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GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 723 OF 2021****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 60 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, *Synchronicity Development Planning*, being the applicant (on behalf of the landowner), hereby give notice in terms of Section 60(2) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to the Mogale City Local Municipality for the subdivision of the properties mentioned below.

The application intends to subdivide Portion 199 and Portion 201, respectively (portions of Portion 60) of the farm Rietfontein 189 IQ into two and three portions, as detailed below.

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 Manager Economic Services, Development and Planning from 7 July 2021 until 4 August 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Star newspaper. Given potential lockdown restrictions, further detail on the application could be requested directly from the agent at the email address below.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp

Closing date for any objections / comments: 4 August 2021

Postal address of applicant: PO Box 1422, Noordheuwel, 1756 Telephone: 082 448 7368  
Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Full name of applicant: Synchronicity Development Planning on behalf of Dolveira Developments (Pty) Ltd.

Dates on which notice will be published: 7 & 14 July 2021

Description of the properties: Portions 199 & 201 (portions of Portion 60) of the farm Rietfontein 189 IQ.

The application proposes the subdivision as follows:

<b>Portion 199 of the farm Rietfontein</b>	<b>8,5650 hectares</b>
Proposed Remainder of Portion 199	5,7401 hectares
Proposed Portion A (a portion of Portion 199)	2,8249 hectares

<b>Portion 201 of the farm Rietfontein</b>	<b>9,0503 hectares</b>
Proposed Remainder of Portion 201	2,9173 hectares
Proposed Portion A (a portion of Portion 201)	3,7189 hectares
Proposed Portion B (a portion of Portion 201)	2,4141 hectares

**GENERAL NOTICE 728 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of **Erven 5338 and 5339 The Reeds Extension 53 Township (situated on Portion 431 of the Farm Olievenhoutbosch 389-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) in operation, by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, of the properties described above. The properties are situated along Waterberg Road (north-eastern boundary of the site) and along the future provincial Road K-54 (south-eastern boundary) with Panorama Road and Erf 5336 forming the western boundary.

**In respect of Erf 5338 The Reeds Extension 53, FROM “USE ZONE 7: BUSINESS 2”**, excluding Dwelling-Units, Guesthouse and Residential Buildings; with a non-applicable density; a coverage of 40%; a Floor Area Ratio of 0.3; a height of two (2) storeys (12 meter); and further subject to certain conditions. **TO “USE ZONE 3: RESIDENTIAL 3”**, with a non-applicable density; a coverage of 45%, provided that any single storey car port / shelter with at least three (3) open sides shall be excluded from the calculation of coverage; a Floor Area Ratio of 0.5, provided that not more than one hundred and eighteen (118) dwelling-units shall be permitted; a maximum height of three (3) storeys (13 meters); and further subject to certain amended building and development controls, and general conditions.

**In respect of Erf 5339 The Reeds Extension 53, FROM “USE ZONE 7: BUSINESS 2”**, including a filling station and excluding Dwelling-Units, Guesthouse and Residential Buildings; with a non-applicable density; a coverage of 40%; a Floor Area Ratio of 0.275; a height of two (2) storeys (12 meter); and further subject to certain conditions. **TO “USE ZONE 3: RESIDENTIAL 3”**, with a non-applicable density; a coverage of 45%, provided that any single storey car port / shelter with at least three (3) open sides shall be excluded from the calculation of coverage; a Floor Area Ratio of 0.5, provided that not more than one hundred and eighteen (118) dwelling-units shall be permitted; a maximum height of three (3) storeys (13 meters); and further subject to certain amended building and development controls, and general conditions.

**The intension of the owner of the properties in this matter is to:** rezone the erven for residential use, instead of perusing the development thereof for retail and filling station (as permitted in terms of the ‘Business 2’ zoning) as was proposed. By doing so it promotes a higher- and best use for the two erven as well as adding to the sustainability of our clients Woodwinds Development Concept and the larger area.

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 **7 July 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 **4 August 2021** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or directly from the applicant at [nadia@urbansmart.co.za](mailto:nadia@urbansmart.co.za) / [info@urbansmart.co.za](mailto:info@urbansmart.co.za), for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

**Address of Municipal offices:** Room 8, Cnr Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date of any objection(s) and/or comment(s):** 4 August 2021

**Address of authorised agent:** UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RC507

**Date on which notice will be published:** 7<sup>th</sup> and 14<sup>th</sup> of July 2021

**Ref no:** CPD/9/2/4/2-5995T

**Item No:** 33449

7-14

**ALGEMENE KENNISGEWING 728 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016.**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Erwe 5338 en 5339 The Reeds Uitbreiding 53 Dorpsgebied (geleë te Gedeelte 431 van die Plaas Olievenhoutbosch 389-JR)**, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendomme hierbo beskryf. Die eiendomme is geleë langs Waterbergweg (noordoostelike grens van die terrain) en langs die toekomstige provinsiale pad K-54 (suidoostelike grens) met Panoramaweg en Erf 5336 wat die westelike grens vorm.

**Ten opsigte van Erf 5338 The Reeds Extension 53 VANAF "GEBRUIKSONE 7: BESIGHEID 2", uitsluitend wooneenhede, gastehuse en residensiële geboue;** met 'n nie-toepaslike digtheid; 'n dekking van veertig (40) persent; 'n vloeroppervlakteverhouding van 0.3; 'n hoogte van twee (2) verdiepings (12 meter); en verder onderworpe aan sekere voorwaardes. **NA "GEBRUIKSONE 3: RESIDENSIEEL 3"**, met 'n nie-toepaslike digtheid; 'n dekking van vyf-en veertig (45%) persent, met dien verstande dat 'n enkelverdieping motorhawe / skuiling met ten minste drie (3) oop sye uitgesluit word van die berekening van die dekking; 'n vloeroppervlakteverhouding van 0.5, met dien verstande dat nie meer as honderd-en-agtien (118) wooneenhede toegelaat word nie; 'n maksimum hoogte van drie (3) verdiepings (13 meter); en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

**Ten opsigte van Erf 5339 The Reeds Extension 53 VANAF "GEBRUIKSONE 7: BESIGHEID 2", insluitend 'n vulstasie en uitsluitend wooneenhede, gastehuse en residensiële geboue;** met 'n nie-toepaslike digtheid; 'n dekking van veertig (40%) persent; 'n vloeroppervlakteverhouding van 0.275; 'n hoogte van twee (2) verdiepings (12 meter); en verder onderworpe aan sekere voorwaardes. **NA "GEBRUIKSONE 3: RESIDENSIEEL 3"**, met 'n nie-toepaslike digtheid; 'n dekking van vyf-en veertig (45%) persent, met dien verstande dat 'n enkelverdieping motorhawe / skuiling met ten minste drie (3) oop sye uitgesluit word van die berekening van die dekking; 'n vloeroppervlakteverhouding van 0.5, met dien verstande dat nie meer as honderd-en-agtien (118) wooneenhede toegelaat word nie; 'n maksimum hoogte van drie (3) verdiepings (13 meter); en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

**Die voorneme van die eienaar van die eiendomme is:** om die erwe vir residensiële gebruik te hersoneer, in plaas van die voorgestelde kleinhandel- en vulstasie (soos toegelaat ingevolge die 'Business 2'-sonering) ontwikkeling Sodoende bevorder dit 'n hoër en beste gebruik vir die twee erwe, en dra dit by tot die volhoubaarheid van ons klient se Woodwinds Ontwikkelingskonsep en die groter area.

