depot en verwante gebruike en vir die gelyktydige uitsnyding van die hoeve na plaasgrond toe.

Enige beswaar en/of kommentaar, asook die gronde vir sodanige beswaar en/of kommentaar, met volledige besonderhede, asook e mail adres, waarsonder die munisipaliteit nie met die persoon of instansie wat beswaar maak kan korrespondeer nie, moet skriftelik ingedien word vir aandag aan: Die Strategiese Uitvoerende Direketur: Stadsbeplanning en Ontwikkeling, te PRETORIA: REGISTRASIEKANTOOR, KAMER LG004, Onder grondvlak, Isivunou HUIS, 143 Lilian Ngoyi Straat (Van der Walt), PRETORIA, POSBUS 3242, PRETORIA 0001. Enige iemand of geaffekteerde persoon wat verlang om 'n afskrif van die aansoek te bekom, mag sodanige afskrif aanvra via [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vanaf **16 JUNIE 2021 tot 14 JULIE 2021**. Volle besonderhede en planne (indien van toepassing) mag ingesien word gedurende gewone kantoorure te die bogemelde adres, vir 'n periode van 28 dae na die eerste publikasie van die advertensie in die Provinsiale Koerant verskyn het. **Adres van Munisipaliteit:** PTA: REGISTRASIE KANTOOR, KAMER LG004, Onder Grondvloer, Isivunou Huis, 143 Lilian Ngoyi Straat (Van der Walt), PRETORIA, POSBUS 3242, PRETORIA 0001. Sluitingsdatum vir besware en of kommentare: 14 JULIE 2021

Adres van Applikant: HELLERLE DESIGNS, 116 BRAAM PRETORIUS STREET, WONDERBOOM, PRETORIA, Tel: 083 304 0840 e mail: [rolanda@hellerledesigns.co.za](mailto:rolanda@hellerledesigns.co.za) Datums waarop die Kennisgewing gepubliseer word: 16 JUNIE 2021 EN 23 JUNIE 2021

**VERW: CPD 9/2/4/2-6017T**

**ITEM NO:33526**

16-23

**GENERAL NOTICE 603 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**NOTICE OF AN APPLICATION FOR THE PERMISSION ON PORTION 117 OF THE FARM DOORNPOORT 295-JR IN TERMS OF CLAUSE 16 (11) 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, JOHANNES FREDERIK JACOBUS JORDAAN in my capacity as duly authorized Trustee of the Trustees for the time being of **ZANDEAN TRUST, IT 5914/2005 (T)**, being the owner of property, namely: **PORTION 117 (PORTION OF PORTION 3) OF THE FARM DOORNPOORT NR 295 REGISTRATION DIVISION JR, PROVINCE OF GAUTENG, MEASURING 1,0035 (ONE COMMA ZERO ZERO THREE FIVE) HECTARES** hereby gives Notice i.t.o of Clause 16(11) 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 the permission to amend the approved conditions issued for a 2<sup>nd</sup> dwelling on the property to The property is situated at **117 Hamerkop Crescent, Doornpoort, Pretoria.**

The Application is to amend the approved conditions issued for a 2<sup>nd</sup> dwelling on the property to get the new site Development Plan approved, this property is held by Title Deed Nr T74369/2008, currently zoned Agricultural. The intention of the applicant in this matter is to: amend the approved conditions issued for a 2<sup>nd</sup> dwelling on the property to amend the site development plan to indicate the correct position of the 2<sup>nd</sup> dwelling house and the entrance to this 2<sup>nd</sup> dwelling from the street, as the current approved site development shows a different position and entrance.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details and 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: City Planning and Development, at PRETORIA: REGISTRATION OFFICE, ROOM LG004, Basement, Isivunu House, 143 Lilian Ngoyi Street (Van der Walt), PRETORIA, PO BOX 3242, PRETORIA 0001. From **16 JUNE 2021 Until 14TH of JULY 2021.**

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the first publication of the advertisement 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](mailto:newlanduseapplications@tshwane.gov.za). **Address of Municipality:** PTA: REGISTRATION OFFICE, ROOM LG004, Basement, Isivunu House, 143 Lilian Ngoyi Street (Van der Walt), PRETORIA, PO BOX 3242, PRETORIA 0001.

Closing date for any objections and/or comments: **14<sup>TH</sup> OF JULY 2021**

Address of Applicant: **HELLERLE DESIGNS PTY LTD, 116 BRAAM PRETORIUS STREET, WONDERBOOM, PRETORIA, Tel: 083 304 0840 e mail: rolanda@hellerledesigns.co.za**

Dates on which Notice will be published: **16 JUNE 2021 AND 23<sup>rd</sup> OF JUNE 2021**

**REF: CPD 295-JR/0174/117**

**ITEM NR:33355**

**ALGEMENE KENNISGEWING 603 VAN 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**KENNISGEWING VIR 'N AANSOEK OM TOESTEMMING OP GEDEELTE 117 VAN DIE PLAAS DOORNPOORT 295-JR KRAGTENS KLOUSULE 16 (11) VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (SOOS GEWYSIG 2014) SAAMGELEES MET ARTIKEL 16 (3) VAN DIE CITY OF TSHWANE GRONDGEBRUIK EN BESTUUR, 2016 (SPLUMA)**

Ek, JOHANNES FREDERIK JACOBUS JORDAAN in my hoedanigheid as behoorlik gevormde van die trustees van tyd tot tyd van **ZANDEAN TRUST, IT 5914/2005 (T)**, synde die eienaar van die ondergemelde eiendom: **GEDEELTE 117 (GEDEELTE VAN GEDEELTE 3) VAN DIE PLAAS DOORNPOORT NR 295, REGISTRASIE AFDELING JR, PROVINSIE VAN GAUTENG, GROOT 1,0035 (EEN KOMMA NUL NUL DRIE VYF) HEKTAAR**. Gee Hiermee Kennis kragtens Klousule 16(11) van die Tshwane Dorpsbeplanningsskema, 2008 (Soos gewysig 2014), saamgelees met artikel 16 (3) van die City of Tshwane Grondgebruik en Bestuur, 2016 (SPLUMA) dat die trust aansoek gedoen het by die City of Tshwane Metropolitan Municipality vir toestemming om die goedgekeurde voorwaardes wat uitgereik is vir die 2de woonhuis gewysig word op die eiendom te **117 Hamerkop, Doornpoort, Pretoria**. Die aansoek is om die goedgekeurde voorwaardes uitgereik vir die 2de woonhuis te wysig en die Terrein Ontwikkelingsplan soos gewysig goed te keur. Hierdie eiendom word gehou deur Titel Akte Nr Nr T74369/2008, huidiglik as "landbougrond" gesoneer. Die bedoeling van die applikant is: om die goedgekeurde voorwaardes vir die 2de woonhuis met aangehegte plan te wysig om die huidige posisie van die 2de woonhuis aan te dui, asook die ingang na die 2de woonhuis vanaf die straat., die huidige goedgekeurde terreinplan dui nie die ligging van die die 2de woonhuis en die ingang vanaf die straat korrek aan nie.

Enige beswaar en/of kommentaar, asook die gronde vir sodanige beswaar en/of kommentaar, met volledige besonderhede, asook e mail adres, waarsonder die munisipaliteit nie met die persoon of instansie wat beswaar maak kan korrespondeer nie, moet skriftelik ingedien word vir aandag aan: Die Strategiese Uitvoerende Direketur: Stadsbeplanning en Ontwikkeling, te PRETORIA: REGISTRASIEKANTOOR, KAMER LG004, Onder grondvlak, Isivunou HUIS, 143 Lilian Ngoyi Straat (Van der Walt), PRETORIA, POSBUS 3242, PRETORIA 0001. Enige iemand of geaffekteerde persoon wat verlang om 'n afskrif van die aansoek te bekom, mag sodanige afskrif aanvra via [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vanaf **16 JUNIE 2021 tot 14 JULIE 2021**. Volle besonderhede en planne (indien van toepassing) mag ingesien word gedurende gewone kantoorure te die bogemelde adres, vir 'n periode van 28 dae na die eerste publikasie van die advertensie in die Provinsiale Koerant verskyn het. **Adres van Munisipaliteit:** PTA: REGISTRASIE KANTOOR, KAMER LG004, Onder Grondvloer, Isivunou Huis, 143 Lilian Ngoyi Straat (Van der Walt), PRETORIA, POSBUS 3242, PRETORIA 0001. Sluitingsdatum vir besware en of kommentare: 14 JULIE 2021

Adres van Applikant: HELLERLE DESIGNS, 116 BRAAM PRETORIUS STREET, WONDERBOOM, PRETORIA, Tel: 083 304 0840 e mail: [rolanda@hellerledesigns.co.za](mailto:rolanda@hellerledesigns.co.za) Datums waarop die Kennisgewing gepubliseer word: 16 JUNIE 2021 EN 23 JUNIE 2021

**VERW: CPD 295-JR/0174/117**

**ITEM NR:33355**



**GENERAL NOTICE 604 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**NOTICE OF AN APPLICATION FOR CONSENT USE AND SIMULTANEOUS EXCISSION OF REMAINING EXTENT OF HOLDING 46 MNANDI AGRICULTURAL HOLDINGS IN TERMS OF CLAUSE 16 (1) 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, NTSOEU VICTOR FINGER , being the owner of property, namely: **REMAINING EXTENT OF HOLDING 46 MNANDI AGRICULTURAL HOLDINGS, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG, MEASURING 1,0042 (ONE COMMA ZERO ZERO FOUR TWO) HECTARES** hereby gives Notice i.t.o of Clause 16(1) 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 Metropolitan Municipality for consent use to operate a lodge with ancillary uses and simultaneous excision on the property situated at **64 Monument Road, Mnandi Agricultural Holdings, Pretoria.**

The Application is for simultaneous excision of the Holding and for Consent Use, to operate a lodge with ancillary uses on the said property, this property is held by Title Deed Nr T55498/2004, currently zoned "Undetermined". The intention of the applicant in this matter is to: operate a lodge, with ancillary uses on the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details and 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: City Planning and Development, at PRETORIA: REGISTRATION OFFICE, ROOM LG004, Basement, Isivunu House, 143 Lilian Ngoyi Street (Van der Walt) , PRETORIA, PO BOX 3242, PRETORIA 0001. From **16 JUNE 2021 Until 14TH of JULY 2021.**

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the first publication of the advertisement 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](mailto:newlanduseapplications@tshwane.gov.za). **Address of Municipality:** PTA: REGISTRATION OFFICE, ROOM LG004, Basement, Isivunu House, 143 Lilian Ngoyi Street (Van der Walt) , PRETORIA, PO BOX 3242, PRETORIA 0001.