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 binne 'n tydperk van 28 dae vanaf **7 Julie 2021** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 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 **4 Augustus 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 deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of direk van die applikant by [nadia@urbansmart.co.za](mailto:nadia@urbansmart.co.za) / [info@urbansmart.co.za](mailto:info@urbansmart.co.za), vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

**Adres van Munisipale Kantore:** Kamer 8, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 4 Augustus 2021

**Adres van agent:** UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RC507

**Dag waarop die kennisgewing sal verskyn:** 7 en 14 Julie 2021

**Ref no:** CPD/9/2/4/2-5995T

**Item No:** 33449

7-14

## GENERAL NOTICE 729 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 - PROPOSED RIETVALLEIRAND EXTENSION 86

We, DLC Town Plan (Pty) Ltd, being the applicant hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that 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 Bylaw, 2016 referred to in the Annexure hereto.

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.

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.

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 7 July 2021 until 4 August 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Beeld / Daily Sun newspaper.

**Address of Municipal offices:** The Strategic Executive Director: City Planning, Development and Regional Services: Centurion: Room E10, Town Planning Office, Cnr of Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date for any objections and/or comments:** 4 August 2021.

**Address of applicant:** DLC Town Plan (Pty) Ltd, P.O. Box 35921, Menlo Park, 0102 / 61 Thomas Edison Street, Menlo Park, 0081.

**Telephone No:** 012 346 7890

**Email address:** [ndt@dlcgroup.co.za](mailto:ndt@dlcgroup.co.za)

**Dates on which notice will be published:** 7 July 2021 and 14 July 2021

## ANNEXURE

<b>Name of township:</b>	Proposed Rietvalleirand Extension 86
<b>Full name of applicant:</b>	DLC Town Plan (Pty) Ltd.
<b>Number of erven:</b>	2 Erven
<b>Proposed Zoning:</b>	Erf 1: "Residential 3"; and Erf 2: "Special" for the purpose of a fitness centre (gymnasium) with ancillary and subservient uses/offices, telecommunication mast, Place of Refreshment, caretaker's flat and Dwelling units / dwelling house.
<b>Development control measures:</b>	<u>Erf 1 - "Residential 3"</u> : Density - 46 dwelling units per hectare (max of 48 units); Coverage - 40%; Height - 3 Storeys; Floor Area Ratio - 0.8. <u>Erf 2 - "Special"</u> : Density - 12 dwelling units per hectare (max of 14 units); Coverage - 50%; Height - 3 Storeys; Floor Area Ratio - 0.6.
<b>The intension of the applicant in this matter is to:</b>	Develop the farm portion to allow for a total 62 residential dwelling units and a telecommunication's mast as well as the formalisation of the gymnasium with ancillary use(s)/office(s) and the place of refreshment, a dwelling house and a caretaker's flat on the two proposed erven.
<b>Locality and description of Property(ies) on which township is to be established:</b>	Access to the erven will be from no. 143 Jochem Street, Rietvalleirand. Jochem Street intersects with the M57 approximately 350m west of the site (and along Jochem Street). Holding 59 Waterkloof Agricultural Holdings (excised and per SG diagram to be known as Portion 81 of the Farm Waterkloof 360-JR).
<b>The proposed township is situated:</b>	Holding 59 Waterkloof Agricultural Holdings (to be known as Portion 81 of the Farm Waterkloof 360-JR; Rietvalleirand and falls within Ward 47, Region 6.
<b>Reference:</b> CPD/9/2/4/2 - 6050 T	<b>Item no:</b> 33674

**ALGEMENE KENNISGEWING 729 VAN 2021**

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**KENNISGEWING VAN AANSOEK OM DORPSTIGTING INGEVOLGE ARTIKEL 16(4) VAN DIE STAD TSHWANE**

**GRONDGEBRUIK BESTUUR BYWETTE, 2016 - VOORGESTELDE RIETVALLEIRAND UITBREIDING 86**

Ons, DLC Town Plan (Pty) Ltd, die applikant gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruiksbestuur Bywette, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van die dorp ingevolge Artikel 16(4) van die Stad Tshwane Grondgebruiksbestuur Bywette, 2016 soos verwys in the Bylaag hieraan.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry:

-Dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of

-'n afskrif kan van die munisipaliteit aangevra word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig 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 eksemplaar deur die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); of

-'n Afskrif kan van die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

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

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker gee om die kopie elektronies te kan ontvang. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie.

Enige beswaar(e) en/of kommentaar(e) wat die gronde van die beswaar(e) en/of kommentaar(e) saam met die volle kontakbesonderhede van die persoon(ne), waaronder die munisipaliteit nie met die persoon(ne) of liggaam 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](mailto:CityP_Registration@tshwane.gov.za) vanaf **7 Julie 2021** tot en met **4 Augustus 2021**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoor ure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste keer van tentoonstelling van hierdie kennisgewing in die Provinsiale Gazette / Beeld / Daily Sun koerant.

**Adres van Munisipale kantore:** Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste: Centurion: Kamer E10, Stadsbeplanningskantoor, h / v Basden- en Rabiestraat, Centurion Munisipale kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 4 Augustus 2021.

**Adres van agent:** DLC Town Plan (Pty) Ltd, Posbus 35921, Menlo Park, 0102 / Thomas Edison Straat Nommer 61, Menlo Park, 0081

**Telefoon No:** 012 346 7890

**Epos adres:** [ndt@dlcgroup.co.za](mailto:ndt@dlcgroup.co.za)

**Datums wat die kennisgewing geplaas sal word:** 7 Julie 2021 en 14 Julie 2021

**BYLAAG**

<b>Naam van dorp:</b>	Voorgestelde Rietvalleirand Uitbreiding 86
<b>Volle naam van applikant:</b>	DLC Stadsbeplanning (Edms) Bpk.
<b>Hoeveelheid erwe:</b>	2 Erwe.
<b>Voorgestelde Sonering:</b>	Erf 1: "Residensieel 3"; en Erf 2: "Spesiaal" vir die doel van n fiksheidsentrum (gymnasium) met aanverwante en ondergestikte gebruike/kantore, selfoonmas, plek van verversing, opsigterswoonstel en wooneenhede / huis.
<b>Ontwikkelingsvoorwaardes:</b>	<u>Erf 1 - "Residsieel 3":</u> Digtheid - 46 wooneenhede per hektaar (maks van 48 eenhede); Dekking - 40%; Hoogte – 3 Verdiepings; Vloer Oppervlakte Verhouding – 0.8. <u>Erf 2 - "Spesiaal":</u> Digtheid - 12 wooneenhede per hektaar (maks van 14 eenhede); Dekking - 50%; Hoogte – 3 Verdiepings; Vloer Oppervlakte Verhouding – 0.6.
<b>Die intensie van die eienaar/ applikant in die geval is:</b>	Ontwikkel die plaasgedeelte om toe te laat vir n totaal van 62 residensiele wooneenhede en 'n selfoonmas asook die formalisering van die gymnasium met aanverwante en ondergeskikte gebruike/kantore en 'n plek van verversing, 'n woonhuis en 'n opsigterswoonstel op die twee voorgestelde erwe.
<b>Ligging en omskrywing van die Eiendom(me) waarop die dorp</b>	Toegang na die erwe sal wees vanaf Jochem Straat nr 143, Rietvalleirand. Jochem Straat kruis met die M57 omtrent 350m wes van die terrein (langs Jochem Straat).
<b>Gestig sal word:</b>	Hoewe 59 Waterkloof Landbou Hoewes (genaamd Gedeelte 81 van die Plaas Waterkloof 360-JR soos per uitgesluiting en SG diagram).
<b>Die voorgestelde dorp is geleë te:</b>	Hoewe 59 Waterkloof Landbou Hoewes (genaamd Gedeelte 81 van die Plaas Waterkloof 360-JR), Rietvalleirand en is geleë in Wyk 47, Streek 6.
<b>Verwysing:</b> CPD/9/2/4/2 – 6050 T	<b>Item no:</b> 33674

**GENERAL NOTICE 735 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Erf 1172, Moreletapark Extension 4, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at Number 755, Iberius Road, Moreletapark Extension 4.