Closing date for any objections and/or comments: 14<sup>TH</sup> OF JULY 2021

Address of Applicant: HELLERLE DESIGNS PTY LTD, 116 BRAAM PRETORIUS STREET, WONDERBOOM, PRETORIA, Tel: 083 304 0840 e mail: [rolanda@hellerledesigns.co.za](mailto:rolanda@hellerledesigns.co.za)

Dates on which Notice will be published: 16 JUNE 2021 AND 23rd OF JUNE 2021

**REF: R/HOLDING 46 MNANDI**

**ALGEMENE KENNISGEWING 604 VAN 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**KENNISGEWING VIR 'N AANSOEK OM GEBRUIKSTOESTEMMING EN GELYKTYDIGE UITSNYDING VAN RESTERENDE GEDEELTE VAN HOEWE 46 MNANDI LANDBOUHOEWES KRAGTENS KLOUSULE 16 (1) VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (SOOS GEWYSIG 2014) SAAMGELEES MET ARTIKEL 16 (3) VAN DIE CITY OF TSHWANE GRONDGEBRUIK EN BESTUUR, 2016 (SPLUMA)**

Ek, NTSOEU VICTOR FINGER, synde die eienaar van die ondergemelde eiendom: **RESTERENDE GEDEELTE VAN HOEWE 46 MNANDI LANDBOUHOEWES, REGISTRASIE AFDELING JR, PROVINSIE VAN GAUTENG, GROOT 1,0042 (EEN KOMMA NUL NUL VIER TWEE) HEKTAAR**. Gee Hiermee Kennis kragtens Klousule 16(1) van die Tshwane Dorpsbeplanningskema, 2008 (Soos gewysig 2014), saamgelees met artikel 16 (3) van die City of Tshwane Grondgebruik en Bestuur, 2016 (SPLUMA) dat ek aansoek gedoen het by die City of Tshwane Metropolitan Municipality vir gebruikstoestemming om 'n lodge te bestuur op die eiendom en ook vir die gelyktydige uitsnyding van die Hoewe op die eiendom gelee te **64 Monument Straat, Mnandi Landbouhewes, Pretoria**. Die aansoek is vir die gelyktydige uitsnyding van die hoewe en vir Gebruikstoestemming om 'n lodge met aanverwante gebruike op die eiendom te bestuur. Hierdie eiendom word gehou deur Titel Akte Nr Nr T55498/2004, huidiglik as "UNDETERMINED" gesoneer. Die bedoeling van die applikant is om 'n lodge met verwante gebruike op die eiendom te bestuur.

Enige beswaar en/of kommentaar, asook die gronde vir sodanige beswaar en/of kommentaar, met volledige besonderhede, asook e mail adres, waarsonder die munisipaliteit nie met die persoon of instansie wat beswaar maak kan korrespondeer nie, moet skriftelik ingedien word vir aandag aan: Die Strategiese Uitvoerende Direketur: Stadsbeplanning en Ontwikkeling, te PRETORIA: REGISTRASIEKANTOOR, KAMER LG004, Onder grondvlak, Isivunou HUIS, 143 Lilian Ngoyi Straat (Van der Walt) , PRETORIA, POSBUS 3242, PRETORIA 0001. Enige iemand of geaffekteerde persoon wat verlang om 'n afskrif van die aansoek te bekom, mag sodanige afskrif aanvra via [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) . Vanaf **16 JUNIE 2021 tot 14 JULIE 2021**. Volle besonderhede en planne (indien van toepassing) mag ingesien word gedurende gewone kantoorure te die bogemelde adres, vir 'n periode van 28 dae na die eerste publikasie van die advertensie in die Provinsiale Koerant verskyn het. **Adres van Munisipaliteit:** PTA: REGISTRASIE KANTOOR, KAMER LG004, Onder Grondvloer, Isivunou Huis, 143 Lilian Ngoyi Straat (Van der Walt) , PRETORIA, POSBUS 3242, PRETORIA 0001. Sluitingsdatum vir besware en of kommentare: 14 JULIE 2021

Adres van Applikant: HELLERLE DESIGNS, 116 BRAAM PRETORIUS STREET, WONDERBOOM, PRETORIA, Tel: 083 304 0840 e mail: [rolanda@hellerledesigns.co.za](mailto:rolanda@hellerledesigns.co.za) Datums waarop die Kennisgewing gepubliseer word: 16 JUNIE 2021 EN 23 JUNIE 2021

**VERW: R/E HOLDING 46 MNANDI**

16-23

## PROCLAMATIONS • PROKLAMASIES

### PROCLAMATION NOTICE 54 OF 2021

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF THE TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 SHERE EXTENSION 5

We, New Town Town Planners, being the applicant and authorised agent of the registered owner of the Portion 1 of Holding 22 Shere Agricultural Holdings 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 City of Tshwane Land Use Management By-law, 2016 referred to in the annexures 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 9 June 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 7 July 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 and offices of New Town Town Planners 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](mailto:newlanduseapplications@tshwane.gov.za) and [andre@ntas.co.za](mailto:andre@ntas.co.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](mailto: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 of Tshwane Metropolitan Municipality; Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices. **Closing date for any objections and/or comments:** 7 July 2021. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and NTA Town Planners, P.O. Box 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: [andre@ntas.co.za](mailto:andre@ntas.co.za); **Dates on which notice will be published:** 9 and 16 June 2021

#### Annexure

**Name of Township:** Shere Extension 5; **Full name of applicant:** Newtown Town Planners CC on behalf of Gabriel Pieter Janse Van Rensburg. **Number of Erven, Proposed zoning and development control measure:** 2 erven to be consolidated, to be zoned: "Residential 3" with a density of 80 dwelling units per hectare, F.A.R of 0.6, Coverage of 60% and a height of 3 storeys. **The intension of the applicant in this matter is:** To construct 68 dwelling units on the property. **Locality and description of the properties on which the township is to be established:** Portion 1 of Holding 22, Shere Agricultural Holdings approximately 150m south of the intersection of Graham Road and Frank Avenue. **Proposed township is situated at:** 1 Frank Avenue, Shere Agricultural Holdings. **Reference (Council):** CPD 9/2/4/2 – 5815T, Item no.: 32736.

9-16

## PROKLAMASIE KENNISGEWING 54 VAN 2021

### STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DORPSTIGING IN TERME VAN ARTIKEL 16(4) IN TERME VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016 SHERE X5

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van gedeelte 1 van hoewe 22, Shere Landbouhoewes gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-Wet, 2016 kennis dat ons aansoek gedoen het vir dorpstigting in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 verwys na die bylaes hierin genoem. Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waaronder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 9 Junie 2021 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP\_Registration@tshwane.gov.za tot 7 Julie 2021 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na [newlanduseapplications@tshwane.gov.za](mailto: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 applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer 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 die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit; Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 7 Julie 2021. **Adres van agent:** Club Laan 105, Waterkloof Heights en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: [andre@ntas.co.za](mailto:andre@ntas.co.za); **Datums waarop die advertensie geplaas word:** 9 en 16 Junie 2021.

#### Bylae

**Naam van Dorp:** Shere Extension 5; **Volle naam van aansoeker:** Newtown Stadsbeplanners namens Gabriel Pieter Janse Van Rensburg; **Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls:** 2 erwe wat gekonsolideer gaan word gesoneer: "Residensieel 3" met 'n digtheid van 80 eenhede per hektaar, V.R.V van 0.6, dekking van 60% en hoogte van 3 verdiepings. **Die voorneme van die applikant:** Om 68 eenhede op die perseel op te rig. **Ligging en beskrywing van perseel waarop voorgestelde dorp gestig gaan word:** Die gedeelte 1 van Hoewe 22, Shere, Landbouhoewes is ongeveer 150m suid van interseksie van Graham Straat en Frank Laan. **Voorgestelde dorp is geleë te:** Frank Laan no.: 1, Shere, Landbouhoewes. **Verwysing (Stadsraad):** CPD 9/2/4/2-5815T, Item no.: 32736.