The rezoning is from "Residential 1" to "Business 4" including Retail Industry, subject to certain conditions.

The intension of this application is to obtain the necessary land use rights in order to formalize the existing dwelling-unit, offices and retail industry, situated on the subject 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](mailto:CityP_Registration@tshwane.gov.za) from 7 July 2021 until 4 August 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](mailto:newlanduseapplications@tshwane.gov.za). Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below.

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

No part of the application documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

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 7 July 2021 in the Provincial Gazette, Beeld and the Star newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments 4 August 2021.

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

Date on which the application will be published: 7 July 2021 and 14 July 2021.

Reference: CPD 9/2/4/2-6004T

Item No: 33482  
7-14



**ALGEMENE KENNISGEWING 735 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN**

Ons, Origin Stads en Streeksbeplanning (Edms) Bpk, synde die applikant van Erf 1172, Moreletapark Uitbreiding 4, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë te Iberiusweg nommer 755, Moreletapark Uitbreiding 4.

Die hersonering is vanaf "Residensieel 1" na "Besigheid 4" insluitend Kleinhandelbedryf, onderhewig aan sekere voorwaardes.

Die intensie van die applikant is om toepaslike grondgebruiksregte te verkry om die bestaande wooneenheid, kantore en kleinhandel op die bogenoemde eiendom te formaliseer

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 7 Julie 2021 tot 4 Augustus 2021.

Indien enige belangstellende of geaffekteerde partye die aansoek wil sien of 'n kopie wil ontvang van die grondgebruik aansoek, kan 'n kopie versoek word vanaf die Munisipaliteit deur dit te versoek by die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n kopie van die aansoek vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf.

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

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

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 7 Julie 2021 in die Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Strate, Centurion. Sluitingsdatum vir enige beswaar(e): 4 Augustus 2021.

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

Datum van publikasie van die kennisgewing: 7 Julie 2021 en 14 Julie 2021.

Verwysing: CPD 9/2/4/2-6004T

Item No: 33482

7-14

**GENERAL NOTICE 737 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Portion 1 of Erf 195 Wonderboom South, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the above mentioned property. The property is situated at 416 Louis Trichardt Street, Wonderboom South. The rezoning is from "Residential 1" to 'Residential 4' with a height of 3 storeys, coverage of 60% and an FSR of 0.6. The intension of the applicant is to develop 16 dwelling units on the stand. 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 persons or bodies 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](mailto:CityP_Registration@Tshwane.gov.za) within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Dates on which notice will be published: 07 July 2021 and 14 July 2021. Closing date for any objections and/or comments: 4 August 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto: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](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 applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820: E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). COT Ref.: CPD 9/2/4/2 – 4964 T: Item no. 29396.

**ALGEMENE KENNISGEWING 737 VAN 2021****KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees namens die geregistreerde eienaar van Gedeelte 1 van Erf 195, Wonderboom Suid, geleë te Nommer 416 Louis Trichard Straat, Wonderboom Suid, gee hiermee kennis ingevolge Artikel 16(1)(f) van die stad van Tshwane Grondgebruikbestuursverordening, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurs-bywet, 2016, van die bogenoemde eiendom. Die hersonering is van "Residensieel 1" na "Residensieel 4" met 'n hoogte van 3 verdiepings, 'n dekking van 60% en 'n VRV van 0.6. Die voorneme van die applikant is om 16 wooneenhede op die eiendom te ontwikkel. Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waaronder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante. Datums waarop kennisgewing gepubliseer word: 07 Julie 2021 en 14 Julie 2021. Sluitingsdatum vir enige besware/kommentare: 04 Augustus 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant, Die Beeld en The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek 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 oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: CPD 9/2/4/2 – 4964 T: Item Nommer: 29396.

**GENERAL NOTICE 740 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Fifth Star SC (Pty) Ltd, being the applicant of Erf 85 Amandasig hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for Place of Child Care. The property is situated approximately 7km south of Rosslyn, within Akasia, approximately 190 meters west from the Mabopane Highway. The current zoning of the property is "Residential 1" with a maximum coverage of 50%, maximum height of 2 storeys (10 meters) and density of one dwelling house per erf. The intention of the applicant in this matter is to apply for a Consent Use for Place of Child Care in addition to the existing "Residential 1" land use. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with the full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with or made in writing to: the Group Head: Economic Development Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **7 July 2021** until **5 August 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 first date of publication 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 Municipal Offices: Akasia Municipal Complex, 485 Heinrich Avenue (Entrance Dale Street) 1<sup>st</sup> floor, Room F8 Karenpark, Akasia Municipal Offices. Closing date for objection(s) and/or comment(s): 5 August 2021. Address of Applicant: FIFTH STAR SC Town Planners (Pty) Ltd, POSTNET Suite #30; Private bag X4, Menlo Park, 0102. 76 Van Velden Street, Brits. Telephone No: (012) 252 5959, E-mail: [info@fifthstarsc.co.za](mailto:info@fifthstarsc.co.za). Dates on which notice will be published: **7 July 2021** and **14 July 2021** Ref: CPD/0971/00085, Item No. 33327

**ALGEMENE KENNISGEWING 740 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISPALITEIT KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK INGEVOLGE VAN KLOUSULE 16 VAN DIE STAD VAN TSHWANE STADSBEPLANNING SKEMA, 2008 (HERSIEN 2014) LEES MET ARTIKEL 16(3) VAN DIE STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016.**

Ons, Fifth Star SC (Edms) Bpk, applikant van Erf 85 Amandasig, gee hiermee ingevolge van Klousule 16 van die Stad van Tshwane Dorpsbeplanning Skema, 2008 (hersien in 2014), kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die toestemmingsgebruik vir 'n Plek van Kindersorg. Die eiendom is geleë 7km suid van Rosslyn, in Akasia, ongeveer 190 meter wes van die Mabopane Snelweg. Die huidige sonering van die eiendom is "Residensieël 1" met 'n maksimum dekking van 50%, 'n maksimum hoogte van 2 verdiepings (10 meter) en digtheid van een woonhuis per erf. Die intensie van die applikant in die geval is om aansoek te doen vir die toestemmingsgebruik vir 'n Plek van Kindersorg addisioneel tot die bestaande "Residensieël 1" grondgebruik. Enige beswaar/besware en/of kommentaar/kommentare, insluitend die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met die volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar/kommentare ingedien het nie moet skriftelik ingeiden word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za), vanaf **7 Julie 2021** tot **5 Augustus 2021**. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of verkry, kan 'n afskrif van die aansoek aangevra word by die Munisipaliteit deur 'n epos te stuur aan [newlandusesapplications@tshwane.gov.za](mailto:newlandusesapplications@tshwane.gov.za). Volledige besonderhede en planne kan gedurende gewone kantoorure ter insae by die Munisipale Kantore, soos hieronder uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale Gazette. Adres van die Munisipale Kantore: Akasia Munisipale Kompleks, 485 Heinrich Laan (Ingang Dale Straat) 1<sup>st</sup> floor, Kamer F8 Karenpark, Akasia Munisipale Kantoor. Sluitingsdatum vir besware en/of kommentare: 5 Augustus 2021. Adres van die aansoeker: FIFTH STAR SC (Edms) Bpk, POSTNET Suite #30' Privaatsak X4, Menlo Park, 0102. 76 Van Velden Straat, Brits. Telefoon No. (012) 252 5959, E-pos: [info@fifthstarsc.co.za](mailto:info@fifthstarsc.co.za); Datums waarop kennisgewing verskyn: **7 Julie 2021** en **14 Julie 2021**  
Verw: CPD/0971/00085, Item No. 33327

**GENERAL NOTICE 742 OF 2021****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016 FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners of Erf 991, Eastwood, located at Number 795 Thomas Avenue, Eastwood, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the Removal of Restrictive Conditions (a), (b) and (c) on Page 2 of Title Deed Number T7973/2002 in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The intension of the Registered Owners in this matter is to inter alia obtain approval for an Additional Dwelling House application. 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](mailto:CityP_Registration@Tshwane.gov.za) from 07 July 2021 to 04 August 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Closing date for any objections and/or comments: 04 August 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](mailto: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](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 applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820/012 342 7911. E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). City of Tshwane Reference: CPD/0179/00991 (Item 32431).

**ALGEMENE KENNISGEWING 742 VAN 2021****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars van Erf 991, Eastwood, geleë te Nommer 795 Thomas Laan, Eastwood, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Voorwaardes (a), (b) en (c) op Bladsy 2 soos vervat in die Titel Akte Nommer T7973/2002 ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Die voorneme van die Geregistreerde Eienaars in hierdie aangeleentheid is om onder meer goedkeuring vir 'n Addisionele Woonhuis aansoek te verkry. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan kontak maak met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) indien nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 07 Julie 2021 tot en met 04 Augustus 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Adres van Munisipale kantore: Kamer LG004, Isivunohuis, Lilian Ngoyistraat 143, Pretoria. Sluitingsdatum vir enige besware en/of kommentaar: 04 Augustus 2021. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek 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 oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 074 582 8820/012 342 7911. E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Stad Tshwane Verwysing: CPD/0179/00991 (Item 32431).

**GENERAL NOTICE 747 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND A REZONING APPLICATION FOR THE AMENDMENT OF THE TSHWANE TOWNPLANNING SCHEME, 2008 IN TERMS OF SECTION 16(1) AND SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

I/We, **Linzelle Terblanche of Thandiwe Townplanners**, being the authorised agent of the owner of **Erven 167 and 168 Christoburg**, hereby gives notice in terms of Section 16(1)(f) read with Schedule 23 and Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality, - Administrative Unit: Centurion, for the Removal of Restrictive Title Conditions 1(b), (j), (l), (m) in Title Deed T32991/2016 (Erf 167) and T18280/2017 (Erf 168) and for the amendment of the Tshwane Town Planning Scheme, 2008 (revised in 2014), for the Rezoning of the erven described above from "Residential 1" to "Residential 1" (proposed Remainder of Erf 167, ABCDA) and "Residential 1" to "Residential 3" with a density of "40 units per hectare" (Proposed Portion 1 of Erf 167, BEFGDCA) and "Residential 1" to "Residential 1" (proposed Remainder of Erf 168 EHJKLE) and "Residential 1" to "Residential 3 with a density of 40 units per erf" (proposed Portion 1 of Erf 168 LKJMFL), situated at 393 and 389 Party street, Christoburg. The intension of the applicant in this matter is to utilise the erven for duplex dwellings with a total of 8 units.

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](mailto:CityP_Registration@tshwane.gov.za) from **7 July 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 **5 August 2021** (*not less than 28 days after the date of first publication of the notice*). 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 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 email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land use development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.*

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for a period of 28 days from the date of first publication of the notice in the Provincial Gazette/ Beeld and The Times newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality - Administration: Centurion, Room 8 and Room E10, Town Planning Office, cnr Basden and Rabie Streets, Centurion.

Closing date for any objections and/or comments: **5 August 2021**

Address of applicant: Wapadrand Ave 833, Wapadrand, PO Box 885 Wapadrand, 0050, Email: [thandiweplanners@gmail.com](mailto:thandiweplanners@gmail.com). Cell: 082 333 7568

Dates on which notice will be published: **7 July 2021 and 14 July 2021**

Reference: CPD/9/2/4/2-6044T. Item No: 33649 and CPD/CTB/0100/167 Item no: 33647 and CPD/CTB/0100/168 Item no: 33646.



**ALGEMENE KENNISGEWING 747 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR DIE HERSONERINGSAAK EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN DIE GEVOLGE ARTIKEL 16(1) EN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURVERORDERINGE, 2016**

Ek, **Linzelle Terblanche van Thandiwe Stads-en-Streekbeplanners**, synde die applikant van **Erwe 167 en 168 Christoburg**, gee hiermee in terme van Artikel 16(1)(f) saamgelees met Bylae 23 en Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuurverordering, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Opheffing van Beperkende voorwaardes 1(b), (j), (l), (m) in Titelakte T32991/2016 (Erf 167) en T18280/2017 (Erf 168) en wysiging van die Dorpsbeplanningskema bekend as die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), vir die hersonering van die eiendomme hierbo beskryf vanaf Residensieël 1 na "Residensieël 1" (Restant van Erf 167, ABCDA) en "Residensieël 1" na "Residensieël 3" met 'n digtheid van 40 eenhede per hektaar. (Gedeelte 1 van Erf 167 BEFGDCA) en "Residensieël 1" na "Residensieël 1" (Restant van Erf 168 EHJKLE) en "Residensieël 1" na "Residensieël 3" met 'n digtheid van 40 eenhede per hektaar (Gedeelte 1 van Erf 168 LKJMFL). Die eiendomme is gelee te 393 en 389 Christoburg. Die intensie van die applikant in hierdie geval is om die erwe te gebruik vir dupleks eenhede met 'n totaal van 8 eenhede. Enige beswaar(e) en/ of kommentare, insluitend die grond van sulke beswaar(e) en/of kommentare met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentare ingedien het kan kommunikeer nie, moet ingedien word of skriftelik gerig word aan Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, en Ontwikkeling by Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za vanaf **7 Julie 2021** (eerste datum van kennisgewing soos uiteengesit in Artikel 16(1) (f) van die Stad van Tshwane Grondgebruikbeheerverordering, 2016) tot **5 Augustus 2021** (nie minder as 28 dae na die eerste datum van publikasie van kennisgewing). As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: **newlanduseapplications@tshwane.gov.za**. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif gepubliseer is, of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselde afskrif as wat ingedien is by die Munisipaliteit by **newlanduseapplications@tshwane.gov.za**. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of aansoeker voorsien is mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versoek deur die belanghebbende of geaffekteerde party om 'n aansoek te bekom nia as redes beskou om die verwerking en oorweging te verhoed nie. Volledige besonderhede en planne (as daar beskikbaar is) kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van kennisgewing in die Provinsiale Gazette/The Times/ Die Beeld koerante.

Adres van Munisipale kantore: Stad van Tshwane Munisipale kantore: Administrasie: Centurion, Kamer 8 en Kamer E10, h/v Basden en Rabie straat, Centurion

Sluitingsdatum vir enige beswaar(e) en of kommentaar(e): **5 Augustus 2021**

Adres van applikant: Wapadrand weg 833, Wapadrand of Posbus 885 Wapadrand, 0050,

Epos: **thandiweplanners@gmail.com**, Sel no: 082 333 7568

Publikasiedatums van kennisgewing: **7 Julie 2021 en 14 Julie 2021**

Verwysing: CPD/9/2/4/2-6044T, Item no: 33649 en CPD/CTB/0100/167 Item no: 33647 en CPD/CTB/0100/168 Item no: 33646

## PROCLAMATIONS • PROKLAMASIES

### PROCLAMATION NOTICE 59 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  
BRONBERG CLOSE X15**

We, New Town Town Planners, being the applicant and authorised agent of the registered owner of the Portion 2 of Holding 22 Olympus Agricultural Holdings and Portion 163 of the farm Tweefontein 372-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 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 7 July 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 4 August 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:** 4 August 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:** 7 July and 14 July 2021.