9-16

**PROCLAMATION NOTICE 55 OF 2021**

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

We, New Town Town Planners, being the applicant and authorised agent of the registered owner of the Remainder of Holding 22 Shere Agricultural Holdings 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 City of Tshwane Land Use Management By-law, 2016 referred to in the annexures 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 9 June 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 7 July 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 and offices of New Town Town Planners 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 and andre@ntas.co.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:** City of Tshwane Metropolitan Municipality; Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices. **Closing date for any objections and/or comments:** 7 July 2021. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and NTA Town Planners, P.O. Box 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; **Dates on which notice will be published:** 9 and 16 June 2021

**Annexure**

**Name of Township:** Shere Extension 6; **Full name of applicant:** Newtown Town Planners CC on behalf of Stephanus Hendrik Janse Van Rensburg. **Number of Erven, Proposed zoning and development control measure:** 2 erven to be consolidated, to be zoned: "Residential 3" with a density of 80 dwelling units per hectare, F.A.R of 0.6, Coverage of 60% and a height of 3 storeys. **The intension of the applicant in this matter is:** To construct 74 dwelling units on the property. **Locality and description of the properties on which the township is to be established:** Remainder of Holding 22, Shere Agricultural Holdings approximately 200m south of Graham Road on the south eastern corner of Frank and Catherine Avenue. **Proposed township is situated at:** 3 Catherine Avenue, Shere Agricultural Holdings. **Reference (Council):** CPD 9/2/4/2 – 5829T, Item no.: 32776.

9-16

**PROKLAMASIE KENNISGEWING 55 VAN 2021**

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16(4) IN TERME VAN DIE STAD VAN TSHWANE  
GRONDGEBRUIKSBESTUUR BY-WET, 2016  
SHERE X6**

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van die die restant van hoewe 22 Shere Landbouhoewes gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-Wet, 2016 kennis dat ons aansoek gedoen het vir dorpstigting in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 verwys na die bylaes hierin genoem. Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 9 Junie 2021 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP\_Registration@tshwane.gov.za tot 7 Julie 2021 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na 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 applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer 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 die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesseer of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit; Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 7 Julie 2021. **Adres van agent:** Club Laan 105, Waterkloof Heights en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; **Datums waarop die advertensie geplaas word:** 9 en 16 Junie 2021.

**Bylae**

**Naam van Dorp:** Shere X6; **Volle naam van aansoeker:** Newtown Stadsbeplanners namens Stephanus Hendrik Janse Van Rensburg; **Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls:** 2 erwe wat gekonsolideer gaan word gesoneer: "Residensieel 3" met 'n digtheid van 80 eenhede per hektaar, V.R.V van 0.6, dekking van 60% en hoogte van 3 verdiepings. **Die voorneme van die applikant:** Om 74 eenhede op te kan rig op die perseel. **Ligging en beskrywing van perseel waarop voorgestelde dorp gestig gaan word:** Die restant van Hoewe 22, Shere, Landbouhoewes ongeveer 200m suid van Graham pad – op die noord oostelike hoek van Frank en Catherine Laan. **Voorgestelde dorp is geleë te:** Frank Laan no.: 3, Shere, Landbouhoewes. **Verwysing (Stadsraad):** CPD 9/2/4/2-5829T, Item no.: 32776

9-16

**PROCLAMATION NOTICE 56 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF THE TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016****MONTANA X190**

We, New Town Town Planners, being the applicant and authorised agent of the registered owner of the remainder of Holding 65 Montana Agricultural Holdings 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 City of Tshwane Land Use Management By-law, 2016 referred to in the annexures 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 9 June 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 7 July 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 and offices of New Town Town Planners 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](mailto:newlanduseapplications@tshwane.gov.za) and [andre@ntas.co.za](mailto:andre@ntas.co.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](mailto: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 of Tshwane Metropolitan Municipality; LG004, Isivuno House, 143 Lilian Ngoyi Street Municipal Offices. **Closing date for any objections and/or comments:** 7 July 2021. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and NTA Town Planners, P.O. Box 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: [andre@ntas.co.za](mailto:andre@ntas.co.za); **Dates on which notice will be published:** 9 and 16 June 2021

**Annexure**

**Name of Township:** Montana X190; **Full name of applicant:** Newtown Town Planners CC on behalf of Michael Delpport Properties (Pty) Ltd (1960/003077/07). **Number of Erven, Proposed zoning and development control measure:** 2 erven to be consolidated, to be zoned: "Residential 4" with a density of 200 dwelling units per hectare, F.A.R of 1.2, Coverage of 60% and a height of 6 storeys. **The intension of the applicant in this matter is:** To construct 252 dwelling units on the property. **Locality and description of the properties on which the township is to be established:** Remainder of Holding 65, Montana Agricultural Holdings approximately 40m north of the intersection of Sefako Makgatho Drive and Dr Van der Merwe road on the western side of Dr Van der Merwe road. **Proposed township is situated at:** 661 Sefako Makgatho Drive, Montana Agricultural Holdings. **Reference (Council):** CPD 9/2/4/2 – 5981T, Item no.: 33406.

9-16

**PROKLAMASIE KENNISGEWING 56 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16(4) IN TERME VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016****MONTANA X190**

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van die restant van hoewe 65, Montana Landbouhoewes gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-Wet, 2016 kennis dat ons aansoek gedoen het vir dorpstigting in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 verwys na die bylaes hierin genoem. Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 9 Junie 2021 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) tot 7 Julie 2021 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afkrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afkrif sal wees wat ingedien was by die Munisipaliteit na [newlanduseapplications@tshwane.gov.za](mailto: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 applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer 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 die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesseer of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit; LG004, Isivuno House, 143 Lilian Ngoyi Staat Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 7 Julie 2021. **Adres van agent:** Club Laan 105, Waterkloof Heights en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145; Tel: (012) 346 3204; Epos: [andre@ntas.co.za](mailto:andre@ntas.co.za); **Datums waarop die advertensie geplaas word:** 9 en 16 Junie 2021.

**Bylae**

**Naam van Dorp:** Montana X190; **Volle naam van aansoeker:** Newtown Stadsbeplanners namens Michael Delpport Properties (Pty) Ltd (1960/003077/07); **Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls:** 2 erwe wat gekonsolideer gaan word gesoneer: "Residensieel 4" met 'n digtheid van 200 eenhede per hektaar, V.R.V van 1.2, dekking van 60% en hoogte van 6 verdiepinge. **Die voorneme van die applikant:** Om 252 eenhede op die perseel op te rig. **Ligging en beskrywing van perseel waarop voorgestelde dorp gestig gaan word:** Die restant van Hoewe 65, Montana, Landbouhoewes is ongeveer 40m noord van die interseksie van Sefako Makgatho ry-laan en Dr Van der Merwe straat op die westelike kant van Dr Van der Merwe straat. **Voorgestelde dorp is geleë te:** Sefako Makgatho ry-laan 661 Montana Landbouhoewes. **Verwysing (Stadsraad):** CPD 9/2/4/2-5981T, Item no.: 33406.

9-16

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 475 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, Upper level Town Planning(Pty) Ltd being the authorised agent of the owner of ERF 1533 SOSHANGUVE – SS X04, 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 the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 from "RESIDENTIAL 1" TO BUSINESS 1" in order to establish CTM Showrooms subject to conditions contained in an Annexure T.

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. Objections and/or comments can be mailed to P.O. Box 3242, Pretoria, 0001 or e-mailed to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) or submitted by hand at Room LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, to reach the Municipality from **9- June-2021 until 7-July-2021**.

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and at the offices of UPPER LEVEL TOWN PLANNING, for a period of 28 days from **9- June-2021**.

Address of Upper Level Town Planning (the applicant): Postal Address: P.O. Box 11433, Silver Lakes, 0045; Physical Address: 414 Jacqueline Drive, Garsfontein, Pretoria; Tel: (012) 348 2626 and E-mail: [mashankambule@UpperlevelTP.co.za](mailto:mashankambule@UpperlevelTP.co.za)

Dates for notices publications: **9- June -2021 and 16- June -2021. Closing date for objections: 7-July-2021.**

Reference: CPD 9/2/4/2-5971T – (Item no: 33354)

9-16

**PROVINSIALE KENNISGEWING 475 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEKE OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIK BESTUUR DEUR-WET, 2016.**

Ons, Upper level Town Planning(Pty) Ltd die gemagtigde agent van die eienaar van ERF 1533 SOSHANGUVE – SS X04, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverdiensversterking, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom soos hierbo beskryf ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur deur die stad Tshwane Grondgebruiksbestuur deur die hersonering van die eiendom soos hierbo beskryf ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruikswet, 2016 van "RESIDENSIEEL 1" NA BESIGHEID 1" ten einde CTM Showrooms te vestig onderhewig aan voorwaardes vervat in 'n Bylae T.

Enige beswaar (s) en/of kommentaar (s), insluitende die gronde vir sodanige beswaar (s) en/of kommentaar (s) en die persoon (s) regte en hoe hul belange deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en/of kommentaar (s), sonder wat die munisipaliteit nie met die persoon of liggaam kan ooreenstem met die indiening van die beswaar (s) en/of kommentaar (s), moet skriftelik by die groep Hoof: ekonomiese ontwikkeling en Ruimtelike Beplanning ingedien word. Besware en/of kommentaar kan gepos word aan Posbus 3242, Pretoria, 0001 of e-pos aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) of ingedien deur die hand by Kamer LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, om die Munisipaliteit van **9 Junie-2021 te bereik tot 7- Julie- 2021**.

Fu besonderhede van die aansoeke en planne (indien enige) kan gedurende normale kantoorure by die Munisipale kantore ondersoek word soos hieronder uiteengesit en by die kantore van UPPER LEVEL TOWN PLANNING, vir 'n tydperk van 28 dae vanaf **9- Junie-2021**.

Adres van Upper Level Town Planning (the applicant): Posadres: P.O. Box 11433, Silver Lakes, 0045; Physical Address: 414 Jacqueline Drive, Garsfontein, Pretoria; Tel: (012) 348 2626 and E-mail: [mashankambule@UpperlevelTP.co.za](mailto:mashankambule@UpperlevelTP.co.za)

Datums vir kennisgewings publikasies: **9- Junie -2021 en 16- Junie -2021. Sluitingsdatum vir besware: 07-Julie-2021.**

Verwysing: CPD 9/2/4/2-5971T – (Item nee: 33354)

9-16

**PROVINCIAL NOTICE 478 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, Upper level Town Planning(Pty) Ltd being the authorised agent of the owner of Portion 121 of the Farm Knopjeslaagte 385 JR, 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 the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 from "Undetermined" TO "Cemetery " in order establish a private Cemetery complementary ancillary uses subject to conditions contained in an Annexure T.

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. Objections and/or comments can be mailed to P.O. Box 3242, Pretoria, 0001 or e-mailed to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) or submitted by hand at Room LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, to reach the Municipality from **9- June-2021** until **7-July-2021**.

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and at the offices of UPPER LEVEL TOWN PLANNING, for a period of 28 days from **9- June-2021**.

Address of Upper Level Town Planning (the applicant): Postal Address: P.O. Box 11433, Silver Lakes, 0045; Physical Address: 414 Jacqueline Drive, Garsfontein, Pretoria; Tel: (012) 348 2626 and E-mail: [mashankambule@UpperlevelTP.co.za](mailto:mashankambule@UpperlevelTP.co.za)

Dates for notices publications: **9- June -2021** and **16- June -2021**. Closing date for objections: **7-July-2021**.

Reference: CPD 9/2/4/2 – 6006T (Item no: 33486)

9-16

**PROVINSIALE KENNISGEWING 478 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEKE OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE WET OP GRONDGEBRUIKBESTUUR, 2016.**

Ons, Upper level Town Planning(Pty) Bpk. is die gemagtigde agent van die eienaar van Gedeelte 121 van die Plaas Knopjeslaagte 385 JR, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverdiensversterk, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom soos hierbo beskryf ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur. , 2016 van "Onbepaald" OM "Begraafplaas" ten einde 'n private begraafplaas aanvullende aanvullende gebruike te vestig onderhewig aan voorwaardes vervat in 'n Bylae T.

Enige beswaar(s) en/of kommentaar(s), met inbegrip van die gronde vir sodanige beswaar(s) en/of kommentaar(s) en die persoon(s) regte en hoe hul belange geraak word deur die aansoek met die volle kontakbesonderhede van die persoon wat die beswaar(s) en/of kommentaar(s) indien, waaronder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar(s) en/of kommentaar(s) indien nie, moet ingedien word by, of skriftelik aan die Groepshoof gemaak: Ekonomiese Ontwikkeling en Ruimtelike Beplanning. Besware en/of kommentaar kan per e-pos gestuur word aan P.O. Box 3242, Pretoria, 0001 of e-pos aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) of met die hand by Kamer ingedien LG 004, Isivuno Building, 143 Lilian Ngoyi Straat, Pretoria, om die Munisipaliteit vanaf **9 Junie-2021** te bereik tot **7- Julie- 2021**.

Volledige besonderhede van die aansoeke en planne (indien enige) kan gedurende normale kantoorure by die Munisipale kantore geïnspekteer word soos hieronder uiteengesit en by die kantore van UPPER LEVEL TOWN PLANNING, vir 'n tydperk van **28 dae vanaf 9- Junie-2021**.

Adres van Upper Level Town Planning (the applicant): Posadres: P.O. Box 11433, Silver Lakes, 0045; Fisiese Adres: 414 Jacqueline Aandrywer, Garsfontein, Pretoria; Tel: (012) 348 2626 and E-mail: [mashankambule@UpperlevelTP.co.za](mailto:mashankambule@UpperlevelTP.co.za)

Datums vir kennisgewings publikasies: **9- Junie -2021** en **16- Junie -2021**. Sluitingsdatum vir besware: **07-Julie-2021**.

Verwysing: CPD 9/2/4/2 – 6006T (Item nee: 33486)

9-16

**PROVINCIAL NOTICE 480 OF 2021**

NOTICE IN TERMS OF SECTION 38 & 62 OF THE EMFULENI SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW FOR THE REMOVAL OF RESTRICTIONS AND REZONING OF PORTION 1 OF ERF 237 VEREENIGING TOWNSHIP.

I Mr Christiaan Frederick de Jager of Pace Plan Consultants, on behalf of the owner of the below mentioned property hereby give notice in terms of Section 38 and 62 of the Emfuleni Spatial Planning and Land Use Management By-Law, that I have applied to the Emfuleni Local Municipality for the removal of certain conditions of title contained in the Title Deed in respect of Portion 1 of Erf 237 Vereeniging Township located at no: 66 Hofmeyer Avenue and for the rezoning of the property from “Residential 1” to “Residential 4” including a 40m<sup>2</sup> Bottle Store .

Particulars of the application will lie for inspection during normal office hours at the office of the Strategic Manager: Land Use Management first floor, Old Trust Bank Building corner of President Kruger Street and Eric Louw Street, Vanderbijlpark, for 28 days calculated from **09<sup>th</sup> June 2021**.

Objections to or representations in respect of the application must be lodged with or made in writing to the Strategic Manager: Land Use Management at the above address or at P.O.Box 3 Vanderbijlpark 1900, within a period of twenty-eight (28) days from **09<sup>th</sup> June 2021**.

**ADDRESS OF APPLICANT:**

Pace Plan Consultants  
70 A Chopin Street  
Vanderbijlpark SW5  
1983

Tel: 083 446 5872 / E-mail: [Christo@paceplan.co.za](mailto:Christo@paceplan.co.za)



**PROVINSIALE KENNISGEWING 480 VAN 2021****KENNISGEWING INGEVOLGE AFDELING 38 & 62 VAN DIE EMFULeni REGLIKE BEPLANNING EN VERORDENING VIR DIE BESTUUR VAN GRONDGEBRUIK VIR DIE OPHEFFING VAN BEPERKINGS EN HERSONERING VAN GEDEELTE 1 VAN ERF 237-DORING.**

Ek mnr Christiaan Frederick de Jager van Pace Plan Consultants, namens die eienaar van die onderstaande eiendom, gee hiermee ingevolge Artikel 38 en 62 van die Verordening op Ruimtelike Beplanning en Grondgebruikbestuur kennis dat ek aansoek gedoen het by die Emfuleni Plaaslike Munisipaliteit vir die opheffing van sekere titelvoorwaardes vervat in die Titelakte ten opsigte van Gedeelte 1 van Erf 237 Dorpsgebied Vereeniging geleë in Hofmeyerlaan 66: en vir die hersonering van die eiendom vanaf "Residensieel 1" na "Residensieel 4" insluitend 'n 40m2 bottelwinkel.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur eerste verdieping, Old Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, vir 28 dae bereken vanaf **09 Junie 2021**.

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van agt-en-twintig (28) dae vanaf **09 Junie 2021** of tot die Strategiese Bestuurder: Grondgebruikbestuur by bovermelde adres of by Posbus 3 Vanderbijlpark 1900, ingedien of gerig word. dag van publikasie.

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**ADRES VAN AANSOEKER:**

Pace Plan Konsultante  
70 A Chopin Street  
Vanderbijlpark SW5  
1983  
Tel: 083 446 5872 / E-pos: Christo@paceplan.co.za

## PROVINCIAL NOTICE 489 OF 2021

**NOTICE TO GAZETTE 4 PUBLIC ORDINARY SCHOOLS INTO SCHOOLS OF SPECIALISATION**

By virtue of the powers vested in me in terms of Section 33 of South African School Act 84 of 1996, I, Andrek Lesufi, Member of Executive Council responsible for Education, hereby officially gazette 4 schools into Schools of Specialisation.

The establishment of Schools of Specialisation will be in the best interest of education as these schools will be;

- Responding to the skills needs of the province
- Providing learners with multiple curriculum packages and multi-pathways to Further Education and Training, Higher Education Institutions and the workplace
- Contributing to development of South Africa's future generation of leaders
- Enhancing the economic development of the Province in line with the GPG's Transformation, Modernisation and Re-industrialisation strategy

| <b>LIST OF SCHOOLS TO BE GAZETTED TO SCHOOLS OF SPECIALISATION</b> |             |                 |                                                         |                                      |                        |
|--------------------------------------------------------------------|-------------|-----------------|---------------------------------------------------------|--------------------------------------|------------------------|
| <b>No.</b>                                                         | <b>EMIS</b> | <b>DISTRICT</b> | <b>PHYSICAL ADDRESS</b>                                 | <b>SCHOOL</b>                        | <b>SPECIALISATION</b>  |
| 1                                                                  | 232124      | TS              | 133 Cnr. Moree And Maboia Streets, Atteridgeville       | Phelindaba Secondary School          | Maths, Science and ICT |
| 2                                                                  | 231639      | TS              | 7909 Makaza Street, Saulsville, Atteridgeville          | Edward Phatudi Secondary School      | Maths, Science and ICT |
| 3                                                                  | 341594      | ES              | 309 Khumalo Street, Goba Section, Katlehong, Germiston. | Katlehong Technical Secondary School | Engineering            |