#### Annexure

**Name of Township:** Bronberg Close X15; **Full name of applicant:** Newtown Town Planners CC on behalf of Ryno Jacobs (Pty) Ltd & Martha Susanna Steyn. **Number of Erven, Proposed zoning and development control measure:** 2 erven to be consolidated, to be zoned: "Residential 2" with a density of 29 dwelling units per hectare, F.A.R of 0.6, Coverage of 50% and a height of 2 storeys. **The intension of the applicant in this matter is:** To construct 31 dwelling units on the property. **Locality and description of the properties on which the township is to be established:** Portion 2 of Holding 22, Olympus Agricultural Holdings and Portion 163 of the farm Tweefontein 372-JR can be found approximately 400m east of the intersection of Ajax Avenue and Atterbury Road. **Proposed township is situated at:** Street number 2042 with street name A28436 Olympus Agricultural Holdings. **Reference (Council):** CPD 9/2/4/2 – 6066T, Item no.: 33753.

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### PROKLAMASIE KENNISGEWING 59 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  
BRONBERG CLOSE X15**

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van gedeelte 2 van hoewe 22, Olympus Landbouhoewes en gedeelte 163 van die plaas Tweefontein 372-JR 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 7 Julie 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 4 Augustus 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. Admissioneel, 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 aantas 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 proseseer 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:** 4 Augustus 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:** 7 Julie en 14 Julie 2021.

#### Bylae

**Naam van Dorp:** Bronberg Close X15; **Volle naam van aansoeker:** Newtown Stadsbeplanners namens of Ryno Jacobs (Pty) Ltd & Martha Susanna Steyn; **Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls:** 2 erwe wat gekonsolideer gaan word gesoneer: "Residensieel 2" met 'n digtheid van 29 eenhede per hektaar, V.R.V van 0.6, dekking van 50% en hoogte van 2 verdiepings. **Die voorneme van die applikant:** Om 31 eenhede op die perseel op te rig. **Ligging en beskrywing van perseel waarop voorgestelde dorp gestig gaan word:** Die gedeelte 2 van Hoewe 22, Olympus, Landbouhoewes en gedeelte 163 van die plaas Tweefontein 372-JR is ongeveer 400m oos van die interseksie van Ajax Laan en Atterbury straat. **Voorgestelde dorp is geleë te:** Straat naam A28436, straat nommer 2042, Olympus, Landbouhoewes. **Verwysing (Stadsraad):** CPD 9/2/4/2-6066T, Item no.: 33753.

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**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 563 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A  
REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE  
CITY OF TSHWANE LAND USE MANAGEMENT BY- LAW (2016) ON  
THE REMAINDER OF ERF 665 MAGALIESKRUIN EXTENSION 09**

We, **Elmon Consulting**, being the authorized agent of the property **Erf R/665 MAGALIESKRUIN X09 Township**, hereby give notice in terms of Section 16(1) and Schedule 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 amendment of the Tshwane Town Planning Scheme 2008 (revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The purpose of the application being for the rezoning from "RESIDENTIAL 2" to "BUSINESS 1" to allow for the development of offices. The property is situated at **178 Kroonarend Street, Magalieskruin**.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: **The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001** or to **CityP\_Registration@tshwane.gov.za** from 7 July 2021 to 4 August 2021.

Full particulars and plans may be inspected during normal working 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 Beeld & Star newspaper. Address of Municipal Offices: **City Planning, Land Use Rights Division, Room E10, Corner Basden and Rabie Street, Centurion Municipal Offices**. Closing date for any objections and/or comments: 5 August 2021. **Due to the Covid Pandemic, interested and affected parties are welcome to request electronic copies of the application from the authorized agent using the contact information below.**

**AUTHORIZED AGENT**

Full name: **ELMON CONSULTING**

Address of Applicant: **36 MONTERY PLACE, 40 GRIFFITHS ROAD, EQUESTRIA, 0184**

Telephone No: **012 807 0491/ 073 619 4911**

e-mail address: [infor@elmoncon.com](mailto:infor@elmoncon.com)

Dates on which notice will be published: 7 July 2021 & 14 July 2021. Reference: CPD 9/2/4/2-6071T (Item No: 33778)

## PROVINSIALE KENNISGEWING 563 VAN 2021

**GEMEENTE STAD TSHWANE METROPOLITAANSE  
KENNISGEWING VAN 'N HERSONERENDE AANSOEK INGEVOLGE  
ARTIKEL 16 (1) VAN DIE STAD TSHWANE VERORDENING OP  
GRONDGEBRUIK (2016) OP DIE RESTANT VAN ERF 665  
MAGALIESKRUIJN UITBREIDING 09**

Ons, Elmon Consulting, die gemagtigde agent van die eiendom Erf R / 665 MAGALIESKRUIJN X09 Dorp, gee hiermee ingevolge artikel 16 (1) en Bylae 3 van die Stad Tshwane Verordening op Grondgebruikbestuur (2016) kennis dat: ons het by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen om die wysiging van die Tshwane Stadsbeplanningskema 2008 (hersien 2014) deur die hersonering ingevolge Artikel 16 (1) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016 van die eiendom hierbo beskryf. Die doel van die aansoek is om die hersonering van "RESIDENTIAL 2" na "BUSINESS 1" om die ontwikkeling van kantore moontlik te maak. Die eiendom is geleë in Kroonarendstraat 178, Magalieskruin.

Enige beswaar (s) en / of kommentaar (s), insluitend die gronde vir sodanige beswaar (s) en / of kommentaar (s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar (s) indien nie ) en / of kommentaar (s), moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) ingedien word vanaf 7 Julie 2021. tot 4 Augustus 2021.

Volledige besonderhede en planne kan gedurende gewone werkdere by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerant The Beeld & Star. Adres van munisipale kantore: Stadsbeplanning, Afdeling Grondgebruiksregte, Kamer E10, Corner Basden- en Rabiestraat, Centurion Munisipale Kantore. Sluitingsdatum vir besware en / of kommentaar: 5 Augustus 2021. As gevolg van die Covid Pandemie, is belangstellendes en geaffekteerde partye welkom om elektroniese afskrifte van die aansoek by die gemagtigde agent aan te vra deur die onderstaande kontakligting te gebruik.

## MAGTIGE AGENT

Volle naam: **ELMON CONSULTING**Adres van aansoeker: **36 MONTERY PLACE, 40 GRIFFITHS ROAD, EQUESTRIA, 0184**Telefoonnommer: **012 807 0491/ 073 619 4911**e-pos adres: [infor@elmoncon.com](mailto:infor@elmoncon.com)

Datums waarop kennisgewing gepubliseer word: 7 Julie 2021 &amp; 14 Julie 2021. Verwysing: CPD 9/2/4 / 2-6071T (Itemnr: 33778)

**PROVINCIAL NOTICE 565 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE  
LAND USE MANAGEMENT BY-LAW, 2016**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Portion 288 of the farm De Onderstepoort No. 300-JR** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), for the rezoning in terms of Section 16(1) of the of the City of Tshwane Land Use Management By-Law, 2016. The rezoning is only applicable on part of the property as depicted by Figure A-B-C-D-E-F-G-A measuring 3745m<sup>2</sup> from "Agricultural" to "Special" for the refurbishment and reconditioning of safes, with a coverage of 20% of the demarcated area (3745m<sup>2</sup>), F.A.R. of 0.19 and a height of 1 storey (6m). The property is situated on 288 Navache Avenue, Cynthia Vale AH in Ward 96.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 7 July 2021 (*the first date of the publication of the notice*), until 4 August 2021.