**Office of the MEC**

6<sup>th</sup> Floor, 17 Simmonds Street, Johannesburg, 2001  
 P.O. Box 7710, Johannesburg, 2000  
 Tel: (011) 355 0909, Fax: (011) 355 0542  
 Website: [www.education.gpg.gov.za](http://www.education.gpg.gov.za)

| LIST OF SCHOOLS TO BE GAZETTED TO SCHOOLS OF SPECIALISATION |        |          |                                   |                                  |                |
|-------------------------------------------------------------|--------|----------|-----------------------------------|----------------------------------|----------------|
| NO.                                                         | EMIS   | DISTRICT | PHYSICAL ADDRESS                  | SCHOOL                           | SPECIALISATION |
| 4                                                           | 912064 | TW       | 1644 Thema, Zone 7,<br>Ga-rankuwa | Tebogwana<br>Secondary<br>School | Engineering    |

Office of the MEC Education  
6<sup>th</sup> Floor  
17 Simmonds Street  
Johannesburg  
2001  
P.O. Box 7710  
Johannesburg  
2000

Tel no: - 011 355 0542 , or Fax no: - 011 355 0640



ANDREK LESUFI, MPL  
MEMBER OF EXECUTIVE COUNCIL  
GAUTENG DEPARTMENT OF EDUCATION  
DATE: 05/02/2021

**Office of the MEC**  
6<sup>th</sup> Floor, 17 Simmonds Street, Johannesburg, 2001  
P.O. Box 7710, Johannesburg, 2000  
Tel: (011) 355 0909, Fax: (011) 355 0542  
Website: [www.education.gpg.gov.za](http://www.education.gpg.gov.za)

**PROVINCIAL NOTICE 490 OF 2021**

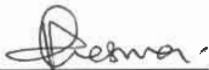
By virtue of the powers vested in me in terms of Section 33 of South African Schools Act (Act 84 of 1996), I, Andrek Lesufi, Member of Executive Council responsible for Education, hereby officially gazette the closure of Nonediba Primary School (700321174) in Sedibeng West District for the following reasons:

- The environment is not conducive to provide quality teaching and learning as there is no space for the Department to improve the facilities
- The school building has been declared hazardous and uninhabitable, putting the learners' safety at risk
- The progressive decline in learner enrolment during the past 3-4 years has challenged the effectiveness of curriculum provisioning, leading to problems of fewer educators, who are forced to teach several grades in one classroom across phases (multi – grade teaching)
- Due to the above, the staff and learners of Nonediba Primary School were relocated to Golden Gardens Primary School when the school was opened on 13 January 2020

**Office of the MEC for Education**  
9<sup>th</sup> Floor  
17 Simmonds Street  
Johannesburg  
2001

**P.O. Box 7710**  
Johannesburg  
2000

**Tel no: - 011 355 0378    or    Fax no: - 011 355 0542**



**MR ANDREK LESUFI, MPL**  
**MEMBER OF EXECUTIVE COUNCIL: EDUCATION**

**DATE:** 11/03/21

**PROVINCIAL NOTICE 491 OF 2021****PROPOSED CLOSURE OF A SECTION OF PROVINCIAL ROAD D2014 OVER PORTION 74 OF THE FARM BOSCHOEK 385 IR: DISTRICT LESEDI MUNICIPALITY.**

An application in terms of section 38 (1) of the Gauteng Transport Infrastructure Act, 2001 (Act No. 8 of 2001) has been received from MM Town Planning, for the closure of a section of Provincial Road D2014 over portion 74 of the farm Boschoek 385 IR. Previously proclaimed under Administrative Notice 1387 of 16 August 1972.

In terms of section 38 (2) of the aforementioned Act interested parties are requested to lodge comments or objections in writing, to the Head: Department of Roads and Transport, Director: Design, Private Bag X83, Marshalltown 2107 or email to [petro.janjetich@gauteng.gov.za](mailto:petro.janjetich@gauteng.gov.za) within 30 (thirty) days after the date of this notice.

Reference: 2/1/1/2/3/1 – D2014

**PROVINCIAL NOTICE 492 OF 2021**

**NOTICE OF APPLICATION IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, READ WITH THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT 3 OF 1996) AND SECTION 2(2) AND THE RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) - IN ORDER TO ERECT A TELECOMMUNICATIONS MAST AND BASE STATION ON ERF 682, WITPOORTJIE TOWNSHIP.**

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, read with the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996)] and Section 2(2) and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that I, the undersigned, **Tebogo Mashapha** from the firm HTSA Towers (Pty) Ltd, have applied to the City of Johannesburg for the removal of Condition (f) and (j) from Title Deed number **T28314/2019** in order to erect a telecommunications mast and base station on **Erf 682, Witpoortjie Township**, situated at 41 Rutter Street, Witpoortjie, Roodepoort, 1724 (Zoned "Residential 1").

Particulars of this application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein; or a copy can be requested from the applicant at the address indicated on the advertisement.

Any objection or representation with regard to the application must be submitted to **both** the agent (HTSA Towers (Pty) Ltd) **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](mailto:benp@joburg.org.za), **by not later than 16 July 2021**.

**Date of First Publication:** 16 June 2021  
**Closing Date:** 16 July 2021  
**Our Ref:** ZAGA1017 (HTSA1688) – Rutter Street  
**Municipal Ref:** 20/13/0485/2021

|                                                                 |                                                                                             |                                                                                                              |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| HTSA Towers (Pty) Ltd<br>P.O. Box 5885<br>Halfway House<br>1685 | 1st Floor, Hertford Office Park,<br>Block I, 90 Bekker Road, Vorna<br>Valley, Midrand, 1686 | Tel: (011) 979 7061<br>E-mail:<br><a href="mailto:tmashapha@heliostowers.com">tmashapha@heliostowers.com</a> |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|

**PROVINCIAL NOTICE 493 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 41 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Zaid Cassim from ZCABC, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

**SITE DESCRIPTION**

**Erf No** : Erf 708  
**Township** : Morningside Extension 40  
**Street Address** : 6 Magnolia Street

**APPLICATION TYPE: REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE**

The removal of restrictive conditions of title deed T 28697/2018 in respect of Erf 708 Morningside Extension 40, in particular to Clause A (j); (l), subject to conditions.

The above application will be open for inspection from 08:00 to 15:30 at the office of City of Johannesburg, Executive Director: Development Planning, Ground Floor, Metro Link Building, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or the agent will make a copy of the application available via mail on request, alternatively the City may load a copy of the application to their e-platform.

Any objection or representation with regard to the application must be submitted to both ZCABC 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 **14 July 2021**.

**AUTHORISED AGENT**

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)

Postal Address: PO Box 2910 Houghton Code: 2041

Physical Address: 11 9<sup>th</sup> Avenue, Highlands North Extension, 2192

Tel No (w) : 011 440 5303 Fax No: 086 570 6767  
Cell : 0828946786 E-mail address: zaidc@mweb.co.za

**DATE: 16 June 2021**

**PROVINCIAL NOTICE 494 OF 2021****NOTICE: K0563****EKURHULENI LOCAL MUNICIPALITY****TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ACT 15 OF 1986) READ TOGETHER WITH THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)**

The Ekurhuleni Local Municipality hereby gives notice in terms of Section 57(1) (a) of the Town Planning and Townships Ordinance, 1986 (Act 15 of 1986) read together with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the following has been approved:

Amendment Scheme K0563: Erf 608 Kempton Park Extension 2, Kempton Park.

The amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of Erf 608 Kempton Park Extension 2, Kempton Park from "Residential 1" to "Residential 3" for the purpose of Residential Dwelling Units. The Map 3 (ETOPS) documents and the scheme clauses of the amendment scheme are filed with the Area Manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), and the Director General: Gauteng Provincial Government, Department of Development Planning and Local Government, Corner House, Marshalltown, and are open for inspection during normal office hours.

Municipal Manager: Ekurhuleni Local Municipality  
Date:16/06/2021



**PROVINCIAL NOTICE 495 OF 2021****CITY OF JOHANNESBURG  
NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN  
RESPECT OF PORTION 1 OF ERF 1070 HOUGHTON ESTATE**

Notice is hereby given, in terms of Section 41 of the City of Johannesburg ("COJ") Municipal Planning By-Laws, 2016, that we, the undersigned, have applied to the City of Johannesburg for:

**APPLICATION TYPE:**

AMENDMENT, SUSPENSION, OR REMOVAL OF RESTRICTIVE OR OBSOLETE CONDITIONS OR OBLIGATIONS, SERVITUDES OR RESERVATIONS

**APPLICATION PURPOSES:**

Application is made on behalf of the Owner, in terms of the provisions of Section 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, for the removal of certain restrictive conditions of title with respect to Portion 1 of Erf 1070 Houghton Estate which are Paragraphs 1(a), 1(b), 2, and amendment of Paragraph 3 of Deed of Transfer T12957/2016.

**SITE DESCRIPTION:**

**Erven (Stand) No(s):** Portion 1 of Erf 1070 Houghton Estate  
**Township Name:** Houghton Estate  
**Street Address:** No 33B Young Avenue  
HOUGHTON ESTATE **Code:** 2198  
**Reference Number:** 20/13/1043/2021

Details of the above applications may be requested from the authorized agent on [planner@meroegroup.co.za](mailto:planner@meroegroup.co.za). On request, an electronic copy of the application documents will be provided by the authorized agent to any interested party free of any cost(s). Furthermore, the applications will be placed on the City's e-platform for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)).

Any objection or representation with regard to the applications must be submitted to both the agent and the Registration Section of the Department of Development Planning by post 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](mailto:ObjectionsPlanning@joburg.org.za), by not later than 14 July 2021 (28 days from the date on which the application notice was first displayed).

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

**AUTHORIZED AGENT:**

**Full Name:** Nkateko B SHIPALANA of Meroë Group  
**Postal Address:** Postnet Suite 058, Private Bag x1  
CINDA PARK **Code:** 1463  
**Tel No(w):** 010 109 3121 **Fax No:** 086 451 6236 **Cell:** 081 506 9029  
**Email address:** [planner@meroegroup.co.za](mailto:planner@meroegroup.co.za)  
**Date:** 16/06/2021

**PROVINSIALE KENNISGEWING 495 VAN 2021****STAD VAN JOHANNESBURG  
KENNISGEWING VAN AANSOEK OM DIE OPHEFFING VAN BEPERKENDE  
VOORWAARDES TEN OPSIGTE VAN GEDEELTE 1 VAN ERF 1070 HOUGHTON  
ESTATE**

Kennis gegun word hiermee ingevolge Artikel 41 van die Stad Johannesburg ("COJ") Munisipale Beplanningsverordeninge, 2016, dat ons, die ondergetekende, by die Stad Johannesburg aansoek gedoen het vir:

**TOEPASSINGTIPE:**

WYSIGING, OPSKORTING, OF OPHEFFING VAN BEPERKENDE OF UITGEDIENDE  
VOORWAARDES OF VERPLIGTINGE, SERWITUTE OF BESPREKINGS

**AANSOEKDOELEINDES:**

Aansoek word gedoen namens die Eienaar, ingevolge die bepalings van Artikel 41 van die Stad Johannesburg Munisipale Beplanningsveroregtigdes, 2016, vir die opheffing van sekere beperkende titelvoorwaardes ten opsigte van Gedeelte 1 van Erf 1070 Houghton Estate wat Paragrafe 1(a), 1(b), 2 en wysiging van Paragraaf 3 van Oordrag T12957/20

**WEBWERF BESKRYWING:**

**Erwe (Staan) Nr(s):** Gedeelte 1 van Erf 1070 Houghton Estate  
**Dorpsnaam:** Houghton Estate  
**Straatadres:** Geen 33B Jong Laan  
HOUGHTON ESTATE **Kode:** 2198

**Verwysingsnommer:**20/13/1043/2021

Besonderhede van bogenoemde aansoeke kan aangevra word van die gemagtigde agent op [planner@meroegroup.co.za](mailto:planner@meroegroup.co.za). Op versoek sal 'n elektroniese kopie van die aansoekdokumente deur die gemagtigde agent aan enige belanghebbende party gratis van enige koste(s) verskaf word. Verder sal die aansoeke op die Stad se e-platform geplaas word vir toegang deur die publiek om die aansoek te inspekteer([www.joburg.org.za](http://www.joburg.org.za)).

Enige beswaar of vertoe met betrekking tot die aansoeke moet per pos by beide die agent en die Registrasie-afdeling van die Departement ontwikkelingsbeplanning per pos by pos aan pos by pos ingedien word. Posbus 30733, Braamfontein, 2017, of 'n faksimilee gestuur na (011) 339 4000, of 'n e-pos gestuur aan [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), teen nie later nie as 14 Julie 2021 (28 dae vanaf die datum waarop die aansoekkennisgewing die eerste keer vertoon is).

Enige beswaar wat nie ten volle gemotiveerd is soos vereis ingevolge Artikel 68 van die Stad Johannesburg Munisipale Beplanningsvergydeling, 2016 (geldigheid van besware) kan ongeldig geag word nie en kan tydens die beoordeling van die aansoek verontagsaam word.

**GEMAGTIGDE AGENT:**

**Volle naam:** Nkateko B SHIPALANA van Meroë Group  
**Posadres:** Posnet Suite 058, Privaatsak x1  
CINDA PARK **Kode:** 1463  
**Tel Nr(w):** 010 109 3121 **Faks Nr:** 086 451 6236 **Sel:** 081 506 9029  
**E-posadres:** [planner@meroegroup.co.za](mailto:planner@meroegroup.co.za)

**Datum:** 16/06/2021

**PROVINCIAL NOTICE 496 OF 2021****CITY OF JOHANNESBURG****SIMULTANEOUS CONSOLIDATION, REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERVEN 26 – 30, 51 – 56, 310 AND 311 HORIZON VIEW AND ERVEN 291, 294 AND 295 HORIZON VIEW EXTENSION 1**

Notice is hereby given, in terms of Section 21, 33 and 41 of the City of Johannesburg (“COJ”) Municipal Planning By-Laws, 2016, that we, the undersigned, have applied to the City of Johannesburg for:

**APPLICATION TYPE:**

SIMULTANEOUS CONSOLIDATION, REMOVAL OF RESTRICTIVE CONDITIONS AND REZONING

**APPLICATION PURPOSES:**

Simultaneous applications in terms of the provisions of Section 21 of the City of Johannesburg: Municipal Planning Bylaw (2016) for the rezoning of Erven 26 – 30, 51 – 56, 310 and 311 Horizon View and 291, 294 and 295 Horizon View Extension 1 to “Business 1”, subject to certain conditions, Section 33 of the City of Johannesburg: Municipal Planning Bylaw (2016) for the consolidation of Erven 26 – 30, 51 – 56, 310 and 311 Horizon View and the further consolidation of Erven 291, 294 and 295 Horizon View Extension 1, and Section 41 for the removal of certain restrictive conditions of title, i.e., Paragraphs 1(a) to (l), Paragraph 2 – 11, 12(A) to 12(E), 14(1)(a), 14(2)(a) to 14(2)(l), and 15(1), 15(2), 15(2)(1)(1.1) to 15(2)(1)(1.4), 15(2)(2), 15(B) and 15(C), 16(1) and 2(a) to (l), and Paragraph 17(1) and 2(a) to (l) of Deed of Transfer T000038200/2014, in order to permit the consolidation of Erven 26 – 30, 51 – 56, 310 and 311 Horizon View into a single property, the consolidation of Erven 291, 294 and 295 Horizon View Extension 1 into another single property, and a mixed use development on both.

**SITE DESCRIPTION:****Erven (Stand) No(s):**

Erven 26 – 30, 51 – 56, 310 and 311 Horizon View, and  
Erven 291, 294 and 295 Horizon View Extension 1  
Horizon View, and  
Horizon View Extension 1

**Township Name:****Street Address:**

Erven 26 (No 1E Pheasant Street); Erf 27 (No 24 Douglas Street); Erf 28 (No 26 Douglas Street); Erf 29 (No 28 Douglas Street); Erf 30 (No 30 Douglas Street); Erf 51 (No 33 Van Santen Street); Erf 52 (No 31 Van Santen Street); Erf 53 (No 29 Van Santen Street); Erf 54 (No 27 Van Santen Street); Erf 55 (No 25 Van Santen Street); Erf 56 (No 1D Pheasant Street); Erf 310 (Pheasant Street); Erf 311 (Douglas Street); Erven 291, 294 and 295 Horizon View Extension 1 (120 Ontdekkers Road)

**Reference Numbers:**

**HORIZON VIEW Code:** 1724  
Erven 26 – 30, 51 – 56, 310 and 311 Horizon View Consolidation (20/05/0916/2021), Removal of Restrictive Conditions (20/13/0803/2021) and Rezoning (20-05-3176)  
Erven 291, 294 and 295 Horizon View Extension 1 Consolidation (20/05/0671/2021), Removal of Restrictive Conditions (20/13/0918/2021) and Rezoning (20-05-3178)

Details of the above applications may be requested from the authorized agent on [planner@meroegroup.co.za](mailto:planner@meroegroup.co.za). On request, an electronic copy of the application documents will be provided by the authorized agent to any interested party free of any cost(s). Furthermore, the applications will be placed on the City’s e-platform for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)).

Any objection or representation with regard to the applications must be submitted to both the agent and the Registration Section of the Department of Development Planning by post 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](mailto:ObjectionsPlanning@joburg.org.za), by not later than 14 July 2021 (28 days from the date on which the application notice was first displayed).

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

**AUTHORIZED AGENT:**

**Full Name:** Nkateko B SHIPALANA of Meroë Group  
**Postal Address:** Postnet Suite 058, Private Bag x1  
CINDA PARK **Code:** 1463  
**Tel No(w):** 010 109 3121 **Fax No:** 086 451 6236  
**Cell:** 081 506 9029  
**Email address:** [planner@meroegroup.co.za](mailto:planner@meroegroup.co.za)

**DATE:** 16/06/2021

**PROVINSIALE KENNISGEWING 496 VAN 2021****STAD VAN JOHANNESBURG****GELYKTIGE KONSOLIDASIE, HERSONERING EN VERWYDERING VAN BEPERKENDE TOESTANDE TEN OPSIGTE VAN ERWE 26 - 30, 51 - 56, 310 EN 311 HORIZON VIEW EN ERWE 291, 294 EN 295 HORIZON VIEW EXTENSION 1**

Kragtens artikel 21, 33 en 41 van die Stad Johannesburg ("COJ") se verordeninge vir munisipale beplanning, 2016, word hiermee kennis gegee dat ons, die ondergetekende, by die Stad Johannesburg aansoek gedoen het om:

**AANSOEK TИPE:**

GELYKTYDIGE KONSOLIDASIE, VERWYDERING VAN BEPERKENDE TOESTANDE EN HERSONERING

**AANSOEKDOELEINDES:**

Gelyktydige aansoek ingevolge die bepalings van Artikel 33 van die Stad Johannesburg: Verordening op munisipale beplanning (2016) vir die konsolidasie, Artikel 21 van die Stad Johannesburg: Verordening op munisipale beplanning (2016) vir die hersonering van Erwe 26 - 30, 51 - 56, 310 en 311 Horizon View na "Business 1" en Artikel 41 vir die opheffing van sekere beperkende titelvoorwaardes, dws Paragrafe 1 tot 11, 16 en 17 van Titelakte T000038200 / 2014, ten einde 'n ontwikkeling vir gemengde gebruik te ontwikkel.