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

*In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to **newlanduseapplications@tshwane.gov.za**.*

*For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.*

*Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application."*

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal Offices:** City of Tshwane, Economic Development and Spatial Planning Department, Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria, 0002.

**Name and Address of applicant:** SFP Townplanning (Pty) Ltd  
371 Melk Street, Nieuw Muckleneuk or P. O. Box 908, Groenkloof, 0027  
Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: admin@sfplan.co.za

Dates on which notice will be published: 7 and 14 July 2021

Closing date for any objections and/or comments: 4 August 2021

**Reference:** CPD 9/2/4/2-6074T (Item No. 33793) **Our ref:** F4063

**PROVINSIALE KENNISGEWING 565 VAN 2021**  
**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD**  
**TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 288 van die plaas De Onderstepoort No. 300-JR**, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-Dorpbeplanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die herosnering is slegs van toepassing op 'n gedeelte van die eiendom soos afgebeeld deur Figuur A-B-C-D-E-F-G-A 3745m<sup>2</sup> groot van "Landbou" na "Spesiaal" vir die opknapping en herstel van kluipe, met 'n dekking van 20% van die afgebakende gebied (3745m<sup>2</sup>), V.R.V. 0,19 'n hoogte van 1 verdieping (6m). Die eiendom is geleë op Navache Avenue 288, Cynthia Vale AH in Wyk 96.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 7 Julie 2021 (*die datum van eerste publikasie van die kennisgewing*) tot 4 Augustus 2021.

*"As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: **newlanduseapplications@tshwane.gov.za**.*

*Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is wat ingedien is by die Munisipaliteit by **newlanduseapplications@tshwane.gov.za**.*

*Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie.*

*Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie."*

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria, 0002.

**Naam en adres van aansoeker:** SFP Stadsbeplanning (Edms) Bpk  
371 Melk Straat, Nieuw Muckleneuk of Posbus 908, Groenkloof, 0027  
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za  
Datum waarop kennisgewing gepubliseer word: 7 en 14 Julie 2021  
Sluitingsdatum vir enige besware en/of kommentaar: 4 Augustus 2021

**Verwysing:** CPD 9/2/4/2-6074T (Item No. 33793) **Ons verwysing:** F4063

**PROVINCIAL NOTICE 576 OF 2021**

City of Tshwane Metropolitan Municipality  
Notice of an Application for the Removal of Restrictive Conditions in the Title Deed in Terms of  
Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016

We, Delacon Planning being the applicant and authorised agent of the registered owner of Erf 421 Murrayfield, 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 of the above-mentioned property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The property is situated at 203 Brenda Road, Murrayfield. The application is for the removal of the following conditions: Clause 2.(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), Clause 3.(a), (b), (b)(i), (b)(ii), (c), Clause 4 and Clause 6.(ii) in Title Deed T38613/1983. The intention of the applicant in this matter is to have the restrictive conditions removed in order to be able to obtain building plan approval for the current structures on the property. There is currently inter alia a condition prohibiting the erection of any structures within the 9.14 meter street building line as well as a condition prohibiting certain materials to be used for the roofs (clause 2(h) and clause 4). In order to have the building plans approved, these conditions have to be removed from the Title Deed.

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 lodge with, or made in writing to the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from **7 July 2021** until **4 August 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 or directly from the applicant at planning@delacon.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 an affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Full Particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices (LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria Municipal Offices) for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and the Citizen. Closing date for any objections and/or comments: **4 August 2021**. Dates on which notice will be published: **7 July 2021 and 14 July 2021**. Address of applicant: 101 Karin Avenue, Doringkloof Centurion, P. O. Box 7522, Centurion, 0046, E-mail: planning@delacon.co.za, Telephone No: (012) 667-1993 / 083 231 0543. Reference: CPD/0484/002111 (Item no: 33712).

**PROVINSIALE KENNISGEWING 576 VAN 2021**

Die Stad Tshwane Metropolitaanse Munisipaliteit  
Kennisgewing van 'n Aansoek vir die Opheffing van Beperkende Voorwaardes in die Titelakte  
ingevolge Artikel Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016

Ons, Delacon Planning, synde die applikant en gemagtigde agent van die geregistreerde eienaar van Erf 421 Murrayfield gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die die opheffing/verwydering van sekere voorwaardes vervat in die Titelakte van toepassing op die erf in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016. Die eiendom is geleë te Brendastraat 203, Murrayfield . Die aansoek is vir die verwydering/opheffing van die volgende voorwaardes, Klousule 2.(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), Clause 3.(a), (b), (b)(i), (b)(ii), (c), Clause 4 and Clause 6.(ii) in die Titelakte T38613/1983. Die bedoeling van die applikant met hierdie aansoek is om die beperkende voorwaardes in die titelakte te verwyder om sodoende bouplan goedkeuring te kan kry vir die huidige strukture op die eiendom. Daar is tans onder meer 'n voorwaarde in die titelakte wat die oprigting van enige strukture binne die 9.14 meter straatboulyn verbied asook 'n voorwaarde wat sekere materiale verbied om vir die dakke te gebruik (klousule 2 (h) en klousule 4). Om die bouplanne te laat goedkeur, moet hierdie voorwaarde, onder andere, uit die titelakte verwyder word.

Enige beswaar en/of kommentaar teen die aansoek, met redes daarvoor, tesame met die volledige kontakbesonderhede van die persoon wat die beswaar of kommentaar indien en waarsonder die Munisipaliteit nie instaat is om met die persoon wat die beswaar of kommentaar gelewer het te kommunikeer nie, moet skriftelik vanaf **7 Julie 2021** tot **4 Augustus 2021** by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za ingedien of gerig word.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of bekom, kan 'n afskrif van die aansoek aangevra word by die munisipaliteit by newlanduseapplications@tshwane.gov.za of direk by die applikant by planning@delacon.co.za. Alternatiewelik kan die applikant by die indiening van die aansoek, 'n afskrif van die aansoek elektronies aanstuur of die aansoek publiseer op die applikant se webtuiste (indien enige) tesame met die bevestiging vanaf die munisipaliteit dat die aansoek volledig is. Die applikant sal toesien dat die afskrif van die aansoek wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur is, die afskrif van die aansoek is soos dit ingedien is by die munisipaliteit by newlanduseapplications@tshwane.gov.za. Om die aansoek te bekom, moet die belanghebbende en geaffekteerde party beide die munisipaliteit en die applikant voorsien met 'n e-pos adres of enige ander manier om die aansoek elektronies te kan verskaf. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe geneem het om 'n afskrif van die aansoek te besigtig en / of te bekom nie, word die versuim deur 'n belanghebbende of 'n geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, (LG004, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria Munisipale Kantore) vir 'n periode van 28 dae vanaf die eerste verskyning van die kennisgewings in die Provinsiale Koerant, die Beeld en die Citizen. Sluitingsdatum vir enige besware: **4 Augustus 2021**. Datums waarop kennisgewings gepubliseer sal word: **7 Julie 2021 en 14 Julie 2021**. Adres van applikant: Karinlaan 101, Doringkloof, Centurion, Posbus 7522, Centurion, 0046, E-pos: planning@delacon.co.za, Telefoonnr:012 667 1993 / 083 231 0543. Verwysing: CPD/0484/002111 (Item no: 33712).



**PROVINCIAL NOTICE 577 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 AMENDMENT SCHEME K0731**

I, Hermann Joachim Scholtz of the Town Planner and Company being the authorized agent of the owner of Erf 893 Kempton Park Extension 2 Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 102 Venter Street from "Residential 1" to "Residential 3".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park for a period of 28 days from 07 July 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 07 July 2021.