**WERFBESKRYWING:**

**Staanplek No(s):** Erwe 26 - 30, 51 - 56, 310 en 311 Horizon View, en Erwe 291, 294 en 295 Horizon View Extension 1

**Dorpsnaam:** Horizon View, en Horizon View Extension 1

**Straatadres:** Erf 26 (Pheasant Street No 1E); Erf 27 (Douglasstraat 24); Erf 28 (nr. 26 Douglasstraat); Erf 29 (Douglasstraat No 28); Erf 30 (Noglasstraat 30); Erf 51 (No Santanstraat 33); Erf 52 (No Santanstraat 31); Erf 53 (No Santenstraat 29); Erf 54 (Van Santenstraat No 27); Erf 55 (No Sant Vanstraat 25); Erf 56 (Pheasantstraat 1D); Erf 310 (Pheasant Street); Erf 311 (Douglasstraat); Erwe 291, 294 en 295 Horizon View Uitbreiding 1 (120 Ontdekkersweg) HORIZON VIEW **Kode:** 1724

**Verwysingsnommer:** Verwysingsnommers: Erwe 26 - 30, 51 - 56, 310 en 311 Horizon View Konsolidasie (20/05/0916/2021), Opheffing van beperkende voorwaardes (20/13/0803/2021) en Hersonering (20-05-3176) Erwe 291, 294 en 295 Horizon View Uitbreiding 1 Konsolidasie (20/05/0671/2021), Opheffing van beperkende voorwaardes (20/13/0918/2021) en Hersonering (20-05-3178)

Besonderhede van bogenoemde aansoeke kan by die gemagtigde agent op [planner@meroegroup.co.za](mailto:planner@meroegroup.co.za) aangevra word. Op versoek sal die gemagtigde agent 'n elektroniese afskrif van die aansoekdokumente sonder enige koste (s) aan enige belanghebbende verskaf. Verder sal die aansoeke op die Stad se e-platform geplaas word vir openbare toegang om die aansoek te inspekteer ([www.joburg.org.za](http://www.joburg.org.za)).

Enige beswaar of vertoe ten opsigte van die aansoeke moet aan die agent sowel as die Registrasie-afdeling van die Departement van Ontwikkelingsbeplanning per pos aan P.O. Box 30733, Braamfontein, 2017, of 'n faksimilee gestuur word aan (011) 339 4000, of 'n e-pos gestuur word aan [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), teen nie later nie as 14 Julie 2021 (28 dae vanaf die datum waarop die aansoek kennisgewing is eers vertoon).

Enige beswaar wat nie ten volle gemotiveer word nie, soos vereis in terme van Artikel 68 van die Stad Johannesburg Johannesburg Verordening op Munisipale Beplanning, 2016 (geldigheid van besware) kan ongeldig geag word en kan tydens die beoordeling van die aansoek buite rekening gelaat word.

**MAGTIGE AGENT:**

**Volle naam:** Nkateko B SHIPALANA van Meroë Group  
**Posadres:** Postnet Suite 058, Privaatsak x1  
 CINDA PARK **Kode:** 1463  
**Tel No (w):** 010 109 3121 **Faks No:** 086 451 6236  
**Sel:** 081 506 9029  
**E-posadres:** [planner@meroegroup.co.za](mailto:planner@meroegroup.co.za)

**Datum:** 16/06/2021

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 562 OF 2021**

CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION FOR CONSENT USE ON ERF 996 SUNNYSIDE 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 (the LUM By law"). Item No **33585**

We, THUSABATHO PROJECTS (Pty) Ltd (Reg No: K2018473486) being the authorised agent of the owner of Erf 996 Sunnyside, Gauteng Province hereby give notice that we have applied to the City of Tshwane Metropolitan Municipality for Consent Use to operate a "GUEST HOUSE", by lodging a 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 (the LUM By law") of the property situated at No 107 Valley Road, Sunnyside in order to operate a "Guest House" subject to certain conditions.

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. Objections and/or comments can be mailed to P.O. Box 3242, Pretoria, 0001 or e-mailed to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) or submitted by hand at Room LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, to reach the Municipality from **09-June-2021 until 07-July-2021**.

Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below and at the offices of THUSABATHO PROJECTS, for a period of 28 days from **09-June-2021 until 07-July-2021**.

Address of THUSABATHO PROJECTS (the applicant): Postal Address: 350 Johan Street, Arcadia, 0007; Physical Address: Same as Postal Address; Tel: (+27) 82 952 1648 and E-mail: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com)

Date of Publication: **09-June-2021 and 16-June-2021**. Closing date for objections: **07-July-2021**.

Reference: CPD/0660/00996 Item No: **33585**

9-16

**PLAASLIKE OWERHEID KENNISGEWING 562 VAN 2021**

GEMEENTE VAN DIE STAD TSHWANE METROPOLITAAN KENNISGEWING VAN AANSOEK OM VERGUNNINGSGEBRUIK OP ERF 996 SUNNYSIDE INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) LEES MET AFDELING 16 (3) VAN DIE STAD TSHWANE VERORDENING VAN GRONDGEBRUIKSBESTUUR 2016. Item No **33585**

Ons, Thusabatho Projects (Edms.) Bpk. (Reg. Nr.: K2018473486), is die gemagtigde agent van die eienaars van Erf 996 van Sunnyside, Gauteng provinsie gee hiermee kennis dat ons aansoek gedoen het vir 'n Toestemmingsaansoek om 'n "GASTEHUIS", deur 'n toestemmingsaansoek in te dien ingevolge klousule 16 VAN DIE STAD TSHWANE METROPOLITAANSE DORP - BEPLANNINGSKEMA, 2008 (Hersien 2014) LEES MET AFDELING 16 (3) VAN DIE STAD TSHWANE VERORDENING VIR BESTUUR OP GRONDGEBRUIK 2016 van die eiendom geleë in Valleystraat 107 in Sunnyside Township. Die aansoek word by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien om 'n "gastehuis" onder sekere voorwaardes te bedryf.

Enige beswaar (s) en/of kommentaar (s), insluitende die gronde vir sodanige beswaar (s) en/of kommentaar (s) en die persoon (s) regte en hoe hul belange deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die beswaar (s) en/of kommentaar (s), sonder wat die munisipaliteit nie met die persoon of liggaam kan ooreenstem met die indiening van die beswaar (s) en/of kommentaar (s), moet skriftelik by die groep Hoof: ekonomiese ontwikkeling en Ruimtelike Beplanning ingedien word. Besware en/of kommentaar kan gepos word aan Posbus 3242, Pretoria, 0001 of e-pos aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) of ingedien deur die hand by Kamer LG 004, Isivuno Building, 143 Lilian Ngoyi Street, Pretoria, om die Munisipaliteit van **09-Junie-2021 te bereik tot 07-Julie-2021**.

Volledige besonderhede van die aansoeke en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale Kantore besigtig word soos hieronder uiteengesit en by die kantore van die THUSABATHO PROJECTS, vir 'n tydperk van 28 dae vanaf **09-Junie-2021 te bereik tot 07-Julie-2021**.

Adres van THUSABATHO PROJECTS (die applikant): Posadres: No 350 Johan Straat, Arcadia, 0008; Fisiese adres: Dieselfde as posadres, Tel: (+27) 82 952 1648; En e-pos: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com)

Datums vir kennisgewings publikasies: **09- Junie -2021 en 16- Junie-2021**. Sluitingsdatum vir besware: **07- Julie -2021**.

Reference: CPD/0660/00996 Item No: **33585**

9-16

**LOCAL AUTHORITY NOTICE 603 OF 2021****BRYANSTON REMAINING EXTENT OF ERF 701**

Notice is hereby given in terms of Section 22.(4) and (7) read with Section 42.(4) and (5) of the City of Johannesburg Municipal Planning By Law, 2016 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions (c) to (e), (n) to (r) from Deed of Transfer T57824/2018;
- (2) The amendment of the Sandton Town Planning Scheme, 1980 by the rezoning of Erf from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-19208.

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 02-19208 will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.152/2021

**LOCAL AUTHORITY NOTICE 604 OF 2021****AMENDMENT SCHEME 20-01-0327**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 124 Bertrams from "Residential 4" to "Residential 4" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0327.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-0327 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.161/2021

**LOCAL AUTHORITY NOTICE 605 OF 2021****AMENDMENT SCHEME 20-02-0249**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Portion 1 of Erf 183 Dunkeld West Extension 7 from "Residential 1" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-0249.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-02-0249 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.160/2021

**LOCAL AUTHORITY NOTICE 606 OF 2021****AMENDMENT SCHEME 20-04-0625**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 1114 Bromhof Extension 67 from "Agricultural" to "Business 1" and "Existing Public Road", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-0625.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-04-0625 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.159/2021

**LOCAL AUTHORITY NOTICE 607 OF 2021****BRYANSTON ERF 5673**

Notice is hereby given in terms of Section 22.(4) and (7) read with Section 42.(4) and (5) of the City of Johannesburg Municipal Planning By Law, 2016 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions 3.1.(i), 3.1.(ii), (a) to (f) from Deed of Transfer T76263/2017;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf from "Special" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-0431.

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 20-02-0431 will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.153/2021

**LOCAL AUTHORITY NOTICE 608 OF 2021****CITY OF JOHANNESBURG  
CITY OF JOHANNESBURG LAND USE SCHEME, 2018.**

Notice is herewith given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that we, VBGD Town Planners being the authorised agent of the owners intend to apply to the City of Johannesburg for the amendment of the Peri Urban Town Planning Scheme and replace with the Johannesburg Land Use Scheme 2018..

APPLICATION TYPE: REZONING in order to rezone from Business 2 permitting offices and professional rooms to Business 2 permitting offices and professional rooms and drive-thru restaurants subject to conditions.

SITE DISCRIPTION: Portion 1 of 2609 Fourways Ext 56

STREET ADDRESS: 26 Broadacres Drive Dainfern

The abovementioned application, in terms of the City of Johannesburg land Use Scheme, 2018, would normally be open for inspection from 8:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. However, due to COVID restrictions access to the Civic building is limited. Please contact our offices for details of the application by appointment at 23 Eagles Crag Lone Hill on the numbers mentioned below.

Any objection or representation with regard to the application must be submitted to both ourselves, and the Registration Section of the Department of Development Planning at the above address, or posted to P O Box 30733, Braamfontein, 2017, or facsimile send to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) no later than 14 July 2021.

**AUTHORIZED AGENT:**

VBGD TOWN PLANNERS, P O Box 2050, Lonehill, 2062

Tel: (011) 706-2761 / 079 158 6698

E-mail: [druce@mweb.co.za](mailto:druce@mweb.co.za)

**DATE:** 16 June 2021



**LOCAL AUTHORITY NOTICE 609 OF 2021****AMENDMENT SCHEME 01-16726**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of Portion 3 of Erf 368 Linden from "Residential 1" to "Residential 2" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-16726.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 01-16726 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.164/2021

**LOCAL AUTHORITY NOTICE 610 OF 2021****AMENDMENT SCHEME 20-01-0764**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 2827 Johannesburg from "Residential 4" to "Residential 4" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0764.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-0764 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No163/2021

**LOCAL AUTHORITY NOTICE 611 OF 2021****ILLOVO EXTENSION 1 ERVEN 335,336 AND 337**

Notice is hereby given in terms of Section 22.(4) and (7) read with Section 42.(4) and (5) of the City of Johannesburg Municipal Planning By Law, 2016 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions 5 and 7 from Deed of Transfer T42374/2014 in respect of Erf 335;
- (2) The removal of Conditions A.(a) and A.(g) from Deed of Transfer T101665/2014 in respect of Erf 336;
- (3) The removal of Conditions A.(e) and A.(g) from Deed of Transfer T50501/2014 in respect of Erf 337;
- (4) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf from "Residential 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 13-15657.

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 13-15657 will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.162/2021

**LOCAL AUTHORITY NOTICE 612 OF 2021****AMENDMENT SCHEME 20-01-0603**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 5221 Johannesburg from "Residential 4" to "Residential 4" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0603.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-0603 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.165/2021

**LOCAL AUTHORITY NOTICE 613 OF 2021**  
**AMENDMENT SCHEME 20-05-0329**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Remaining extent of Erf 167 Florida:

- (1) The removal of conditions A from the deed of Transfer No. T2640/2017,
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning from "Residential 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-0329. Amendment Scheme 20-05-0329 will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

Notice No 86/2021

**LOCAL AUTHORITY NOTICE 614 OF 2021**  
**CORRECTION NOTICE AMENDMENT SCHEME 01-19023**

The City of Johannesburg Metropolitan Municipality herewith gives notice in terms of Section 23 read with Section 22(4) and Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that Local Authority Notice 317 of 2021 published on 05 May 2021, in respect of Portion 11 of Erf 140 Linksfield be amended as follows:

- (1) The removal of conditions (a), (b) and (c) from the deed of Transfer No. T26084/2018,
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-19023.

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

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

Notice No 41/2021

**LOCAL AUTHORITY NOTICE 615 OF 2021**  
**CARLSWALD ESTATE EXTENSION 42**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Carlswald Estate extension 42 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 GEORGE EDGAR DE HAAS (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 293 OF THE FARM BOTHASFONTEIN 408 JR, GAUTENG PROVINCE, HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT.**

**(1) NAME**

The name of the township is Carlswald Estate extension 42

**(2) DESIGN**

The township consists of erven as indicated on General Plan SG No. 1034/2020.

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

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

**(4) ELECTRICITY**

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

**(5) ACCESS**

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

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

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

**(7) REFUSE REMOVAL**

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

(8) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(9) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(10) 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.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

(11) 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.

(12) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 294 and 295, to the local authority for approval.

**3. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

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

**A. Excluding the following which only affects erven 294 and 295:**

(a) *By virtue of notarial deed of servitude the withinmentioned property is subject to perpetual servitude for sewer and other general municipal purposes 3 metre wide, the western, south western, southern and western boundaries depicted by the lines "ABC", "CD" "DE" and "EF" on diagram SG No 6846/2016 in favour of the City of Johannesburg Metropolitan Municipality with additional rights as will more fully appear in the Notarial Deed K02573/17S.*

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

(a) The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as S1/C1, zoned as Soil Zone II.

**(2) ALL ERVEN**

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

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

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

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Halfway House and Clayville town Planning Scheme, 1976, comprising the same land as included in the township of Carlswald Estate extension 42. 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 07-18349.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice Number: T028/2021**

**LOCAL AUTHORITY NOTICE 616 OF 2021**  
**LONE HILL EXTENSION 68**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Lone Hill extension 68 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 VETCLINIC PROPERTIES CC NO 1995/037122/23 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER 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 REMAINING EXTENT OF PORTION 345 OF THA FARM WITKOPPEN 194 IQ HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT**

**(1) NAME**

The name of the township is Lone Hill extension 68

**(2) DESIGN**

The township consists of erven, roads and thoroughfares as indicated on General plan S.G No 1233/2011

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

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

**(4) ELECTRICITY**

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

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

(a) Should the development of the township not been completed before 26 March 2029. 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).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 25 March 2019

(6) ACCESS

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd and/or the Department of Public Transport, Roads and Works.

(b) Access to or egress from Erven 1595 and 1596 shall only be permitted via the servitude of right of way to be registered over Erven 1340 and 1341 Lone Hill extension 83 and via a right of way and parking servitude over Erf 1201 Lone Hill extension 47.

(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/roads and all stormwater running off or being diverted from the road/roads 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) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

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

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



(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

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

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

#### (13) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 1595 and 1596, to the local authority for approval.

### 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

#### A. Excluding the following servitude which only affects Witkoppen Road and The Straight.

The withinmentioned property is subject to a servitude for road widening purposes in favour of the Local Authority, as indicated by the figure ABCDEFGHJKLM on the annexed diagram S.G. no 8027/2004.

### 4. CONDITIONS OF TITLE

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

##### (1) ALL ERVEN

(a) The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must show measures to be taken, in accordance with recommendations contained in the [Comprehensive] 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 Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

##### (2) ALL ERVEN

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

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

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

**B.** The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the township of Lone Hill extension 68. 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 02-9126.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice Number: T027/2021**

**LOCAL AUTHORITY NOTICE 617 OF 2021****MIDVAAL LOCAL MUNICIPALITY****NOTICE OF THE DRAFT MIDVAAL OUTDOOR ADVERTISING BY LAW 2021**

Notice is hereby given in terms of Section 21A read with Section 12(3)(b) of the Local Government: Municipal Systems Act 32 of 2000 as amended, that Midvaal Local Municipality has adopted the Draft Midvaal Outdoor Advertising By-Law 2020, dated 25<sup>th</sup> February 2021 under item C 2492/02/021.

The notice is published to afford the general public an opportunity to render comment on the Draft By-Law that will be known as the **MIDVAAL OUTDOOR ADVERTISING BY LAW 2021, prior to the 30<sup>th</sup> of June 2021**, that shall come into operation as from the date of publication of the final promulgation notice.

The Draft Midvaal Outdoor Advertising By-Law 2021 may be obtained from the Midvaal Web Site and can be perused during normal office hours at the offices of the Executive Director: Development and Planning, Midvaal Local Municipality, 25 Mitchell Street, Meyerton.

**MR N.S. MHLANGA**  
**MUNICIPAL MANAGER**  
Midvaal Local Municipality  
Date: (of publication)

**LOCAL AUTHORITY NOTICE 618 OF 2021****CORRECTION NOTICE AMENDMENT SCHEME 20/13//1213/2019**

The City of Johannesburg Metropolitan Municipality herewith gives notice in terms of Section 23 read with Section 22(4) and Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that Local Authority Notice 236 of 2020 published on 26 February 2020, in respect of Portion 20 of Erf 247 Robin Hills be amended as follows:

“The removal of Condition 2 (i)” to be substituted with “The removal of Condition 2 (j)”

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.177/2021

**LOCAL AUTHORITY NOTICE 619 OF 2021****MIDVAAL LOCAL MUNICIPALITY****PORTION 26 OF ERF 29 KLIPRIVIER TOWNSHIP**

Notice is hereby given, in terms of Section 62(5) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that MIDVAAL LOCAL MUNICIPALITY has **approved** the Removal of Conditions 1 (h) and 1 (i) contained in the Deed of Transfer T25549/2018 and 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 Portion 26 of Erf 29 Kliprivier Township from “Residential 1” to “Residential 3” with a density of 50 dwelling units per hectare permitting 72 dwelling units. This amendment is known as MLUS30 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.

**MRS N.S. MHLANGA**  
**MUNICIPAL MANAGER**  
**Midvaal Local Municipality**  
**Date: (of publication)**