Address of the authorised agent: Hermann J Scholtz, PO Box 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | e-mail: [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za)

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**PROVINCIAL NOTICE 578 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 AMENDMENT SCHEME**

I, Hermann Joachim Scholtz of the Town Planner and Company being the authorized agent of the owner of Erf 96 Salfin Extension 5 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 (Boksburg Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 32 Pudumo Street from "Residential 1" to "Residential 1".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg, for a period of 28 days from 07 July 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre: 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg or at P.O. Box 215, Boksburg, 1460, within a period of 28 days from 07 July 2021.

Address of the authorised agent: Hermann J Scholtz, PO Box 6161 | Dunswart | Boksburg | 1508 | Tel: 0828532885 | e-mail: [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za)

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 692 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owner Erf 1341, Elardus Park Extension 4, 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), in operation, by the rezoning of the property described above from "Residential 1" to "Residential 2" with a density of 32 units per hectare. The property is situated at 482 Boekhorst Street, Elardus Park Extension 4. The intention of this application is to obtain approval for the development of 4 units on the property. A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). A copy of the land development application is also available on our website – [www.tph.co.za](http://www.tph.co.za). Should an 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. 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 **7 July 2021** until **4 August 2021**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal Offices:** Centurion Municipal Offices, Room E10, corner of Basden and Rabie Streets, Centurion, Pretoria. **Closing date for any objections and/or comments:** 4 August 2021 **Address of authorised agent:** The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Block B, Unit M, Cole Rd, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH21410. **Dates on which notice will be published:** 7 and 14 July 2021 **Reference nr:** CPD 9/2/4/2-6063T **Item nr:** 33741

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**PLAASLIKE OWERHEID KENNISGEWING 692 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaar van Erf 1341, Elardus Park Uitbreiding 4, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom hierbo beskry vanaf "Residensieel 1" tot "Residensieel 2" met 'n digtheid van 32 eenhede per hektaar. Die eiendom is geleë te 482 Boekhorst Straat, Elardus Park Uitbreiding 4. Die bedoeling van hierdie aansoek is om goedkeuring te verkry vir die bou van 4 eenhede op die erf. 'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). 'n Afskrif van die aansoek is ook beskikbaar vanaf ons webtuiste – [www.tph.co.za](http://www.tph.co.za). Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie. 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 binne 'n tydperk van 28 dae skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien word of gepos word (Posbus 3242, Pretoria, 0001) of 'n e-pos na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) gestuur word, tussen **7 Julie 2021** en **4 Augustus 2021**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Centurion Munisipale Kantore, Kamer E10, h/v Basden en Rabie Strate, Centurion, Pretoria. **Sluitingsdatum vir enige besware en/of kommentaar:** 4 Augustus 2021 **Adres van agent:** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid M, Cole Straat, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH21410 **Datums waarop die advertensie geplaas word:** 7 en 14 Julie 2021 **Verwysing nr:** CPD 9/2/4/2-6063T **Item nr:** 33741

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**LOCAL AUTHORITY NOTICE 709 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

APPLICATION IN TERMS OF CLAUSES 16 OF THE TSHWANE TOWN-PLANNING SCHEME 2008 (REVISED 2014), READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY - LW, 2016

I **Albert Tlhaole** the agent of **Erf 1186 Soshanguve Block –GG**, give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised in 2014), that I have applied to the City of Tshwane Metropolitan Municipality for a Consent for a **Place of Child Care**. The property is situated at **Erf 1186 Soshanguve Block –GG**, the current zoning of the property is **Residential 1**. The intension of the applicant in this matter is to **Teaching of Toddlers**.

Any objection(s) with full contact details, shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 35893 Karenpark 0118 or to [city.registration@tshwane.gov.za](mailto:city.registration@tshwane.gov.za). Full particulars and plans (if any) maybe inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from date of display of the placard. Address of Municipal offices: Regional Spatial Planning 1<sup>st</sup> floor Akasia Municipal Complex, 485 Heinrich Avenue, Karenpark. Applicant of applicant: **Erf 1186 Soshanguve Block –GG**, Telephone No: **0767584124**. **Date on which notice will be published:** 07/07/2021 Closing date for any objections and/or comments 16/08/2021

Reference: CPD/0131/1186

Item No. 33376

7-14

**PLAASLIKE OWERHEID KENNISGEWING 709 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**KENNISGEWING VAN TOESTEMMING AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), SAAMGELEES MET DIE AFDELING 16(3) VAN DIE TSHWANEGRONDGEBRUIKSBESTUURSWET 2016**

Ek **Albert Tlhaole**, die agent van **Erf 1186 Soshanguve Block –GG**, gee hiermee kennis ingevolge Klousule 16 van Die Stad van Tshwane Grond Gebruik Bestuur, dat ek aansoek gedoen het by die Stad van tshwane om toestemming in terme van Klousule 16 van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) op die bogemelde eiendom wat gelee is te **Erf 1186 Soshanguve Block –GG**. Die huidige sonering is: **Residentieel 1**. Die aansoek is vir toestemming vir **Kleuterskool**.

Enige beswaar, die redes daarvoor, met volle kontak besonderhede moet binne **28 dae** na publikasie van hierdie plakkaat skriftelik by: Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Akasia: Akasia Municipal Kompleks 485 Henrich Laan, (ingang Dale Straat) Karen Park, Posbus 58393, Karenpark, 0118 vanaf \_\_\_\_\_ na die datum waarop die kennisgewing wat in Klousule 16 uiteen gesit word, die eerste keer gepubliseer word. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir n periode van **28 dae** na publikasie van die kennisgewing. Adres van eienaar: **Erf 1186 Soshanguve Block –GG**, **Telefoon nommer: 0767584124**  
**Datum van publisering van kennisgewing: 07/07/2021 Datum van einde van beswaar tydperk: 16/08/2021**

Verwysing: CPD/0131/1186

ITEM 33376

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**LOCAL AUTHORITY NOTICE 710 OF 2021**

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

I **Albert Tlhaole**, the agent of **Erf 18139 Soshanguve South Ext 8** give notice in terms of clause 16 of the Tshwane town-planning scheme, 2008 (revised 2014), that I have applied to the city of Tshwane metropolitan municipality for a consent for a **place of child care**

The property is situated at: **18139 Soshanguve South Ext 8**

The current zoning of the property is residential 1. The intension of the applicant in this matter is to: teaching of toddlers. Any objection(s), with full contact details, shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning And Development, Po Box 35893 Karenpark 0118 or to CityP -[Registration@tshwane.gov.za](mailto:Registration@tshwane.gov.za) from 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 first date of display of the placard. Address Of Municipal Offices: Regional Spatial Planning 1<sup>st</sup> Floor Akasia Municipal Complex. 485 Heinrich Avenue Karenpark

Address of applicant: **18139 Soshanguve South Ext 8**. Telephone no: **076 758 4124**. Date on which notice will be published: **07/07/2021** Closing date for any objections and/or comments: **16/08/2021**. Reference: **CPD/0095/18139** item no: **30665**

7-14

**PLAASLIKE OWERHEID KENNISGEWING 710 VAN 2021**

STAD TSHWANE METROPOLITAANSE MUSIPALITEIT KENNISGEWING VAN 'N TONESTEMMINGS AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), SAAMGELEES MET DIE AFDELING 16(3) VAN DIE TSWANE GRONDGEBRUIKSBESTUURSWET 2016

Ek, **Albert Tlhaole** die agent van **ERF 18139 Soshanguve South Ext 8** gee hiermee kennis ingevolge klousul 16 van die stad van Tshwane grondgebruik bestuur, dat k aansoek gedoen het by die stad van tswane om toestemming in terme van bogenelde eiendom wat gelee is te **18139 Soshanguve South EXT 8**

Die huidige sonering is: residentieel 1. Die aansoek is vir toestemming vir kleuteskool. Enige Beswaar, Die Redes Daarvoor, Met Volle Kontakbesonderhede, Moet Binne 28 Dae Na Publikasie Van Hierdie Plakkaat Skriftelik By: Die Strategiese Uitvoerenda Direkteur: Stadsbeplanning En Ontwikkeling Akasia: Akasia Munisipale Kompleks, 485 Heinrich Laan, (Ingang Dale Straat) Karenpark, Posbus 58393, Karenpark, 0118 vanaf **16/08/2021** Na die datum waarop die kennisgewing wat in klousule 16 uiteengesit word, Die eerste keer gepubliseer word). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir 1n periode van 28 dae na publikasie van die kennisgeswing.

Adres van eenaar: **18139 Soshanguve South EXT 8**. Telefoon Nr: **076 758 4124**. Datums van publisering van kennisgewing: **07/07/2021**. Datum vir einde van beswaar tydperk: **16/08/2021**. Verwysing: **CPD /0095/18139** Item Nr: **30665**

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**LOCAL AUTHORITY NOTICE 711 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

APPLICATION IN TERMS OF CLAUSES 16 OF THE TSHWANE TOWN-PLANNING SCHEME 2008 (REVISED 2014), READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY - LW, 2016

I **Albert Tlhaole** the agent of **Erf363 Clarina Extension**, give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised in 2014), that I have applied to the City of Tshwane Metropolitan Municipality for a Consent for a **Place of Child Care**. The property is situated at **Erf363 Clarina Extension**, the current zoning of the property is **Residential 1**. The intension of the applicant in this matter is to **Teaching of Toddlers**.

Any objection(s) with full contact details, shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 35893 Karenpark 0118 or to [cityP\\_registration@tshwane.gov.za](mailto:cityP_registration@tshwane.gov.za). Full particulars and plans (if any) maybe inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from date of display of the placard. Address of Municipal offices: **Regional Spatial Planning 1<sup>st</sup> floor Akasia Municipal Complex, 485 Heinrich Avenue, Karenpark.** Applicant of applicant: **Erf363 Clarina Extension**, Telephone No: **0767584124**. **Date on which notice will be published** 07/07/2021 Closing date for any objections and/or comments 16/08/2021

Reference: CPD/0973/3b3

Item No. 33375

7-14

**PLAASLIKE OWERHEID KENNISGEWING 711 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**KENNISGEWING VAN TOESTEMMING AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), SAAMGELEES MET DIE AFDELING 16(3) VAN DIE TSHWANEGRONDGEBRUIKSBESTUURSWET 2016**

Ek **Albert Tlhaole**, die agent van **Erf363 Clarina Extension**, gee hiermee kennis ingevolge Klousule 16 van Die Stad van Tshwane Grond Gebruik Bestuur, dat ek aansoek gedoen het by die Stad van Tshwane om toestemming in terme Klousule 16 van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) op die bogenemde eiendom wat geleë is te **Erf363 Clarina Extension**. Die huidige sonering is: **Residentieel 1**. Die aansoek is vir toestemming vir **Kleuterskool**.

Enige beswaar, die redes daarvoor, met volle kontak besonderhede moet binne **28 dae** na publikasie van hierdie plakkaat skriftelik by: Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Akasia: Akasia Municipal Kompleks 485 Heinrich Laan, (ingang Dale Straat) Karen Park, Posbus 58393, Karenpark, 0118 vanaf **12 Mei 2021** na die datum waarop die kennisgewing wat in Klousule 16 uiteen gesit word, die eerste keer gepubliseer word. Volledige besonderhede planne (as daar is) kan gedurende gewone kantoorure by bogenemde kantoor besigtig word vir n periode van 28 dae na publikasie van die kennisgewing. Adres van elenaar: **Erf363 Clarina Extension**, Telefoon nommer: **0767584124**  
Datum van publisering van kennisgewing: 07/07/2021 Datum van einde van beswaar tydperk: 16/08/2021

Verwysing: CPD/0973/3b3

ITEM 33375

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**LOCAL AUTHORITY NOTICE 714 OF 2021**

Ekurhuleni Amendment Scheme G0335

**NOTICE OF APPLICATION FOR REZONING IN TERMS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986 AND THE REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Gideon Johannes Jacobus van Zyl, being the authorised agent of the owner of Erf 2 Elsieshof, hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986, (15 of 1986), read together with SPLUMA (Act 16 of 2013), that I have applied to the City of Ekurhuleni Metropolitan Municipality, Germiston Customer Care Area for the amendment of the town-planning scheme known as Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Erf 2 Elsieshof, situated at 176 Radio Street, Elsieshof, from "Residential 1" to "Residential 4" in order to develop 24 dwelling units, subject to certain restrictive conditions (Coverage 30%; Height 3 storeys Building Lines two (2) metres on two of the side boundaries, 0m on one of the side boundaries and five (5) metres on the street boundary).

Notice is also given in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality, Germiston Customer Care Area for the removal of certain conditions contained in the Title Deed T18951/2020 of Erf 2 Elsieshof which property is situated at 176 Radio Street, Elsieshof.

Particulars of the applications will lie for inspection during normal office hours at the office of the Area Manager: City Planning, United House building, 1<sup>st</sup> Floor, 175 Meyer Street, Germiston, for the period of 28 days from 07 July 2021.

Objections to or representations in respect of the applications must be lodged with or made in writing to the Area Manager: City Planning, United House building, 1<sup>st</sup> Floor, 175 Meyer Street, Germiston or at P O Box 145, Germiston, 1400, within a period of 28 days from 07 July 2021

Address of agent: Deon van Zyl Town Planners, P O Box 12415, Aston Manor, 1630

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**PLAASLIKE OWERHEID KENNISGEWING 714 VAN 2021**

Ekurhuleni Wysigingskema G0335

**KENNIS VAN AANSOEK OM HERSONERING IN TERME VAN DIE ORDONNANSIE OP DORSPBEPLANNING EN DORPE, 15 VAN 1986 EN DIE OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES IN TERME VAN ARTIKEL 50 VAN DIE STAD VAN EKURHULENI METROPOLITAANSE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDBESTUUR BY-WET, 2019**

Ek, Gideon Johannes Jacobus van Zyl, synde die gemagtigde agent van die eienaar van Erf 2 Elsieshof, gee hiermee ingevolge Artikel 56(1)(b)(i), van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, (15 of 1986) saamgelees met SPLUMA (Wet 16 van 2013), kennis dat ek by die Ekurhuleni Metropolitaanse Munisipaliteit, Germiston Diensleweringentrum aansoek gedoen het om die wysiging van die Dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014, deur die hersonering van Erf 2 Elsieshof, geleë te Radiostraat 176, Elsieshof, vanaf "Residentieël 1" na "Residentieël 4" om 24 wooneenhede te ontwikkel, onderhewig aan sekere beperkende voorwaardes (Dekking 30%; Verdiepings 3, boulyne twee (2) meter op twee van die sygrense, 0m op een van die sygrense en vyf (5) meter op die straatgrens).

Kennis geskied ook in terme van Artikel 10 van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit Ruimtelike Beplanning en Grondbestuur By-Wet, 2019, dat aansoek gedoen is by die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Germiston Diensleweringentrum aansoek vir die opheffing van sekere voorwaardes soos vervat in Titelakte T18951/2020 van Erf 2 Elsieshof, welke eiendom geleë is te Radiostraat 176, Elsieshof.

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